

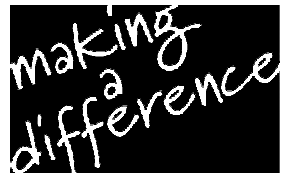
appenances

Executive Committee

Monday 10th January
2011

7.05 pm (or at the
adjournment of the
meeting of the Council

Council Chamber
Town Hall
Redditch



www.redditchbc.gov.uk

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The Local Government (Access to Information) Act 1985 widened the rights of press and public to attend Local Authority meetings and to see certain documents. Recently the Freedom of Information Act 2000, has further broadened these rights, and limited exemptions under the 1985 Act.

Your main rights are set out below:-

- Automatic right to attend all Council and Committee meetings unless the business would disclose confidential or “exempt” information.
- 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:
www.redditchbc.gov.uk

**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
e.mail: ivor.westmore@redditchbc.gov.uk Minicom: 595528**

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).

Executive

Committee

10th January 2011

7.05pm

Council Chamber, Town Hall

<p>4. Bromsgrove and Redditch Joint Core Strategy - Consultation Responses</p> <p>(Pages 1 - 272)</p> <p>Head of Planning and Regeneration</p>	<p>To seek endorsement of the responses to the joint consultation.</p> <p>(Appendices attached)</p> <p>(All Wards)</p>
<p>5. Draft Core Strategy</p> <p>(Pages 273 - 676)</p> <p>Head of Planning and Regeneration</p>	<p>To seek endorsement of the Draft Core Strategy for the purposes of public consultation.</p> <p>(Appendices attached)</p> <p>(All Wards)</p>

Appendix A

This document is a summary of the representations received to the Joint Bromsgrove District Council and Redditch Borough Council special consultation on development options for Redditch held in early 2010. Also presented is an officer response and proposed action arising from the comment which has been provided by officers from both authorities. The consultation material was guided by the development targets set out in the Panel Report which followed the Examination in Public into the West Midlands Regional Spatial Strategy Phase Two Revision. Since this consultation was carried out, the Secretary of State announced the revocation of Regional Spatial Strategies and the coalition government has signalled its intention to make significant changes to the planning system; the joint officer response to the comments and proposed action therefore reflect this. It should however be noted that the decision to revoke Regional Spatial Strategies has been found unlawful and has reinstated the West Midlands Regional Spatial Strategy as part of the statutory development plan. Legal proceedings regarding the status of Regional Spatial Strategies is ongoing.

Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
001 MR M COTTON	Opposed to building of thousands of houses west and east of A441 due to inadequate infrastructure, reduction of buffer between Redditch and Birmingham, encourage migration from Birmingham, traffic problems/housing problems. Supports option adjacent to A448 as good infrastructure i.e. A448, considers reduction of gap between Bromsgrove and Redditch less harmful than other proposals	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. Efforts will be made to maintain significant Green Belt gaps between Redditch and Bromsgrove/ Birmingham in the selection of strategic sites to meet Redditch development targets.	Further consultation on Core Strategies and level of development to be delivered. Ensure that maintenance of Green Belt gaps between Redditch and surrounding settlements is a consideration in Strategic Site selection.
002 Mr A Cotton	Objects to proposed building of thousands of houses east or west of Birmingham Road due to problems of traffic congestion, flooding issues east of A441. Does not agree that building east of A441 will encourage building of Bordesley Bypass as RBC do not have the finance. Supports option for development adjacent to A448. Considers Stratford should be expected to accommodate more houses on its borders with Redditch.	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.	Further consultation on Core Strategies and level of development to be delivered.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Understands PINS said that ADR's should be used before Green Belt land in Bromsgrove is used</p> <p>Reduction in Green Belt buffer between Redditch and Birmingham encouraging in migration and not meeting Redditch's housing needs.</p> <p>Alternative option, considers Feckenham, Ham Green and Callow Hill could accommodate more houses.</p>	<p>Panel Report does not state that ADR's should be used before land in Bromsgrove is used. It does state that whilst it is appropriate to reflect a priority for Previously Developed Land it also states at Paragraph 4.17 page 95 "<i>Even land released from the Green Belt may be appropriate to bring forward at an early stage in some locations in order to facilitate wider objectives, including sustainable development</i>".</p> <p>Efforts will be made to maintain significant Green Belt gaps between Redditch and Bromsgrove/ Birmingham in the selection of strategic sites to meet Redditch development targets. RBC is currently undertaking a Housing Needs Assessment and the types and tenures of homes built will reflect the outcomes of this study.</p> <p>Feckenham is defined as an unsustainable settlement suitable for local needs only and is not suitable for accommodating significant growth. This is evidenced in Redditch Borough Council's Accessibility Study and Settlement Hierarchy. Ham Green and Callow Hill are located in Redditch's sensitive Green Belt area which is also unsuitable for significant growth as evidenced in WYG Stage 1 and 2 Reports and Redditch Borough Councils Study of Green Belt land and ADR in Redditch Borough.</p>	<p>None</p> <p>Ensure that maintenance of Green Belt gaps between Redditch and surrounding settlements is a consideration in Strategic Site selection. RBC to complete HNA. Appropriate policies to be included in Core Strategy for consultation.</p> <p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
003 Ms H Tonks	Opposes growth to west/east of A441 due to traffic congestion and flooding. Supports A448 due to dual carriageway access and nearby schools	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.	Further consultation on Core Strategies and level of development to be delivered.
004 Mr P Merricks	East of A441- high volume of kerosene and gas pipes run across area, severe flooding, topography, Green Belt . Considers there are more viable sites within Redditch, Bromsgrove and Stratford. Should put housing in Bromsgrove as it has a shortage of affordable housing. Opposes designation of Redditch as an SSD as not achieved past growth targets, poor sustainable transport links to neighbouring towns and would result in increase of CO2 emissions. Greenfield development would not serve local economy and will not lead to rural regeneration. Exacerbation of commuting problem	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. The SHLAA and ELR identify all potential sites for development within Redditch Borough including brownfield sites. Bromsgrove Council has its own allocations which will help to address its affordable housing shortage. Affordable housing policies to be included in Core Strategy. SSD designation was removed by the Panel in their report (R8.3 Page 219).It should be noted that Redditch Borough Council has always met its development requirements. Development on green or brownfield land can help to boost the local economy by creating jobs. The Core Strategy will include sustainable transport policies to encourage a modal	Further consultation on Core Strategies and level of development to be delivered. None None Appropriate policies to be included in Core strategy. Further

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	<p>shift away from commuting in private cars to more sustainable modes of transport. The levels of development for Redditch for housing and employment will need to be balanced to ensure that opportunities for employment within the Town are maintained.</p> <p>Panel Report does not state that ADR's should be used before land in Bromsgrove is used. It does state that whilst it is appropriate to reflect a priority for Previously Developed Land it also states at Paragraph 4.17 page 95 "Even land released from the Green Belt may be appropriate to bring forward at an early stage in some locations in order to facilitate wider objectives, including sustainable development".</p> <p>Supports use of ADR's and should be used before developing Green Belt</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>PPG2 Paragraph 2.6 states "Once the general extent of a Green Belt has been approved it should be altered only in exceptional circumstances. If such an alteration is proposed the Secretary of State will wish to be satisfied that the authority has considered opportunities for development within the urban areas contained by and beyond the Green Belt."</p>	<p>consultation to be held on both Core Strategies in November 2010.</p> <p>None</p>
005 Mr S Cox	<p>Opposes west of A441 option due to flooding, precious divide between Birmingham and Redditch. Supports A448 and Webheath ADR as A448 links both towns.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
006 D Hutchings	<p>Opposes building on Green Belt land</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
007 Mr D Norris	<p>Opposes more development in Brockhill due to existing problems of drainage of surface water/flooding.</p> <p>Brockhill Drive traffic congestion problems</p>	<p>The Councils will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this and if release of Green Belt land would be justified.</p> <p>A level 2 Strategic Flood Risk Assessment (SFRA) will assess flood risk on each site and suggest mitigation measures where necessary.</p> <p>Transport modelling is underway to assess the impact of potential growth in each of the potential development areas.</p> <p>The Councils are undertaking further work to assess existing infrastructure and the highway network before determining which site or sites will be developed and this will be consulted on in the Core Strategy.</p>	<p>Complete Level 2 SFRA and update of Water Cycle Study.</p> <p>To complete the Transport Assessment for Redditch.</p> <p>Infrastructure Delivery Plan to be completed. Further consultation on Core Strategies and level of development to be delivered.</p>
008 Mr I Hayes	<p>Opposes development east of A441 due to flooding issues. Supports expansion into Warwickshire due to adequate sewage disposal facilities.</p> <p>Opposed to destruction of Green Belt between Redditch and Birmingham.</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Efforts will be made to maintain significant Green Belt gaps between Redditch and Bromsgrove and Birmingham in the selection of strategic sites to meet Redditch development targets.</p> <p>The delivery of cross boundary</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p>
009 Cllr S Peters	Assumption that new housing in	The delivery of cross boundary	Further consultation on Core

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
010 Mr B Baker	<p>Bromsgrove will receive council services from Bromsgrove therefore option sites with road links to Bromsgrove should be favoured i.e. A448. Option east of A441 not easily accessible from Bromsgrove. New housing should be spread around boundary. Boundary to Redditch and Green Belt boundary will need to be redrawn in the longer term.</p> <p>Considers brownfield land should be used.</p> <p>Tower blocks should be demolished and land reused and old properties updated.</p> <p>Considers proposals are short-sighted with little account taken of future quality of life i.e. due to loss of countryside and parkland. The hills, country parks and rural aspect are valuable and part of Bromsgrove's heritage</p>	<p>development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Current planning policy aims to develop brownfield land in the first instance.</p> <p>Demolishing tower blocks would not address housing needs as any replacements would be built at a lower density. This would incur losses to housing stock, requiring more greenfield development release to offset the loss. Besides which there are very few examples of tower blocks in the area.</p> <p>There is no intention to develop Country parks. Improvements to these types of assets will be sought and the Green Infrastructure Study will address this issue.</p>	<p>Strategies and level of development to be delivered.</p> <p>None</p> <p>None</p> <p>Green infrastructure study to be completed to inform the evidence base. Appropriate policies to be included in Core strategy. Further consultation to be held on both Core Strategies in November 2010.</p>
011 Mr J Parkes	<p>Supports option for development around A448 as options east and west of A441 are unsuitable due to lack of infrastructure, flooding and poor access.</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The delivery of cross boundary</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
012 Mr DJ Ross	<p>Support option east of A441 as close to</p>	<p>The delivery of cross boundary</p>	<p>Further consultation on Core</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
Our Bromsgrove	M42, close to open space and parkland, close to Redditch town centre and maintains distance between Bromsgrove and Redditch.	development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.	Strategies and level of development to be delivered.
013 R& B Kelly	Objects to options east and west of A441 due to traffic congestion; lack of existing amenities such as schools, GP's; flooding. Supports option adjacent to A448 as considers infrastructure already in place and A448 dual carriageway is more suited to additional volumes of traffic	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.	Further consultation on Core Strategies and level of development to be delivered.
014 Ms J Winslow	Considers all land within Redditch should be used before any cross boundary growth is initiated, including use of ADR's and open space. Considers expansion to the north east and south should also be considered. East of A441- disadvantage is reduction of Green Belt gap between Redditch and Birmingham but this is wider than the one between Redditch and Bromsgrove West Of A441-seems most logical choice Adjacent A448- considers A448 to be a natural boundary between distinctive areas of Green Belt but would prefer development to be located to north rather than south.	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. The SHLAA and ELR identify all potential sites for development within Redditch Borough including brownfield sites. Redditch's Core Strategy will need to include policies to protect its distinctive open spaces as these are unsuitable to meet development targets. Efforts will be made to maintain significant Green Belt gaps between Redditch and Bromsgrove and Birmingham in the selection of strategic sites to meet Redditch development targets	Further consultation on Core Strategies and level of development to be delivered.

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	Concerned that decision making should be transparent.	As local authorities, we take our responsibilities for information governance seriously and strive to be open and transparent about what we do and in particular the decision making process. The Councils hold information on many topics, most of which is publicly available.	None
015 Mr S Grimes	Questions in relation to proposed development in Bordesley. Would the development be built over the gas main and the 2 12" Octane fuel pipe lines that run at the rear of my property? How close will the new development be to my property? Will any of the buildings be more than 2 storeys high? Will I get a reduction in my council tax due to buildings spoiling my view? Will I receive some sort of compensation for the noise, dirt and mess while all this work is undertaken? Where do you propose to put the main entrance to this estate? When will the final decision be made?	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. There is an exclusion zone between where development can be located and any existing underground service infrastructure. Any specific location and design details are determined at planning application stages. Regardless of the preferred location(s) planning conditions can be applied when granting planning permission that minimise disruption to existing residents. A revised Preferred Draft Core Strategy will be available for public consultation in November 2010 for both Bromsgrove and Redditch.	Further consultation on Core Strategies and level of development to be delivered.
016 Mr E Lison	Adjacent A448- best development option- infrastructure already in place; even distribution of housing and retains sufficient Green Belt between surrounding areas. East and West of A441- lack of infrastructure, traffic congestion; flooding; impact on villages and small communities	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the	Further consultation on Core Strategies and level of development to be delivered.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
017 Mrs J Bonnell	Objects to development east of A441 on grounds of congestion, its Green Belt, infrastructure, topography, and possible increase in flooding. Supports option adjacent to A448 due to availability of sports, business and school amenities, easy access to Bromsgrove or Redditch on A448	<p>strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	Further consultation on Core Strategies and level of development to be delivered.
018 Mr RN Ford	<p>Objects to options east and west of A441 due to it being Green Belt, environmental impact, flooding, traffic congestion, lack of infrastructure.</p> <p>Questions principle of development in current economic crises.</p> <p>Considers Redditch has sufficient land within its boundary to cater for growth set out in RSS.</p> <p>Points out that Ravensbank is incomplete and not fully let which considers is due to lack of interest from industry rather than lack of sufficient workforce.</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>It should be noted the plan period runs up to 2026 and the development targets would need to take into account temporary peaks and troughs in the market.</p> <p>A Strategic Housing Land Availability Assessment (SHLAA) is annually completed which details all land available for housing in Redditch.</p> <p>Comments noted.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p> <p>None</p> <p>None</p>
019 Mrs A Dixon	Supports adjacent A448 as has necessary infrastructure i.e. road network and proximity to homes. Opposes development	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the	Further consultation on Core Strategies and level of development to be delivered.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
020 Mr S Parkinson	<p>east and west of A441 lack of infrastructure, traffic congestion, pollution, adverse impact on wildlife, flooding, reduction of Green Belt adverse impact on property values</p> <p>Opposes development to east/west of A441 negative impact on environment, Green Belt and woodlands. Concerns over funding of infrastructure, does not consider Bordesley By pass will go ahead and impact on GP services. A448 preferred as proximity to A448 (less congested than A441)</p>	<p>revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. Property values are not a planning matter.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
021 Mr S Nichol	<p>Considers Bromsgrove and Redditch Town Centres are both rundown.</p> <p>Considers Brockhill needs local shopping facilities and is remote.</p> <p>Webheath an obvious area to develop.</p>	<p>Comments noted however both towns have regeneration plans including Bromsgrove Town Centre Area Action Plan and the Redditch Town Centre Strategy is being implemented.</p> <p>Necessary Infrastructure will need to be in place to enable any development and sufficient development at Brockhill may trigger the need for these kinds of facilities. The Councils will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The Councils will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	Would not favour development on any site where there is doubt regarding drainage.	It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Officers acknowledge that a pumping mechanism is less sustainable. On sites where there are sustainability issues, additional sustainability requirements will be required to compensate.	To investigate the potential to incorporate high sustainability measures of delivering a suitable sewerage system to sites requiring sewerage to be pumped.
022 Mr W Dutton	Opposes option east of A441 due to flooding, (Dagnell End Road) important to retain Green Belt gap between Birmingham and Redditch. Supports extension of Batchley area into Bromsgrove (west of A441) as infrastructure in place, close to Redditch TC and near to A448.	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.	Further consultation on Core Strategies and level of development to be delivered.
023 HJ7BM Andrews	Concern re development at Bordesley due to traffic volumes 27000 vehicles pass property on A441, flooding. Opposed to principle of Redditch using Bromsgrove land	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.	Further consultation on Core Strategies and level of development to be delivered.
024 Mr K Powell	Opposed to east/west of A441 due to traffic congestion and flooding	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.	Further consultation on Core Strategies and level of development to be delivered.
025 Mr JH Yates	Strongly supports option 3 (adjacent A448) as all infrastructure already in place and in close proximity to schools	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the	Further consultation on Core Strategies and level of development to be delivered.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
026 Ms J Lovett	<p>Opposed to west/east of A441 due to lack of infrastructure, topography, increased traffic and congestion</p> <p>Opposes options around Birmingham and Dagnell End Road of Bordesley due to flooding. Fuel pipe for airport runs across site. Traffic congestion leading to noise and air pollution. HGV's use Dagnell End Road making it unsafe for use by residents at busy times due also to inadequacy of pavements</p>	<p>revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
027 Mr A Harper	<p>Supports A448 option as infrastructure already in place. Opposed to options east/west of A441 on grounds of flooding</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
028 Mr I Osborn	<p>Supports A448 option on grounds that area has infrastructure in place i.e. amenities and schools. Opposes east/ west of A441 options on grounds that development would impinge to greater extent on open countryside, poor road access i.e. Dagnell End Road already congested, flooding/topography</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
029 Mr J B Haigh	<p>Supports option adjacent A448 on grounds that already has good dual carriageway; good drainage; could be made into attractive residential area if natural features are protected; cheaper and less disruptive than other options. Opposes east/west A441 due to traffic congestion, pollution and</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
030 Ms R Haigh	<p>flooding</p> <p>Opposes development adjacent to A441 on grounds of traffic congestion and pollution</p>	<p>strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
031 Ms A Cammies	<p>Supports option adjacent A448 and Webtheath as option has all infrastructure for new development i.e. schools. Opposed to development around A441 due to traffic problems and gas pipes running over Bordesley area, flooding</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
032 Mr & Mrs Bailes	<p>Interpreted the PINS Panel Report into the RSS EIP was critical of locating housing to the north of Redditch and therefore surprised that options either side of A441 are now put forward. Opposed to development in these locations as will encourage car commuting to Birmingham. Considers it is impossible to efficiently serve these sites by public transport; lack of any infrastructure. Considers areas to the north of Redditch are car owners and high income earners but Redditch needs to reflect its industry base and to stop encouraging outward commuting. Supports option at Foxlydiate/Webtheath. Considers fresh look should be given on where to locate houses and suggests locating around existing transport nodes at Bromsgrove, Redditch,</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. North Redditch contains a diverse mix of community rates of car ownership and incomes. Historically Redditch has balanced housing supply with employment land supply successfully minimising the need for outward commuting as much as possible. Development around transport nodes will be encouraged in the Core Strategies, although within Redditch accessibility is</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Barnt Green and Alvechurch</p> <p>Considers that evidence based decisions have not been made on housing allocations.</p>	<p>generally very high throughout the urban area.</p> <p>No decisions on housing allocations have yet been made but it is accepted that evidence will be needed to support decision making.</p>	None
033 N Sahota	<p>Supports Foxlydiat/Webheath option as there are schools nearby and majority of infrastructure already in place. Opposed to options east/west of A441 as infrastructure not in place; flooding issues; unsuitable due to topography</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	Further consultation on Core Strategies and level of development to be delivered.
034 Ms Elizabeth Spears	<p>Supports option adjacent to A448 as considers infrastructure and topography would not be a problem. Opposed to east/west of A448 as would add to traffic congestion; lack of infrastructure; flooding.</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	Further consultation on Core Strategies and level of development to be delivered.
035 Mr M Pearce AWM	<p>AWM does not wish to comment on specific quantum of land allocated at a district level. Role to encourage balanced employment land portfolios.</p> <p>AWM welcomes the allocation of mixed-use sites. Where possible they should add to the quality and range of the employment offer within this part of Worcestershire. Providing well-located employment land would help to address problem of out-commuting.</p>	<p>Noted.</p> <p>Agreed.</p>	None None.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Request that in identifying and allocating sites, the council takes the opportunity to promote sustainable energy choice and low carbon development. New urban extensions should create opportunities for micro-generation facilities.</p> <p><u>Growth options within Redditch Borough:</u> Support allocation of plots 3 and 4 of the A435 ADR for employment use. Housing site allocations need to be well-connected to employment opportunities and the wider public transport network.</p> <p>Ensure that a policy is in place that encourages employment land development as well as promoting housing development.</p> <p>Support the allocation of land to the rear of the Alexandra Hospital for employment use to support and complement the existing medical uses adjacent.</p> <p><u>Growth options within Bromsgrove District:</u> Welcome allocations that consolidate and build upon the successes of existing employment sites. In terms of the allocation of other sites, encourage provision of land that is of sufficient size and well-located.</p>	<p>The Councils will investigate including appropriate policies within their Core Strategies promoting sustainable energy choice and low carbon development, particularly within Strategic Site policy.</p> <p>The use of the A435 ADR and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>The Core Strategy will need to include employment related policies including the development of new employment.</p> <p>The use of the Alexandra Hospital and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils</p>	<p>The Councils will investigate including appropriate policies within their Core Strategies to promote sustainable energy choice and low carbon development.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
036 J Hill	Supports option 3 as considers it has all the infrastructure necessary to accommodate these homes		Further consultation on Core Strategies and level of development to be delivered.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
037 Mr EAW Day	<p>Supports option adjacent A448 as is most accessible. Opposes east/west of A441 as would require expensive and time consuming road building.</p> <p>Plans should put emphasis on provision of open areas and leisure centres.</p> <p>Don't want high density housing with no provision for young people.</p>	<p>therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Open space will be considered as part of the Green Infrastructure studies, which will take into account previous studies such as the Open Space and Recreation Assessment (PPG17) and Open Space Needs Assessment. Necessary infrastructure will need to be provided to enable development to happen</p> <p>Density thresholds are no longer contained in PPS3 Housing and need to be set locally. The Core Strategies will therefore need to include policies on appropriate density which reflects the needs and characters of the areas. In terms of young people is it not clear if the respondent refers to service/facility provision for younger people or housing for younger people; however a range of community facilities and services are encouraged in Core Strategy policy and any need for this will be identified in the Infrastructure Delivery Plan.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>To complete an Infrastructure Delivery Plan.</p> <p>Further consultation on density policy in the Core Strategy. To complete an Infrastructure Delivery Plan.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	Looks forward to public consultation with more detailed plans	A revised Preferred Draft Core Strategy will be available for public consultation in November 2010.	None
038 Ms C Hemming British Waterways	No comments as have no canals or assets in the area that would be affected by proposals	Noted	None
039 Mr Serrell	Opposes development east and west of A441 lack of infrastructure, drainage/sewage, traffic congestion, pollution, safety, adverse impact on wildlife, flooding, reduction of Green Belt, loss of beautiful landscape, loss of green space for walking and encouraging healthy lifestyles, loss of amenity due to changes in levels and overlooking, schools better in Bromsgrove than Redditch and new schools will have to be built leading to increased costs; more/new GP facilities will be required: increased pressure on shops in Alvechurch where there is limited parking: Aesthetic issues of mixing new development with houses on Birmingham Road, Bordesley which are all different; lose land. East of A441 has steep slopes Supports adjacent A448 as has necessary infrastructure i.e. road network, new drainage, would not affect so many houses, would not sprawl into Birmingham, still retains separation between Redditch and Tardebigge. Concerned about loss of farmland and there is a lot of empty homes in Redditch	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. It is inevitable that towns will have a certain proportion of empty homes. However Redditch's housing need up to 2026 has been determined as 7000 new homes and there are relatively few empty homes in the Town.	Further consultation on Core Strategies and level of development to be delivered.
040 Mr A Morgan West Mercia Police	New development will generate additional pressure on WMP and developer contributions should be secured so that the	Information provided will be taken into account when feasibility work is undertaken, Core Strategy policies	To complete an Infrastructure Delivery Plan

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>appropriate level of policing infrastructure and services can be provided as other sources of funding are not available.</p> <p>Need to give full recognition to community safety and designing out crime policies in LDF documents.</p> <p>A435 ADR- no additional WMP infrastructure required. Brockhill ADR-new police post required for 12 officers base for police patrols. Webheath ADR- no additional WMP infrastructure required Brockhill GB- Covered by new police post as described above for Brockhill ADR Foxlydiat GB- Covered by new police post as described above for Brockhill ADR</p> <p>Supports west of A441 option - easier access better linkages with other development sites proposed. New police station required 20-40 police officers.</p>	<p>formulated and the Infrastructure Delivery Plan is completed. Further information on the triggers for these facilities will be requested from the respondent when required.</p> <p>Both Core Strategies will contain policies which address high quality design and community safety is implicit in this approach. Redditch Borough Council has adopted an SPD on Community Safety.</p> <p>The use of the ADRs and Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. The Core Strategy policy and Infrastructure Delivery Plan will take this information into account.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level</p>	<p>Appropriate Core Strategy policies addressing community safety issues to be included for consultation</p> <p>To complete an Infrastructure Delivery Plan</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
041 Mr D Bush	Opposes option east of A441 - wildlife, flooding, topography/ poor drainage		

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
042 Ms R Freeman The Theatres Trust	Theatres trust has no comments to make on this document but wish to be consulted on Planning Obligations, Core Strategy and any TCAAPs	of development to be delivered and the strategic locations for this. Noted	Theatres Trust to be consulted on Core Strategy and Bromsgrove TCAAP
043 Ms G Lungley Catshill and North Parish Council	Catshill and North Marlbrook Parish Council concerned encroachment of Redditch housing into Bromsgrove District. Concerned about use of Green Belt and coalescence.	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. Efforts will be made to maintain significant Green Belt gaps between Redditch and Bromsgrove/ Birmingham in the selection of strategic sites to meet Redditch development targets.	Further consultation on Core Strategies and level of development to be delivered. Ensure that maintenance of Green Belt gaps between Redditch and surrounding settlements is a consideration in Strategic Site selection.
044 Ms E Atkins	Opposed to development at Webheath ADR due to additional water runoff; additional road infrastructure required for access; high landscape value; poor public transport to town centre and main employment areas	The use of the Webheath ADR within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess flood risk to the site. Development at Webheath ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will assess the impact of development on the flooding and outline mitigation measures if necessary. A	Further consultation on Core Strategies and level of development to be delivered. To complete Level 2 SFRA. To complete the Transport Assessment for Redditch

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
045 Ms Y Goode Alvechurch Parish Council	<p>Alvechurch Parish Council concerned about timing of consultation before general election, without benefit of Proposed Changes and in economic recession.</p> <p>Considers document should also refer to Bromsgrove Sustainable Community Strategy.</p> <p>Opposed to option East of A441 - insufficient road infrastructure; flooding; kerosene pipework for airport. Support for A448/west of A441 support as has current road provision and good access Considers rail links between Birmingham and Redditch should be improved, new station or park and ride. Improvements to signage in/around motorway network required to ensure lorries use A435, A4023 and A448</p>	<p>Transport Assessment will be completed which will assess traffic implications of development on the Webheath ADR. Any public transport provision will be provided in accordance with the Local Transport Plan, which advocates a modal shift in Redditch. The Redditch Preferred Draft Core Strategy promotes a modal shift in line with the Local Transport Plan.</p> <p>GOWM advice was that the Core Strategy process should be progressed without delay to avoid a policy vacuum and to ensure that up to date policies are in place. It should be noted the plan period runs up to 2026 and this takes into account temporary peaks and troughs in the market. It is a requirement that policies contained within the Core Strategy must be flexible enough to be able to remain relevant over this timeframe.</p> <p>Each Core Strategy will refer to its respective Sustainable Community Strategy.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. Signage is a matter for the Highways Agency and the County Council being the responsible</p>	None
			None
			Further consultation on Core Strategies and level of development to be delivered.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>to reduce use of A441.</p> <p>Support use of ADR's.</p>	<p>authority for highway issues. Network rail are proposing enhancements to the Redditch-Birmingham rail service.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
046 Mrs E Cotton	<p>Supports option adjacent A448 as existing dual carriageway; proposed new Bromsgrove station; sewage problem more accessible from this site; topography better than other 2 options; no major flooding problem in this area; most cost efficient option. East/west of A441 does not have adequate infrastructure. A441 already at capacity: impact on wildlife if natural habitat disturbed i.e. wild trout in River Arrow, buzzards, foxes, badgers, great crested newt, slow worms, water voles.</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
047 Mr S Thompson	<p>Supports option West of the A441. Topography needs to be taken into account and therefore development should be avoided on the hills south of Weights Lane. Building a Bordesley Bypass west of the A441 may provide a limit to the site. Public transport has not been considered. A rail park and ride could be included to aid travel towards Birmingham and Redditch.</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. The Local Transport Plan advocates a modal shift in Redditch. The Redditch Core Strategy will need to promote a modal shift in line with the Local Transport Plan.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
048 J& AP Douglas	<p>Supports options West of the A441 and adjacent A448 as these are capable of the least invasive development of the open</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
049 Mr P Wells	<p>space around Redditch. Land west of the A441 forms a natural extension to existing development and also shares some proximity to Bromsgrove Town. Land adjacent to the A448 has some association with existing development at Brockhill and has good road access with some proximity to Bromsgrove. Land east of the A441 is particularly valuable and shouldn't be developed because of tourism created by Bordesley Abbey site, golf and high quality open space. The countryside north of Dagnell End Lane is particularly attractive and shouldn't be developed. Road access is also poor. The scale of housing is not needed and not supported from community or environment viewpoints.</p> <p>Strongly opposes proposed development in Green Belt .</p> <p>Concerns raised over the possible coalescence of the 2 towns. Pleasant rural environment will be turned into urban sprawl.</p>	<p>revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	
		<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. The use of the Green Belt sites as well as other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>Efforts will be made to maintain significant Green Belt gaps between Redditch and Bromsgrove and Birmingham and minimise Green Belt land take. Coalescence of settlements would not result from any of the development</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Ensure that maintenance of Green Belt gaps between Redditch and surrounding settlements is a consideration in Strategic Site selection.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Brockhill Woods would lose its charm with noise and pollution driving wildlife away. The land is enjoyed by dog walkers and children and provides a pleasant outlook for residents. There has already been too much development around Batchley/Brockhill. New roads will be needed and increased traffic will be a problem.</p> <p>It is not fair for Bromsgrove to lose its Green Belt and will not benefit in any way other than council tax. How will Bromsgrove cater for a further 3,000 homes?</p> <p>How is building on Green Belt being justified? There is brownfield land in Redditch and 600 empty homes.</p>	<p>options proposed.</p> <p>The use of the Brockhill ADR and Brockhill Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. All factors/constraints will be taken into account when the potential locations for development are investigated further. In any case, Brockhill wood would need to be retained should the ADR/Green Belt site be progressed. A Transport Assessment will be completed which will assess traffic implications of development.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Please see response 006. It is inevitable that all towns will have a certain proportion of empty homes. There are a limited number of empty homes in Redditch. The SHLAA and ELR identify all potential sites for development within Redditch Borough. Redditch has a limited number of brownfield sites to be able to allocate for development. There is therefore a need to develop on greenfield land to some extent.</p>	<p>To complete the Transport Assessment for Redditch</p> <p>None</p> <p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Redditch should be greener by using the land for organic food production or renewable energy.</p>	<p>Green policies are proposed within the Core Strategies of both Councils and it is planned that full versions of these will be available for public consultation in November 2010. Using land for food production is not prohibited by the Core Strategies.</p>	None
050Ms S Coyne	<p>Support growth adjacent to A448. The dual carriageway can absorb additional traffic. Bromsgrove is due a major expansion of its rail services. Journeys from this option to Redditch or Bromsgrove are equidistant. There is no risk of flooding and is not restricted by being an area of natural beauty. Further expansion here would cause relatively little disruption for existing residents. The options west and east of the A441 are not suitable due to the lack of existing infrastructure, busy roads and flood risk.</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	Further consultation on Core Strategies and level of development to be delivered.
051J &J Garner	<p>Support growth adjacent to A448 for the following reasons: existing dual carriageway to cater for additional traffic, closer to proposed improved rail station in Bromsgrove, sewerage is more accessible, topography is suitable and flooding is not a problem. The options west and east of the A441 are not suitable due to the lack of existing road infrastructure, busy roads and flood risk. These areas have a wide range of wildlife including foxes, badgers, adders, slow worms, water voles, great crested newts and buzzards. This natural habitat should not be disturbed or destroyed.</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	Further consultation on Core Strategies and level of development to be delivered.
052 Mr & Mrs Cook	Object to development east of the A441.	The delivery of cross boundary	Further consultation on Core

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Any development should be focussed on Redditch town centre which is in need of regeneration.</p> <p>Redditch has a reputation for sprawling residential developments linked by dual carriageways and confusing roundabouts. This would be made worse.</p> <p>Development would destroy the rural feel of Bordesley and eventually Birmingham and Redditch would merge.</p>	<p>development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. The emphasis will be on creating sustainable new communities and the proximity of potential development sites to the Town Centre will be of relevance in this respect. Redditch Core Strategy will contain Town Centre strategic sites to encourage regeneration.</p> <p>The road system evident in Redditch is characteristic of New Town design and is a distinctive feature which the Core Strategy will aim to maintain. Redditch has a successfully contained town, with no sprawling areas as there is a clear distinction between the rural and urban aspects.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Strategies and level of development to be delivered.</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
053 Mr & Mrs Arter	Object to development east and west of A441. There are already significant traffic problems on the A441. The Bordesley bypass needs to be built to relieve congestion that will otherwise only get worse. Flooding	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their	Further consultation on Core Strategies and level of development to be delivered.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
054 Mr D Wood	<p>is already a major problem and such flood plains should not be built on. There is no existing infrastructure to accommodate the increased population meaning more traffic and congestion as residents attempt to reach amenities.</p> <p>Development should be on brownfield sites.</p> <p>If Green Belt land is needed land to the south or east should have been used because it is close to existing businesses.</p> <p>Of the proposed options the land adjacent to the A448 would be best as it has the best road links. Development around the A441 is not suitable due to congestion and flooding.</p>	<p>respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Redditch has a limited amount of brownfield sites to allocate for development so it is inevitable that some greenfield sites will need to be allocated.</p> <p>The land to the south west of Redditch has been considered without prejudice at an initial assessment (WYG1). The constraints in this area were considered so significant that they were discounted as viable alternative options.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>None</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
055 Dr P King CPRE	<p>The housing figures are excessive.</p>	<p>The 7000 dwellings target for Redditch set in the emerging RSS (Panel Report) was based upon the locally generated needs for development. The Borough Council contested the housing figures at the inquiry into the Phase 2 review of the RSS however this argument was not accepted by the inspectors as detailed in the Panel Report. In light of the revocation of the RSS announced on 6th July 2010</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>There is currently lots of empty industrial property in Redditch which could be released for housing. On this basis Winyates Triangle is not needed for industrial development.</p>	<p>there is now the opportunity to debate the Borough's appropriate level of development. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The SHLAA and ELR identify all potential sites for development within Redditch Borough. Where employment units are currently vacant it is RBC's aspiration that they are redeveloped for employment purposes. There is an identified need to plan for economic growth for the Borough of Redditch. Specifically in relation to Winyates Green Triangle the need for development in this location was identified by the RSS Phase 2 Revision Panel Report. A detailed ecological survey has been undertaken on the Winyates Green Triangle site which does indicate that there are constraints to development. A Transportation Study for the Winyates Green Triangle site has also been undertaken which evidences that access to the site is difficult and expensive. The combined issues suggest that employment development on the Winyates Green Triangle site would be unviable and not deliverable; therefore Officers recommend that this site is not progressed any further in the Core Strategy for Redditch. Officers will liaise with Stratford District to discuss progressing this matter.</p>	<p>Further consultation on Core Strategies and level of development to be delivered. Do not progress Winyates Green Triangle as a Strategic Site.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>If development has to take place the most important factors are the impact on the landscape and the risk of compromising Green Belt objectives.</p> <p>Land east of the A441 should not be developed because it has historical integrity, no landscape barrier, there would be coalescence with Bordesley and Rowney Green, flooding issues and is too close to Beoley. Land west of the A441 should not be developed due to the impact on the wider landscape. Land adjacent the A448 should not be developed because it is an unnatural expansion to the town and would be harmful to Webheath. CPRE's preferred option is for the development of a sector between the Bromsgrove Highway and the ridge above Weights Farm. The area is well defined and the woodlands can be retained as open space. The two parcels of land separated by Brockhill wood could be released separately but a comprehensive AAP is recommended. These areas at Brockhill and Butler's Hill are close to the town centre.</p> <p>Development should focus on brownfield land before Green Belt release is considered.</p>	<p>All factors/constraints will be taken into account when potential locations for development are investigated.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. Bordesley is not a defined settlement therefore coalescence of settlements is not a relevant consideration.</p> <p>In accordance with PPS3: Housing, efforts will be made to develop brownfield land in the first instance.</p>	<p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p>
056 S&S Franklin	<p>Concerns about potential for employment development near Butlers Wood Cottage (land west of A441). Development here would impact on access and harm rural character of the property. Owners would be grateful for the following: 1, More details in</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>relation to development boundaries; 2, Rules that are in place to protect domestic dwellings from the encroachment of employment development; 3, Clarity on how they will be consulted on development that affects their private lane; 4, Clarity on how they will be consulted on the broader development of land on potential sites surrounding the property.</p>	<p>of development to be delivered and the strategic locations for this.</p>	
057 Mr R Hickman Halcrow Group	<p>Promoting land south west of the A448 that abuts Webheath. The benefits of this area are as follows:</p> <ul style="list-style-type: none"> • The site is well located in relation to the town centre and railway station • Vehicular travel to Birmingham is discouraged by the convoluted route • Highway improvement could be made support ADR development • Improvements to wider Webheath area • Only limited views of the site from public vantage points. <p>Further work is being commissioned to confirm deliverability of the site. An initial transport review identifies the benefits of the site and opportunities to enhance the highway network and public transport services. Development would require improvements to education facilities in Webheath area. A review of all local community facilities is underway to understand how the development could deliver a mix of supporting facilities that benefit the whole community.</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
058 Mr R Amphlett	Support for development adjacent to the	The delivery of cross boundary	Further consultation on Core

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	<p>A448 for the following reasons:</p> <ul style="list-style-type: none"> The A448 is dual carriageway that can cope with additional traffic This location best supports the new rail station in Bromsgrove The land is not in a floodplain and has limited ecological and landscape value in comparison with the other options. 	<p>development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Strategies and level of development to be delivered.</p>
059 Mr J Hill	<p>It is unreasonable that Bromsgrove should have to lose Green Belt land to accommodate Redditch's housing need. It is important to retain a Green Belt buffer between Redditch and Birmingham. Infrastructure north of Redditch is not capable of supporting large scale growth and in particular the A441 is already congested. Therefore development near the A441 is not an attractive option. Development should be near the A448 to sustain high levels of commuting between Bromsgrove and Redditch. Good quality public transport should be provided as part of any development. The preferred option would be to plan a 'thin-ring' of development in 2 or 3 of the areas with most development focussed adjacent to the A448. Spreading development would be the least worst option as the traffic would be spread over a number of roads.</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. In any case, efforts will be made to maintain significant Green Belt gaps between Redditch and Bromsgrove and Birmingham and minimise Green Belt land take. Coalescence of settlements will not result from any of the development options proposed.</p>	<p>Further consultation on Core Strategies and level of development to be delivered. Ensure that maintenance of Green Belt gaps between Redditch and surrounding settlements is a consideration in Strategic Site selection.</p>
060 D&S King	<p>Vigorously object to the principal of Green Belt development due harm to wildlife and the attractive of the landscape and flooding issues.</p>	<p>PPG2 Paragraph 2.6 states "Once the general extent of a Green Belt has been approved it should be altered only in exceptional circumstances. If such an alteration is proposed the Secretary of</p>	<p>Further consultation on Core Strategies and level of development to be delivered</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>When will development happen? Do we have rights to fight against these proposals?</p> <p>The proposals show no mention of the creation of recreational areas. A parkland should be created between Tackfarm barns and the proposed development thus retaining woods and meadows for the enjoyment of future generations. The woods at Foxlydiat are currently undergoing surgery. Why is money being spent to conserve and enhance woodland when housing is going to be built there? How many homes will be built and where exactly will they go? Concerns raised in relation to traffic problems and noise pollution.</p>	<p>State will wish to be satisfied that the authority has considered opportunities for development within the urban areas contained by and beyond the Green Belt." The Councils will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this and if release of Green Belt land would be justified.</p> <p>It is not possible to predict exactly when development will take place. It is anticipated that the Core Strategies will be adopted by the end of 2012; however it is possible for planning applications to be submitted in advance of this. It is anticipated that a Revised Preferred Draft Core Strategy will be available for public consultation in November 2010.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered</p>
061 Mr S Bloomfield	There are ecological and environmental	All factors/constraints will be taken into	To undertake further feasibility

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Worcestershire Wildlife Trust	<p>constraints in all development areas. Background searches via Worcestershire Biological Records Centre/sub-regional GI study and a phase 1 survey on all sites is required. The impact SSSI's, SWS's and protected species need to be considered. Such constraints may limit developable areas. Any areas allocated will need to be able to accommodate grey and green infrastructure. Most urban extensions require 40% green space. Large developments have the opportunity to contribute significantly to the wider county GI network and landscape-scale biodiversity enhancement in general.</p> <p>In principal happy with allocation of ADRs in Redditch but further ecological work is required.</p> <p>A key issue will be the treatment of the SWS abutting the Foxlydiate Green Belt allocation. Further work is needed before this can be supported. The Ravensbank ADR and Winyates Green Triangle are both bordered by the Ravensbank Drive SWS. There is a strong presumption against development that would have an adverse impact on SWSs and allocations here would be deeply worrying. All of the strategic growth options have biodiversity and environmental constraints that require further analysis. Buffering of the existing environmental resource, together with robust GI networks will be important and</p>	<p>account when the potential locations for future growth are investigated further. A Desktop Analysis of available ecological information will be carried out to determine any constraints to development. The Green Infrastructure Study will further address this issue.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. A detailed ecological survey has been undertaken on the Winyates Green Triangle site which does indicate that there are constraints to development. A Transportation Study for the Winyates Green Triangle site has also been undertaken which evidences that access</p>	<p>work. Complete a Desktop analysis of available ecological information. Green infrastructure study to be completed.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered. Do not progress Winyates Green Triangle as a Strategic Site.</p>

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	<p>each of these sites should be a major new node on the wider Redditch/Worcestershire GI network.</p>	<p>to the site is difficult and expensive. The combined issues suggest that employment development on the Winyates Green Triangle site would be unviable and not deliverable; therefore Officers recommend that this site is not progressed any further in the Core Strategy for Redditch. Officers will liaise with Stratford District to discuss progressing this matter.</p>	
062 Mr N Hansen GOWM	<p>Concerns raised over the time taken to reach this stage but GOWM are now encouraged by the progress being made.</p> <p>The document provides a detailed background and rationale for the development options. Proposed changes to RSS may have implications and therefore flexibility is key.</p> <p>We are pleased to see that the strategy is aiming to provide the housing requirements of the RSS Phase 2 Preferred Option. Any additional evidence undertaken should be proportionate to the job being undertaken by the Core Strategy. Evidence on infrastructure will be required to show timely delivery. An implementation delivery plan will be required alongside the Core Strategy.</p>	<p>Production of the WMRSS has inevitably led to uncertainty and delays in progressing the Core Strategies. It is unreasonable to criticise the Council's turn around of the cross boundary consultation, given that the Panel Report was only released in September 2009. This consultation commenced only five months following this.</p> <p>It is intended that flexibility will be built into the Core Strategies via suitable policy wording.</p> <p>Evidence on infrastructure being gathered as integral part of process to determine feasibility/viability and add certainty to plan in terms of delivery.</p>	<p>None</p> <p>None</p> <p>Infrastructure Delivery Plan to be progressed.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Support for joint consultation and acknowledgement that joint working will be required on both Core Strategies to ensure cross-border issues are co-ordinated effectively.</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
063 Tina Bentley Pauncefoot Council	<p>Query whether overspill expansion in Bromsgrove is still needed bearing in mind economic recession. Considers development should occur first within the boundary of Redditch before development in Bromsgrove.</p> <p>Questions LA funding and responsibility for service provision.</p> <p>Cross boundary development will impact on Green Belt and the consequences should be carefully considered Green Belt : Boundaries can only be changed in exceptional circumstances Functions of GB to prevent urban sprawl,</p>	<p>It should be noted the plan period runs up to 2026 and this takes into account temporary peaks and troughs in the market. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The homes are to cater for the needs of Redditch. On this basis access to services and facilities within Redditch is important. In the context of shared services the details of where council services are provided from will be assessed on the basis of best value.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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	<p>towns from merging and encourage rural regeneration but also retention of agricultural land and woodland , preservation of habitats, tranquillity and land access and recreational opportunities.</p> <p>Option east of A441-“least undesirable”</p> <p>Medium sensitivity (Worcs CC Land Sensitivity Map) Due to slope of land development would look physically and socially towards Redditch and have minimal impact on surrounding countryside.</p> <p>GB between Redditch and Birmingham wider than that between Redditch and Bromsgrove. Therefore development here would conflict less with GB objectives than elsewhere. Coalescence with Rowney Green could be mitigated by planting of tree belt. Easy access to A441 . Associated improvements to road and rail links, together with Abbey Stadium, would impact favourably on wider Redditch community</p> <p>Option would ensure critical mass capable of supporting range of local services could be achieved</p> <p>Option West of A441-“second choice”</p> <p>High sensitivity (Worcs CC Land Sensitivity Map) Farmland good quality (2 & 3a)</p> <p>Hewell area High Ecological value</p> <p>Prominent ridge line meaning that development could have strong visual impact on surrounding area</p> <p>Arrow valley may be located sufficiently high enough in the catchment to avoid extensive flooding. Easy access to established natural landscapes, to the town centre and employment opportunities</p> <p>Associated development such as Bordesley</p>	<p>strategic locations for this.</p>	

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	<p>By-pass and railway station improvements would have wider benefits for Redditch Housing here would need to be contained by topography which would limit potential size of urban extension</p> <p>Adjacent A448- “most undesirable”</p> <p>Area bisected by A448 which is a ridgeway and 2 areas have different characteristics</p> <p>Mainly high landscape sensitivity</p> <p>Agricultural land classified as mainly 3A or 2</p> <p>Hewell area High Ecological value</p> <p>Development North of A448 could be contained by topography but visible from south/east- Redditch South of A448</p> <p>physically and socially separate from northern area. Economies of scale would not therefore apply when considering building and provision of services</p> <p>South west of A448 at edge of Birmingham plateau, land more open and poorly contained. Potential to exacerbate existing drainage problems. Increased run off into streams (Spring Brook and Swans Brook) could impact unfavourably on lower land to south east. Wastewater would require pumping over the ridge into Redditch system(already overburdened)</p> <p>Site located in close proximity to and partially underlain by outer sections of Water Source Protection Zone. Considers any development taking account of these factors would be expensive. Need also to update road system, comprises sparse network of narrow lanes serving scattered housing and farms. Some lanes used as rat runs from Redditch to west. Erosion of Green Belt between Bromsgrove and</p>		

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	<p>Redditch Consider this option least satisfactory. Adding small parcels of housing to existing developments would make it difficult to create a critical mass</p> <p>Other options</p> <ol style="list-style-type: none"> 1) Beoley- not unknown for conservation areas to be integral part of larger urban area 2) Studley- question reasons for discounting. Close physical, economic and social links with Redditch. Logical target for expansion. No large towns nearby with which "creeping mergers" could apply. 	<p>Beoley was not presented as an option for cross-boundary development during the consultation period for many factors not least as it is a village Conservation Area of distinctive rural character. Both the land to the south west of Redditch and in the vicinity of Beoley have been considered without prejudice at an initial assessment (WYG1). The constraints in these areas were considered so significant that they were discounted as viable alternative options.</p> <p>This option has already been discounted in WYG 1. It is also stated at Paragraph 8.84 of the PINS Panel Report "We <i>reluctantly conclude that it would be inappropriate to recommend development within the Studley area</i>". The Councils will however look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Comment noted.</p> <p>Level 1 SFRA completed. A level 2 Strategic Flood Risk Assessment (SFRA) will assess flood risk on proposed sites.</p>	<p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
064 Mr C Lambert National Trust	<p>Content that there would be no visual impact on any National Trust property.</p> <p>Concerns over the proposed scale of development and the possibility of increased flood risk to Coughton Court (grade 1 listed). Strategic Flood Risk assessment is required to address the consequences down stream. The objective</p>	<p>Comment noted.</p> <p>Level 1 SFRA completed. A level 2 Strategic Flood Risk Assessment (SFRA) will assess flood risk on proposed sites.</p>	<p>None</p> <p>Complete Level 2 SFRA.</p>

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	<p>should be to ensure that flood risk is either reduced or made no worse.</p> <p>The use of SUDS would contribute to key objectives of the Severn River Basin Management Plan and the green infrastructure objectives of the RSS and Regional Biodiversity Strategy.</p>	<p>A Green Infrastructure Study is being prepared for both administrative areas. Core Strategy policies which encourage the use of SuDS are being advocated in both Core Strategies</p>	<p>Green Infrastructure Study to be completed.</p>
065 Mr B Chandler	<p>Over several years occupants have been refused planning permission on Green Belt grounds. It is ironic that the Green Belt will now be developed.</p> <p>Inclusion of social housing units</p> <p>How will we be compensated for the de-valuation of our property?</p> <p>The road infrastructure is not suitable for more housing due to high speeds and accidents.</p> <p>The woods are of benefit to everyone and the landscape typology would not be easy to develop. Negative impact on wildlife.</p>	<p>Green Belt boundaries are tightly drawn around Redditch Town. In accordance with national planning policy in PPG2: 'Green Belt s' the Council's must retain the Green Belt but to allow an adjustment of boundaries where exceptional circumstances can be demonstrated.</p> <p>Affordable housing should be provided on all housing sites in accordance with the most recent Housing Market Assessment (HMA) and Affordable Housing SPD in Redditch Borough.</p> <p>This matter is outside the scope of the Core Strategy process.</p> <p>A Transport Assessment will be completed which will assess traffic implications of development.</p> <p>All factors/constraints will be taken into account including ecology and landscape issues, when the potential locations for future growth are investigated further. A Desktop Analysis of available ecological information will be carried out as part of</p>	<p>None</p> <p>None</p> <p>None</p> <p>To complete the Transport Assessment for Redditch.</p> <p>To undertake further feasibility work and desktop analysis of available ecological information.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Development should be focussed around A441 with better links to Birmingham where most people work. No local work opportunities. People would need to look towards Birmingham therefore development close to the A441 may be more practical</p>	<p>the evidence base for the Core Strategies which will identify any constraints to development.</p> <p>As far as possible the aim is to discourage people from travelling into the Major Urban Areas for work. It is intended that new development will comprise sustainable mixed use communities, enabling people to live and work locally rather than commuting to Birmingham.</p>	None
066 Mr M Whitworth	<p>Oppose development adjacent to the A448 due to the loss of Green Belt. The sprawl of suburban conurbations erodes the landscape and is not environmentally friendly.</p> <p>Flooding is a major problem in the area and has led to significant problems down stream.</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Level 1 SFRA completed. A level 2 Strategic Flood Risk Assessment (SFRA) will assess flood risk on each site.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Complete Level 2 SFRA.</p>
067 Mrs D Snaddon Rowney Green Residents Association	<p>Redundant employment sites in Redditch should be developed first before Green Belt land.</p>	<p>The emphasis in the first instance will be on developing brownfield land; however there is a shortage of brownfield land within Redditch, in comparison to other locations meaning that greenfield land will also be required. Where employment units are currently vacant, it is the Council's aspiration that they are redeveloped for employment purposes. The employment required will aim to meet the needs of prospective employers.</p>	None

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	<p>Perhaps land at Studley could also be used as it would reduce drainage costs to Spernal Ash sewage works.</p> <p>The Green Belt gap between Redditch and Birmingham is narrow and used for recreational purposes.</p> <p>Large areas are designated as LPA or AGLV. There are a number of environmental assets as follows:</p> <ul style="list-style-type: none"> • The River Arrow and Dagnell Brook are valuable wildlife corridors • The Roman Road (Ryknild Street) • The Worcester & Birmingham canal used by holidaymakers/tourists and fishermen • Bordesley Abbey Visitor Centre and Forge Mill Needle Museum • A fishery within Bordesley Park • Numerous SWS and ancient woodlands • A network of public footpaths and bridleways well used by ramblers and horse-riders 	<p>This option has already been discounted in WYG 1. It is also stated at Paragraph 8.84 of the WMRSS Panel Report "We <i>reluctantly conclude that it would be inappropriate to recommend development within the Studley area</i>". The Councils will however look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Efforts will be made to maintain significant Green Belt gaps between Redditch and Bromsgrove and Birmingham and minimise Green Belt land take. Coalescence of settlements will not result from any of the development options proposed.</p> <p>It is intended to carry out a Desktop Analysis of available ecological information. Furthermore a Green Infrastructure study is to be carried out.</p>	<p>None</p> <p>Ensure that maintenance of Green Belt gaps between Redditch and surrounding settlements is a consideration in Strategic Site selection.</p> <p>Desktop Analysis of available ecological to be completed. Green Infrastructure study to be completed.</p>

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	<ul style="list-style-type: none"> A wide range of birds including nesting ravens, kingfishers, buzzards, other raptors, owls and 3 species of woodpecker Many places of historic and archaeological interest as listed in the Register of Worcestershire Countryside Treasures (Feb 1973) and in a report by Cr Della Hooke for Worcestershire County Council and the Countryside Commission (Birmingham University 1989/90) <p>These assets are of great economic and social value and therefore development should not take place east or west of the A441. Further supporting documentation submitted</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
068 B&J Allen	<p>The following are key issues:</p> <ul style="list-style-type: none"> Development should be located in secluded location rather than on a hillside where it could potentially be an eyesore The less that tiny country lanes are altered the better The chosen sites should be in the least beautiful areas Accessibility and ease of travelling <p>The best option is west of the A441. There is potential for a new rail station and the area is close to the bus station. The less roads that are built the better.</p>	<p>All factors/constraints will be taken into account, including visual/ landscape character and transport issues, when any potential locations for development are investigated. A transport assessment will be completed to assess the impact of development on existing infrastructure.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils</p>	<p>To undertake further feasibility work to determine the most appropriate location for future growth. Complete transport assessment.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
069 Mr R Stevens	<p>Object to development adjacent to the A448 as it is Green Belt, has mature trees, heavily sloped and bisected by a stream. Development would be in conflict with council priority to "develop a cleaner/greener environment" nor will development "enhance the green infrastructure network".</p> <p>The surrounding narrow lanes are unsuitable for increased traffic and there is no public transport.</p>	<p>therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
070 Mr S Maxwell Worcestershire County Council	<p>Foxlydiate/Webeath- need to take into account ecological constraints;</p> <ul style="list-style-type: none"> • Contains parts of Hewell Park lake, a scheduled historic park and garden (part is also an SSSI) • A couple of grassland inventory sites are close by but none within area • Main habitats are arable and horticulture, traditional orchards, grassland and patches of scrub woodland • The western half of the area is classified of moderate importance for biodiversity and the eastern part is low to moderate <p>West of A441-</p> <ul style="list-style-type: none"> • Main habitats arable, horticulture and grassland, few areas of traditional orchard, woodland (Brockhill Wood and Butlers Hill 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. A Desktop Analysis of available ecological information will be carried out. A detailed ecological survey has been undertaken on the Winyates Green Triangle site which does indicate that there are constraints to development. A Transportation Study for the Winyates Green Triangle site has also been undertaken which evidences that access to the site is difficult and expensive. The combined issues suggest that employment development on the Winyates Green Triangle site would be</p>	<p>Further consultation on Core Strategies and level of development to be delivered. Complete a Desktop analysis of available ecological information. Do not progress Winyates Green Triangle as a Strategic Site.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Wood)</p> <ul style="list-style-type: none"> • Area classified as low to moderate for biodiversity importance • Great crested newt recorded adjacent (but not in area, together with otter, water rat and pipistrelle) • WHI analysis shows grassland and woodland potential for use as network corridors <p>East of A441-</p> <ul style="list-style-type: none"> • Main habitat grassland • Also open water habitat and traditional orchards • Records of great crested newt, nightingale, crayfish, otter and water rat close to site but not in it • WHI- grassland and woodland potential use for network corridors at edge. <p>Winyates Green Triangle- able to accommodate development as long as the valuable long linear SWS Ravensbank Drive Bridleway Track that borders site to west is buffered and kept undisturbed</p> <p>Ravensbank ADR- No Major ecological constraints in place but GI needs to be taken into account</p> <p>A435 Corridor -</p> <ul style="list-style-type: none"> • Some scope for development. • Records of protected species within site i.e. great crested newt, bats <p>Concerns re flood risk</p>	<p>unviable and not deliverable; therefore Officers recommend that this site is not progressed any further in the Core Strategy for Redditch. Officers will liaise with Stratford District to discuss progressing this matter.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. A Flood Risk Assessment Level 2 will be completed to determine detailed flood risk information for this ADR.</p>	<p>Further consultation on Core Strategies and level of development to be delivered. To complete a Level 2 SFRA.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Historic Environment and Archaeology- There will be archaeology implications for all areas and the Service should be consulted at the earliest pre submission stages and during master planning to provide specialist advice and minimise risk/cost to developer. Service is currently producing Historic Environment Assessments (HEA) for Bromsgrove and Redditch- will provide integrated historic environment evidence base that will link to both the Core and GI strategies</p> <p>Provides district level assessment of;</p> <ul style="list-style-type: none"> • historic environmental survival potential and sensitivity to change. <p>Based on 7000 new homes- Brockhill Wood Area -Potential need for new High School Middle schools capable of being expanded NW Redditch- needs to be equivalent of 3 first schools. Additional 2 forms of entry could be accommodated by reorganisation of other schools Webheath ADR- could be accommodated in existing schools A435 ADR- could be accommodated in existing schools (95% of pupils at Mappleborough Green are from Redditch)</p> <p>Considers consultation should have addressed Bromsgrove growth at the same time as Redditch growth</p>	<p>The Councils will draw on evidence in the HEA's to inform the decision making process and the GI strategies for the Councils. The Service will continue to be consulted on emerging plans.</p> <p>Information will be fed into evidence base and be critical part of feasibility process</p>	<p>The Service will continue to be consulted on emerging plans. To complete a GI strategy.</p> <p>To complete an Infrastructure Delivery Plan</p>
071 Mr G Mackenzie		<p>The consultation booklet clearly states: "the Inspectors report also has significant implications for the rest of Bromsgrove but this will be dealt with in a separate consultation exercise". There has already been substantial consultation on the</p>	<p>Further consultation to be held on both Core Strategies in November 2010.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Bromsgrove Core Strategy and this consultation brings this cross boundary issue up to date. Further consultation will be carried out in November which brings together all the issues.</p> <p>It is envisaged that associated infrastructure will be built to cater for demands of new development.</p> <p>In relation to manufacturing, Economic Development is a priority for Redditch Council and, as part of this, diversification of the economy is a key issue and it is an identified need to plan for economic growth for the Borough of Redditch.</p> <p>Government targets for Redditch related growth in Bromsgrove were strongly challenged at the RSS EIP. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. 7000 houses were for Redditch's needs and this should not be confused with Bromsgrove's needs of 4000.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their</p>	<p>Infrastructure Delivery Plan to be completed.</p> <p>None</p> <p>None</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>	

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>All 3 options will seriously damage countryside and blight existing properties in the area.</p> <p>Alternative option-thin strip around periphery of Redditch between Beoley and Foxlydiate thereby maintaining maximum distance between 2 towns and preserving the greatest green space between the towns.</p>	<p>respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The ultimate option must be supported by robust evidence, taking a comprehensive and objective range of factors into consideration such as presence of mineral deposits, biodiversity, flooding issues, social issues such as integration of communities, provision of schools and so on.</p>	<p>To undertake further feasibility work to determine the most appropriate location for new development.</p>
072 J&K Hartigan	<p>Supports development adjacent to A448 as;</p> <ul style="list-style-type: none"> • provides easy access to A448 direct links to Redditch and Bromsgrove • gives access to schools, leisure facilities, health services and shopping areas <p>Opposes options east and west of A441 as;</p> <ul style="list-style-type: none"> • A441 single carriageway and overused • No Redditch schools on north side of town • Bus links via A441 currently inadequate • New growth will exacerbate traffic delays • Frequently subject to roadworks • Frequently subject to flooding <p>Bordesley By pass rejected on the grounds of cost</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
073 Mr & Mrs Grenfell	<p>Opposed to option east of A441 due to;</p> <ul style="list-style-type: none"> • Flooding • Direct fuel pipeline for airport • Covenant on land? 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
074 Miss A Grenfell	<ul style="list-style-type: none"> Excessive current volume of traffic Road needs a by pass <p>Supports option adjacent to A448 as considers it is the obvious choice</p> <p>Object to development on land east of A441 because of flooding. There is a direct fuel pipeline to Birmingham Airport on the land and there is a covenant on the land. The road (A441) is very frightening to cross due to the sheer volume of traffic and therefore a bypass is required. Land adjacent to the A448 is the obvious choice for development.</p>	<p>therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
075 Mr & Mrs J Harrop	<p>Very disappointed and concerned that 3000 of Redditch's homes will be built in Bromsgrove. This will create a greater Redditch which is in fact Bromsgrove. Options east and west of the A441 have the following advantages over the land adjacent to the A448:</p> <ul style="list-style-type: none"> Access to a major road Easy access and short distance to Redditch Town Centre Could easily be linked to existing cycle ways Access to established facilities e.g. schools and GPs Close proximity to previous development meaning it is easier to extend service/utilities provision Easy access to out of town supermarket and DIY store Will increase usage of Abbey Stadium Less visually sensitive and intrusive <p>The option east of the A441 has further</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>advantages over the option west of the A441. The B4101 provides good access for housing development and there is good access to open space and parkland.</p> <p>The preferred option would be either to concentrate all development on land east of the A441 or spread it between land east and west of the A441. However the majority of development should still be east of the A441 with development not spreading further west than the railway line. A new railway station should be considered north of Redditch to support development.</p>	<p>The ultimate option must be supported by robust evidence, taking a comprehensive and objective range of factors into consideration such as presence of mineral deposits, biodiversity, flooding issues, social issues such as integration of communities, provision of schools and so on.</p>	<p>To undertake further feasibility work to determine the most appropriate location for new development.</p>
076 Mr & Mrs Hampshire	<p>Object to any development at land adjacent to the A448 for the following reasons:</p> <ul style="list-style-type: none"> • Further away from town centre, employment, railway station and other amenities • Options west and east of the A441 offer better access to the rail station particularly if a new halt was added • Options west and east of the A441 are closer to an out of town supermarket, DIY store and the Abbey Stadium • The option east of the A441 has the best road access and in particular access to the M42. • Development adjacent to the A448 could lead to ribbon development between Redditch and Bromsgrove • There is already heavy pressure on the minor roads around Bentley • The option west of the A441 has the opportunity to develop a network of 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>green corridors.</p> <p>Object to development at Webheath ADR. Agree with WYG Stage 2 that the site should not be used.</p>	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
077 Mrs J Bedford	<p>Recognition that areas must grow to accommodate ever expanding population and affordable housing needs. The location will lead to more high cost executive homes and not address affordability issues</p> <p>Redditch has grown exponentially due to migration from Bromsgrove because of the big difference in property prices. Many people now commute from Redditch to Bromsgrove. Adverse impact on sustainability as the majority will commute daily to Birmingham.</p> <p>The following issues will be compounded by development east of the A441:</p> <ul style="list-style-type: none"> • Access to the A441 at an appropriate position is almost impossible • Infrastructure from Dagnell End Road and Icknield Street is insufficient to deal with current flooding problems • Loss of wildlife corridor, fields and Green Belt land <p>Development should be located along the A448 or extend existing development at</p>	<p>Affordable housing should be provided on all housing sites in accordance with the most recent Redditch Housing Market Assessment (HMA) and Affordable Housing SPD. A review or Redditch's housing needs assessment will be undertaken.</p> <p>It is envisaged that new development will comprise sustainable communities and wherever possible and reduce the need to commute and travel by private car.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>To complete the Housing Needs Assessment</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
078 Ms E Grove	<p>Brockhill. Development adjacent the A448 would have the following benefits:</p> <ul style="list-style-type: none"> • Support Bromsgrove in meeting their need by reducing migration distances and keeping people in businesses in Bromsgrove. • Ensure better access to Redditch along A448 • Promote a more balanced supply of housing tenure and complement Webheath ADR. <p>Continues to build on established business with Bromsgrove e.g. Stoke Prior.</p> <p>There is sufficient land within Redditch for development. There is no justification for further employment development with vacant employment sites in Redditch.</p> <p>Development at Bordesley Park would have a detrimental impact on the area and reduce property prices.</p> <p>The risk and frequency of flooding will increase around the A441. Traffic is already on this road and the bypass would be required. Development would result in a loss of Green Belt Redditch should not merge with Bordesley. Development will harm wildlife e.g. badgers, foxes, deer, hares etc.</p>	<p>A Strategic Housing Land Availability Assessment (SHLAA) is annually completed which details all land available for housing in Redditch. The SHLAA and ELR identify all potential sites for development within Redditch Borough.</p> <p>The matter of property prices is outside the scope of the Core Strategy process.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. Bordesley is not a defined settlement and therefore coalescence of settlements in this location is not a relevant consideration. A Desktop Analysis of available ecological</p>	<p>None</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered. Complete a Desktop analysis of available ecological information</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
079 Ms J Ogden	<p>Raise significant concerns over the expansion of Redditch. Occupants will pay council tax to Bromsgrove but will be entirely dependant on Redditch amenities.</p> <p>No new amenities have ever been provided for occupants of the Brockhill development with some roads still not adopted and main roads without footpaths. The local school for Brockhill residents (Tardebigge C of E First School) is already over subscribed.</p> <p>With planned public service cuts how will the police and health service cope?</p> <p>Increased traffic on already busy roads will need increased maintenance but the council are already struggling to repair existing potholes.</p> <p>There is a complete disregard for the impact on woodlands and wildlife.</p>	<p>information will be carried out.</p> <p>This matter is outside the scope of the Core Strategy process.</p> <p>The Councils are undertaking further work to assess existing infrastructure before determining which site or sites will be developed. It could be that sufficient development in the area could justify the provision of some services and facilities. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>Viability appraisal work will be carried out to assess the feasibility of proposed development. Planning obligations can also be used in appropriate cases to assist in enhance or to provide new community facilities.</p> <p>A Transport Assessment will be completed which will assess traffic implications of development. Roads will continue to be maintained by Worcestershire County Council.</p> <p>A Desktop Analysis of available ecological information will be carried out to determine any constraints to development but the Core Strategies will seek improvements to ecology.</p>	<p>None</p> <p>To undertake further feasibility work. Further consultation on Core Strategies and level of development to be delivered.</p> <p>Viability appraisal work to be carried out</p> <p>To complete the Transport Assessment for Redditch including cross boundary locations</p> <p>Complete a Desktop analysis of available ecological information</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>There is no mention of how flooding issues in Brockhill will be overcome.</p> <p>Why is development taking place on land that was safe guarded as Areas of Development Restraint?</p> <p>Why is development not taking place closer to Bromsgrove?</p>	<p>A level 2 Strategic Flood Risk Assessment (SFRA) will assess flood risk on each site and identify any mitigation measures.</p> <p>Areas of Development Restraint are typically areas of land which have been “set aside” as potential land for new development if required in the future, so they are parcels of land safeguarded for future development.</p> <p>The RSS included a principle that need should be met where it arises. The proposed growth for consultation is for Redditch’s needs of 7000 houses up to 2026. As Redditch only has capacity for 4000 within its boundary 3000 must be provided in Bromsgrove adjacent to the Redditch boundary. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District’s appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>It is proposed that Bromsgrove land will be used to meet Redditch’s needs.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils</p>	<p>Level 2 Strategic Flood Risk Assessment (SFRA) to be completed</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
080 Mr & Mrs C Hart	<p>Redditch will be incurring the impact of Bromsgrove’s responsibilities.</p> <p>Land adjacent to the A448 is the only suitable site for the following reasons:</p> <ul style="list-style-type: none"> There is a dual carriageway to cope with the additional traffic 		

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
081 Ms C Battle	<ul style="list-style-type: none"> The site is closest to proposed new station at Bromsgrove where there will be park and facilities The sewage problem is more accessible from this site Proximity to schools The topography is more suitable There is no flooding risk here This is the most cost effective option The other two sites do not have the infrastructure or facilities. The A441 is already at capacity. The around the River Arrow has a diversity of wildlife e.g. buzzards, foxes, badgers, great crested newts, adders, water voles etc <p>Object to development east and west of A441 due to severe flooding problems and impact on the Green Belt. The option adjacent to the A448 should be chosen because:</p> <ul style="list-style-type: none"> There is good accessibility to both Bromsgrove and Redditch along A448 A gas pipe runs through Bordesley It is very dangerous to cross the A441 The A441 is very busy but has poor access to public transport. <p>Development should take place in Redditch first before the use of Green Belt land. Development in the Green Belt would reduce agricultural land, wildlife corridors and degrade the ecological balance.</p>	<p>therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	
		<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
		<p>It is generally the intention to develop brownfield land in the first instance prior to releasing Green Belt land and this will be considered when determining the sites for development that will be consulted</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
082 Mr R Stone	<p>Housing should not be allowed in the Green Belt and will cause urban sprawl.</p> <p>Land west of the A441 is most problematic due to the steepness of the landscape, visual impact and the impact on woodlands. The option adjacent the A448 is not suitable as it is split by a dual carriage way although it may be acceptable to put development south of the A448. Land east of the A441 is most sensible due to access onto the B4101 into Redditch or A411 to reach the M42. The significant flooding that takes place will need to be addressed through management plans up and down stream. An extra train station should be created with a park and ride facility. If land west of the A441 is chosen traffic from the new development should be stopped from using Brockhill lane as it is not suitable. It would be better to spread development around all of the options and Webheath.</p> <p>Is there any guarantee that there will not be further housing in the future?</p>	<p>upon in the Core Strategy alongside the potential development targets. It should be noted that not all Green Belt land is designated because it has agricultural or biodiversity value.</p> <p>Redditch has a successfully contained town, with no sprawling areas as there is a clear distinction between the rural and urban aspects.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. It should be noted that it is not envisaged that a new train station or park and ride at North Redditch can be sustained.</p> <p>In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core</p>	<p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
083 Ms A Smith English Heritage	<p>Joint working and consultation on this issue is welcomed.</p> <p>Support the commitment the Councils have given to the undertaking of a Historic Environment Assessment. The results from this should inform the decision making process in terms of site selection, the balance of development between any selected sites and the master planning and design stage</p>	<p>Strategies and the level of development to be delivered and the strategic locations for this. There is no guarantee that there would not be further housing in the future as the demand for houses will in most areas continue to grow as the population does.</p> <p>Noted</p> <p>The Councils will draw on evidence in the HEA's to inform the decision making process.</p>	<p>None</p> <p>Councils to use evidence in the HEA's to inform the decision making process.</p>
084 T Mc Alister	<p>Why are the findings of the document 'A Study of Green Belt land & Areas of Development Restraint within Redditch Borough' being ignored? e.g. Green Belt land at Brockhill should not be developed.</p> <p>Completely opposed to development west of the A441. It is ill thought out and will cause problems for existing Brockhill residents.</p>	<p>The document 'A Study of Green Belt land & Areas of Development Restraint within Redditch Borough' is a piece of evidence to use in determining the level of development to be delivered and the strategic locations for this. There is other evidence to consider as well and a judgement needs to be made where there may be conflicts in evidence.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>What studies have been done on issues such as effects of additional traffic on the B4184, the effects on land drainage and the impact on wildlife? There is a community of bats living in the Brockhill wood and they and their roosts are protected.</p>	<p>A Transport Assessment will be completed which will assess the traffic implications of developments. Also an update to the Water Cycles Strategy is to be completed which will detail what measures would need to be in place for each potential development area. A desktop analysis of ecological information will also be completed and the outcomes of this will inform a Green Infrastructure Strategy.</p>	<p>To complete a Transport Assessment. To complete a Water Cycle Strategy update. To complete a desktop analysis of available ecological information. To complete a Green Infrastructure Strategy.</p>
085 Mrs P Fuszard	<p>Oppose development east of the A441. This is an area of beauty that should be preserved and not desecrated. Traffic congestion is a major problem with it being difficult and dangerous for people to get in and out of their driveways. New development would compound this awful situation. The other areas have much easier road and highway access to carry the increased traffic and have easy access to Bromsgrove and Redditch.</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
086 Ms T Black Highways Agency	<p>The Highways Agency are developing a VISSIM model of the M5 and M42 junctions which will enable a better understanding of how these junctions operate.</p> <p>Growth in Redditch Borough has the potential impact significantly on junction 3 of the M42. Steps to discourage travel by private car need to be taken.</p> <p>Once the modelling work is complete the Highways Agency will be in a better position</p>	<p>Comments noted.</p> <p>It is envisaged that new development will comprise sustainable communities and wherever possible, reduce the need to travel by private car. A modal shift will be encouraged given the potential impacts.</p> <p>A Transport Assessment will be completed which will assess traffic</p>	<p>Liaise with HA to understand the outcomes of the modelling.</p> <p>None</p> <p>To complete the Transport Assessment for Redditch including</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
087 T&S Latham- Marr	<p>to assess the implications of the proposed allocations on the SRN.</p> <p>We live on and own Bordesley Park Farm which falls within the option east of the A441. It is an anomaly that Bordesley Park Farm is within the Green Belt. The site is brownfield and is intensively developed. The site does not meet any of the 5 purposes for including land within the Green Belt. In addition the site does not fulfil any of the objectives of the use of land within the Green Belt. The site should be removed from the Green Belt. East of the A441 would be a good place to accommodate part of the housing requirement. It is a sustainable location given its close proximity to shops and services including Redditch Town Centre. We are not aware of any issues or constraints that prevent this land from coming forward. The need for development overrides any Green Belt designation.</p> <p>The approach of delivering more housing in this area of the West Midlands is supported</p>	<p>implications of development.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. The designation of this site as Green Belt is not considered anomalous as there are many existing developed sites on Green Belt land.</p> <p>In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>cross boundary locations</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
088 Mr A Bateman Pegasus Planning Group (On behalf of Banner Homes)	<p>The consultation document does not fully support the Panel's comments in respect of housing requirements. The Panel Report clearly states that the figure of 3000 is only to 2021 and that between 2021-2026</p>	<p>The Panel Reports reference to an additional 2000-3000 dwellings between 2021- 2026 is related to Bromsgrove's needs. It does not relate to Bromsgrove and Redditch's cross boundary</p>	<p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>consideration needs to be given to the potential for a further 2000-3000 dwellings. The consultation document should be based on these figures because of the need to show that the Core Strategy is soundly based and can deal with flexibility issues. The public have not been properly informed with regards to the additional 2000-3000 dwellings.</p> <p>300 dwellings per annum need to be completed between 2011 and 2026. This would be difficult to achieve on one site and therefore at least 2 sites need to be identified. Lead in times and challenging annual provision rates may mean that further additional sites will need to be identified.</p> <p>The development should be spread over all of the areas identified. This is due to a number of factors:</p> <ul style="list-style-type: none"> • The need to correctly look at alternative options as part of the evidence base to show soundness of approach • The need to reduce the impact of development on the landscape and surrounding environment • The need to make best use of existing infrastructure within Redditch • The need to ensure future infrastructure provided in this area will benefit as many people as possible 	<p>requirements.</p> <p>In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Councils appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<ul style="list-style-type: none"> The need to ensure that the housing provision figures are achieved within the plan period. The consideration of alternative sites should not just be restricted to large SUEs but also smaller sites to fulfil the identified housing needs. Using a range of sites will help to ensure delivery within the plan period. The WYG study into the future growth implications of Redditch Second Report is a helpful starting point in terms of identifying suitable sites. The report gave some consideration to landscape and environmental issues although further work is required in this in this area. The landscape considerations clearly showed that the area of land between the A441 and the railway at Bordesley (area 1) was of low to medium visual sensitivity and the preference would be to direct development to this area. Despite this conclusion WYG's development strategy is then to ignore this site and develop the rest of Bordesley. Despite the fact that from a landscape perspective Bordesley Park is more sensitive. In terms of facilities the site is close to the Abbey Retail Park together with a large Sainsbury's store, the town centre, large areas of open space and the Abbey Stadium. This sports stadium provides a sports hall with 5 courts and a fitness centre, an athletics track, football pitches and a crèche. Development here would make best use of these facilities and also means that there is no need to provide costly additional facilities elsewhere. The 		

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>site is close to existing employment provision at Enfield. In a development of 600-800 units a primary school can be provided if required and any additional small element of retail. It is important to consider what benefits development could have on the surrounding area. The main benefit here would be the development of the Bordesley Bypass. This would link Redditch with the M42 via the Alvechurch bypass. This would discourage traffic from going through Bordesley Village. Enhanced public transport provision would also assist along the route into the town centre. The advantage of a development of 600 to 800 dwellings is that it would allow the identity of the existing village to remain as a separate entity rather than being absorbed into Redditch. This has benefits in terms of urban design solutions to the settlement as a whole.</p> <p>Due to the amount of growth proposed there is a concern that 3,000 homes may not be completed by 2021. It is unlikely that any development would commence before 2014. This would leave 7 years until 2021 and on the basis of the basis of 4 developers building a maximum of 50 dwellings per annum and on the basis that completions would probably 50 in 2014/15, 150 in 2015/16 and 200 thereafter only 1,200 would be built by 2021. Also if site delivery was delayed there would be no contingency plan. Therefore allocating only one SUE would mean there is a real risk of not meeting strategic housing requirements.</p>	<p>After some investigation, the Councils have not been made aware of any developer concerns regarding delivery by 2021; however these are sites to be delivered by 2026. The Councils are aware that some development can come forward immediately subject to infrastructure being in place.</p>	<p>To complete an Infrastructure Delivery Plan.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
089 R Higrove	<p>A dispersed option of growth adjacent to Redditch should be pursued including ADR land and Green Belt land in both Redditch and Bromsgrove. Development should be located adjacent to the radial routes into the town such as the A441 and the A448. As evidenced within the WYG Report there are development sites within these areas that are relatively unconstrained and a combination of sites is capable of accommodating RSS targets. The land at Bordesley has been identified as a sustainable and suitable location for development and can accommodate 600 to 800 homes including key facilities and infrastructure. The site is on the floor of the Bordesley valley and therefore development would have only have a limited impact on the landscape as stated in the WYG report (Jan 2008). There are good linkages to the town centre and local employment. The rail links could also be utilised to create a park and ride facility. Development here would function as part of the Redditch urban area and through careful master planning the integrity of Bordesley Village could be retained. Development neighbouring the A448 with land at Bordesley are considered to be suitable and sustainable locations for growth.</p> <p>Development should first be located within the Redditch boundary. Land adjacent to the A448 has infrastructure and mixed uses. Development here would ease pressure of the A441. The A441 already has up to a</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>1000 vehicles and there are no opportunities to ease congestion. I have no confidence in the by-pass ever being built. Bordesley is an integral part of a network of communities that revolve around Bromsgrove. The nature of area (east and west of the A441) would be radically changed by development and would mean a loss of Green Belt. There are also significant flood problems that affect the area.</p> <p>There is no need for further commercial or industrial development due to the number of current vacant premises.</p> <p>Development should only take place within the Redditch boundary or adjacent the A448.</p>	<p>of development to be delivered and the strategic locations for this.</p> <p>The ELR identifies all potential sites for development within Redditch Borough. Where employment units are currently vacant it is RBC's aspiration that they are redeveloped for employment purposes. There is an identified need to plan for economic growth for the Borough of Redditch.</p> <p>In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
090 Mr L Teague	<p>'Shell shocked' that our Green Belt is going to be sacrificed to allow thousands of new homes to be built to accommodate ever increasing populations.</p>	<p>Local Authorities should retain the Green Belt but allow an adjustment of boundaries where exceptional circumstances can be demonstrated. In light of the revocation of the RSS announced on 6th July 2010 there is now</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Object to development adjacent to A448 for the following reasons:</p> <ul style="list-style-type: none"> • Narrow lanes cant cope with increased traffic and even the A448 will not be able to cope • There already too many accidents, it is too dangerous. • It would cost millions of pounds to improve roads • There would be increased litter • Light pollution – there is currently no street lighting at all • Public transport is poor with none in Bentley and a once hourly service in Foxlydiat • There is currently no sewerage system • All water would drain into the Bentley Stream System which is heavily overloaded • Flooding is already a problem • The loss of landscape and reduced Green Belt between Redditch and Bromsgrove • No shops <p>Land in Redditch should be developed either at Webheath, Feckenham or Astwood Bank.</p>	<p>the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
091 S Darby	Support growth adjacent to the A448. Object to any development east or west of the A441 due to excessive flooding and traffic.	alongside the potential development targets. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.	Further consultation on Core Strategies and level of development to be delivered.
092 Mr J Hill	General election may impact on decisions on housing numbers in area and current economic recession impacted on supply and demand. All sites in booklet have problems All ADRs in Redditch should be developed first Land for industrial purposes should be taken on strictest sequential basis with the emphasis on filling Ravensbank Business Park first	It should be noted the plan period runs up to 2026 and this takes into account temporary peaks and troughs in the market. Agreed. Noted however the Panel Report states at Paragraph 4.17 page 95 " <i>Even land released from the Green Belt may be appropriate to bring forward at an early stage in some locations in order to facilitate wider objectives, including sustainable development</i> ". The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. It is acknowledged that there are vacant units in the Borough however from evidence base work it is considered that the majority of vacant units are not suitable to meet predicted future needs of economic development. Therefore there is a need to identify land for a variety of	None None Further consultation on Core Strategies and level of development to be delivered. Identify land for variety of employment uses.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Opposed to development east of A441: Traffic congestion. Large scale sporting facility Abbey Stadium likely to generate high traffic demands. Regular flooding/ Water table has risen. Fuel pipe to Birmingham airport. Supports options adjacent A448 and west of A441: A448 dual carriageway giving good access and waste water to Spernal clearer route</p>	<p>employment uses to cater for the employment land requirements. Ravensbank Business Park is currently being built out.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
093 Mr R Barnett	<p>Development is supported adjacent to the A448 for the following reasons:</p> <ol style="list-style-type: none"> 1, There is a dual carriageway with good links between Redditch & Bromsgrove 2, Best links to the proposed new train station at Bromsgrove with large car park 3, The land doesn't flood and is of no Special Scientific Interest 4, There are no major infrastructure problems and limited disruption to local people 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
094 Mrs R Campbell	<p>Object to development of Webheath ADR due to the following:</p> <ul style="list-style-type: none"> • The cost of pumping foul • The inappropriate cost of coping with gradients as well as destroying landscape • WYG did not recommend use of the ADR • Mr Dyer, Inspector of RP12 refused development in the western areas and release of ADR 	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. It will be a requirement of the Developer to consider the sewerage system required, to seek LA approval and subsequently to implement these system. Severn Trent Water has indicated that financial provision could be sought in their financial programme to deliver this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>only if drainage and highway connections could be resolved</p> <ul style="list-style-type: none"> • Concerns over increased traffic • Possible contamination of Curs Lane Wells and Foxydiat Woods • Increased flooding in Feckenham 	<p>Viability appraisal work will be carried out to assess the feasibility of proposed development. The Councils are undertaking further work to assess relevant factors/constraints before determining which sites or sites will be developed. A Transport Assessment will be completed which will assess traffic implications of development. A level 2 Strategic Flood Risk Assessment (SFRA) assesses flood risk on each site.</p>	<p>To complete the Transport Assessment for Redditch including cross boundary locations. Level 2 Strategic Flood Risk Assessment (SFRA) to be completed.</p>
095 Miss A Overton	<p>Objects to all proposals on the grounds that Green Belt should mean Green Belt forever.</p> <p>Green space is essential to the health and well being of our nation. There are serious long term consequences to expanding towns.</p>	<p>The use of the ADRs and Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Green space and health issues this will be considered as part of the Green Infrastructure study.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>To complete a Green Infrastructure Strategy.</p>
096 Deleted 097 Mr & Mrs Harvey	<p>Concerns and disappointment of possible development in Brockhill area and therefore may need to move house. The Brockhill estate is big enough as it stands and enough further development would make</p>	<p>Brockhill is part of the Redditch urban area. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Brockhill itself feel like a town.</p> <p>There is currently sufficient available residential and commercial property. Existing residential areas should be redeveloped instead.</p> <p>Fail to see why a further 7000 dwellings and employment land are needed to the possible detriment of current estates and town residents.</p> <p>Urban open space in Redditch should be retained.</p>	<p>development targets.</p> <p>Redevelopment opportunities have been considered through the SHLAA and ELR. There is still a need to provide new dwellings in addition to this.</p> <p>The housing and employment targets consulted upon were set by the West Midlands Regional Spatial Strategy. For Redditch this is based on the projected need. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The Core Strategy will seek to maintain the open space standards in Redditch as such standards are an integral part of the character of this New Town.</p> <p>This proposal should be submitted as part of the SHLAA process and will be reviewed for the next Redditch SHLAA.</p>	<p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Open space issues to be addressed in Core Strategy. Further consultation to be held on both Core Strategies in November</p> <p>Law Society to be informed of SHLAA process</p>
098 Mr S Louth BNP Paribas Real Estate	<p>The Law Society occupies premises at Ipsley Court, Redditch which is an office development of 3,530m² and set within a 3acre site. Whilst the company currently has no plans to vacate the site it is important to consider the suitability of the site for a range of residential uses (open market, care home or nursing home) in the longer term. The surrounding area is residential in character and accessible by a choice of means of transport with nearby shops and amenities</p>		

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
099 Ms H Pankhurst Natural England	<p>such as Arrow Valley Park. The site has potential for residential development in the future.</p> <p>Biodiversity constraints on the sites/areas which must be considered prior to the final selection. Those of immediate note:</p> <ul style="list-style-type: none"> • Folydiat area – Folydiat Wood Local Nature Reserve, Folydiat and Pitcheroak Woods Special Wildlife Site, Hewell Park Lake SSSI • Area west of the A441 – The replanted Ancient Woodland sections Brockhill Wood and Butlers Hill Wood and the River Arrow Special Wildlife Site, which has a direct connection to Dagnell End Meadow SSSI <p>Recommend a desktop survey of the sites and their surroundings, drawing upon existing information including the county's Habitat Inventory and protected species records held by Biological Records Centre. Welcome the use of the Worcestershire Landscape Character Assessment, however, a number of sites/areas are shown to be highly sensitive, which suggests a presumption against development. How will the Council deal with this information? Have alternative, less sensitive sites been considered and discounted? Will adequate mitigation be secured through CS policies? In terms of Green infrastructure, Natural England</p>	<p>The use of the ADRs and Green Belt areas within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. A Desktop Analysis of available ecological information will be carried out.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>A desktop analysis of ecological information will also be completed and the outcomes of this will inform a Green Infrastructure Strategy where details of site specific requirements for green space can be incorporated to mitigate against a developments effects. Where appropriate Strategic Sites in the Core Strategy can include relevant targets to be achieved. Officers have investigated other sites in Redditch's South West Green Belt as alternative sites but these have been dismissed because of their significant constraints.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Complete a Desktop Analysis of available ecological information. Complete a Green Infrastructure Strategy.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
100 Mrs R Whiteman Environment Agency	<p>advocates the delivery of 40% green space within urban extensions, in line with best practice.</p> <p>The Environment Agency question whether sites can come forward immediately for development? Has consideration been given to any potential infrastructure upgrades required and the timescales, provider commitment and costs for delivering these upgrades? Flood risk was evident as part of the level 1 SFRA on a number of sites and there are a number of un-modelled water courses, which require further assessment in considering flood risk to the identified sites. Welcome the production of a level 2 SFRA.</p> <p>All sites will require minor and/or major infrastructure upgrades for water supply and waste water, for example the WCS identifies A435 ADR, Brockhill ADR, Webheath ADR and Folydiolate Woods as requiring infrastructure upgrades for water supply. Sewage treatment works are currently either at or nearing their capacity - any new sewage infrastructure generally would not be allowed to contain storm overflows; therefore the surface water and foul elements should be separated, utilising SUDs. Webheath ADR and Folydiolate Woods are identified within the WCS as requiring major infrastructure upgrade for capacity of waste water infrastructure.</p> <p>As infrastructure upgrades are required for each site the EA question whether there is</p>	<p>As stated in RBC's draft policy all sites for development that were included in the consultation material could come forward immediately in accordance with the policies in the development plan. Infrastructure information will be re-tested as part of the refresh to the Level 2 Strategic Flood Risk Assessment and Water Cycle Strategy update on required sites. Details of site specific mitigation measures on the strategic sites can be included in the Strategic site policies.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes.</p> <p>Phasing of some sites may be required in light of the revocation of the RSS</p>	<p>To complete Level 2 Strategic Flood Risk Assessment (SFRA) and Water Cycle Study update</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
101 Mr N Denison/R Mitchell	<p>enough detail within the evidence base to confirm the phasing of development is not required. We would seek clarification on this point and the infrastructure planning process (including an implementation plan). Early open engagement with the relevant utility companies is seen as essential for addressing deliverability of sites and consequently the CS.</p> <p>We would expect to see policies within the CS relating to the sustainable use of water and demand management of water, including targets for water efficiency, for example that new housing development is constructed to level ¾ of the Code for Sustainable Homes. Planning authorities should ensure that new development makes sufficient provision for waste management and promote designs and layouts that secure the integration of waste management facilities, including a commitment to waste minimisation. Early consideration should be given to protecting and enhancing through the location, layout and design of the proposed development. On all sites, especially brownfield, should take into account contaminated land and groundwater vulnerability.</p> <p>A) Support to develop land to the East of A441, land to the West of A441 (area to the</p>	<p>announced on 6th July 2010. There is now the opportunity to debate the Borough and District's appropriate levels of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. The need for phasing will be dependent on the types of locations put forward. The locations for major development have not yet been determined making it difficult for utility companies to feedback on timings, costs, upgrades etc.</p> <p>Agreed. A policy on water efficiency should feature in the Redditch Core Strategy and requirements will be based upon the revised Water Cycle Strategy outcomes.</p>	<p>Complete the refresh to the Water Cycle Strategy. Include water efficiency in Core Strategy policy.</p>
		<p>The delivery of cross boundary development is uncertain given emerging</p>	<p>Further consultation on Core Strategies and level of development</p>

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(WYG Gallagher Estates)	<p>east of the railway line only) and Brockhill ADR:</p> <ul style="list-style-type: none"> Gallagher Estates Limited (GEL) owns most of the land and has an option to purchase all; this can ensure timely delivery of necessary development and infrastructure. Around 98.5 ha gross of the GEL controlled land within Bromsgrove is potentially developable, able to deliver around 2600 houses, 14.3ha of employment land (based on the suggested design of the Bordesley Bypass in the report), around 1ha new local centre and around 2ha primary school, substantial areas of informal open space, without encroaching into the 1:100 year flood plain. Within easy driving and cycling distance of Redditch town centre and train station. In close proximity to the Arrow Retail Park (which contains a large food store) Well related to existing major employment areas Easy access to a range of recreational facilities (e.g. leisure centre, outdoor sports facilities, a new planned swimming pool in the Abbey stadium site, the Arrow Valley Country Park, a golf course) Served by a full range of schools Majority of land outside the designated Landscape Protection 	<p>changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p>	<p>to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Area and Area of Great Landscape Value</p> <ul style="list-style-type: none"> • A major opportunity to create a linked, multifunctional network of green space • Transport Assessment conducted shows M42 junction 2 is able to accommodate all the developments without any improvements • GEL is willing to provide both the land required to build the relief road and an appropriate contribution towards its development if the areas mentioned are developed • No over-riding constraints to the development of land to the east of A441 in terms of provision of water, gas, electricity and telecommunications facilities <p>B) Support to develop land to the West of A441 (area to the east of the railway line only). Brockhill ADR for employment use: Commercial interest to this land is relatively high compared to other parts due to the accessibility of this land to the main road network. Safeguard the land to bring forward a Bordesley relief. Support Brockhill ADR used for employment, together with the ADR, the area can form a major new employment area. Transport Assessment shows that the 20ha employment use can come forward before the completion of the relief road. Existing sewage discharge can accommodate the land to be used for employment without materially worsening the existing network. Infrastructure relating</p>		

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
102 Mr T Richards H&W Earth Heritage Trust	<p>to portable water, electricity, gas and telecommunications can be provided through extension of the existing networks.</p> <p>Encourage development outside of designated landscape areas. Should consider the natural environment when drawing the preferred option. Ensure the natural environment is fully integrated and enhances as the result of any development</p>	<p>There are no formal landscape designations on land within Redditch. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. To inform this decision making a Desktop Analysis of available ecological information will be carried out together with a Green Infrastructure study. This will form part of the evidence base and will identify any constraints to development and/or appropriate mitigation measures.</p>	<p>Further consultation on Core Strategies and level of development to be delivered. Complete a Desktop analysis of available ecological information</p>
103 Mr J Coleman William Davis	<p>East of A441 – Proposed site(s): Bordesley Park - Storage Lane to the north, Dagnell End Road to the south, Icknield Street to the east, Bordesley Village/ Birmingham Road to the west.</p> <ul style="list-style-type: none"> • Land at Dagnell End is the south east corner of the Bordesley Park site, lying to the north of Dagnell End Road and west of Icknield Street. • Land to the west of Dagnell Brook is the middle part of the site, to the west of Dagnell Brook. <p>Specific attributes of the Bordesley Park site:</p> <ul style="list-style-type: none"> • Physically adjacent to the developed northern edge of 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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	<p>Redditch</p> <ul style="list-style-type: none"> Development of the site will still leave the gap between Redditch and Birmingham substantial and would not give rise to any threat of coalescence Enclosed/ defined by local topography The character and quality of surrounding rural villages – Beoley, Rowney Green and Bordesley, can be safeguarded appropriately through the development of the Bordesley Park site Development of the site can be linked into existing service facilities and can deliver improvements to transport infrastructure and to service utilities infrastructure <p>Development, whilst necessarily taking account of site factors such as floodplain of the Dagnell Brook, can retain and develop elements of Green Infrastructure</p>		
104 Miss V Kendrick CPRE	<p>The Winyates Green Triangle (WGT) is a wetland nature site and given that access facilities are already available, the idea of a 'Diversification Park' should be accommodated there.</p> <p>There is nothing site specific mentioned about the WGT (yellow on the map) except that the site will be examined in Stratford upon Avon DC's Core Strategy. According to Stratford DC, RBC has identified to use the site as 'Diversification Park'.</p> <p>Stratford DC supports the principle of this</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>A detailed ecological survey has been</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Do not progress Winyates Green</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
105 Miss V Kendrick CPRE	<p>form of employment use and has a proposal, by which one of the requirements is 'to retain and where necessary replace the mature hedgerow along the western boundary of the site'. The question is how to 'replace' a mature hedgerow? The East of Redditch Proposals Map of Stratford DC shows the Far Moor Lane boundary of WGT along Longhope Close. This boundary length is a mature hedgerow with veteran oaks along the Green Lane. The Green Lane follows the WGT boundary to the A435 where there is a 'white' gap. It is considered that the WGT and the white gap could serve as a linear park and include cycle and pedestrian routes, linking to the Ardens Close Nature Reserve.</p> <p>Foxydiate/ Webheath – Hewell Road is a busy road and divides the Foxydiate area. The view was fields with trees/ woods at the far distance, which is of high landscape value.</p> <p>West of the A441 – Brockhill Road is a narrow, pretty quiet road. There were fields and at the far end trees and woods. The opposite side had fields and copses of high landscape value. Proposals close to Butlers Hill Wood and Brockhill Wood should be immediately beside the boundaries to avoid fly tipping and storage of goods of any sort, as this happen around all Redditch woods. A clear buffer strip is required to protect the open space and for it to be monitored. East of the A441 – Weights Lane is a single width track, with newly planted whips and a</p>	<p>undertaken on the Winyates Green Triangle site which does indicate that there are constraints to development. A Transportation Study for the Winyates Green Triangle site has also been undertaken which evidences that access to the site is difficult and expensive. The combined issues suggest that employment development on the Winyates Green Triangle site would be unviable and not deliverable; therefore Officers recommend that this site is not progressed any further in the Core Strategy for Redditch. Officers will liaise with Stratford District to discuss progressing this matter.</p> <p>The use of the ADRs and Green Belt areas within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Triangle as a Strategic Site.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
106 Ms D Williams ST Water	view of industry below on one side, and has the boundary of the prison on the other side. Would people buy a property next door to a prison? Both East and West of A441 - It is suggested that the Bordesley Bypass could progress and the train station being re-located along the line. But there is nothing to support their achievements. Involved in the Water Cycle Study to identify any water infrastructure issues, hence no comments.	Noted	None
107Mr & Mrs S Walker	East & West of A441 – A441 very busy, lack of infrastructure, topography of the surrounding land leading to flooding, increase in traffic on a single road. Will spoil the view to the back of our garden. Adjacent A448 – infrastructure already in place, proximity to schools.	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.	Further consultation on Core Strategies and level of development to be delivered.
108 Mr & Mrs S Bloomfield	Objects to Option adjacent to A448 particularly Upper Bentley and Banks Green due to: <ul style="list-style-type: none"> • Loss of identity • Reduction in gap between Bromsgrove and Redditch • Loss of Green Belt land • Loss of working farms • Major infrastructure improvements required, roads and utilities • Disastrous effect on local environment and identity of local villages 	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. Efforts will be made to maintain significant Green Belt gaps between Redditch and Bromsgrove and Birmingham in the selection of strategic sites to meet Redditch's development targets.	Further consultation on Core Strategies and level of development to be delivered. Ensure that maintenance of Green Belt gaps between Redditch and surrounding settlements is a consideration in Strategic Site selection.
109 Mr M Thomas	Does Redditch still need 7,000 homes now it is no longer an SSD? Development to the north of Redditch will encourage migration from MUA. Option adjacent to the A448 is	Housing figures that were consulted on were set by the WMRSS. The target of 7000 for Redditch was based on population projections and Redditch's	Further consultation on Core Strategies and level of development to be delivered.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>preferred.</p> <p>Extend the A435 dual carriageway to accommodate development between Redditch and Studley.</p> <p>Develop on Redditch's Parkland instead of the Bordesley countryside.</p>	<p>indigenous needs up to 2026. The designation of an SSD did not influence these figures. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>This option has already been discounted in WYG 1. It is also stated at Paragraph 8.84 of the PINS Panel Report "We <i>reluctantly conclude that it would be inappropriate to recommend development within the Studley area</i>". The Councils will however look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>A Strategic Housing Land Availability Assessment (SHLAA) is annually completed which details all land available for housing in Redditch. The Core Strategy will seek to maintain the open space standards in Redditch as such standards are an integral part of the character of this New Town.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Include appropriate policies in relation to open space. Further consultation to be held on both Core Strategies in November</p>
110 Mr M Sackett Miller/Persimmon (111)	The urban extensions must be planned on a cross boundary basis applying spatial planning principles and not slavishly adhering to the rounded housing growth and employment land splits, where greater	The joint consultation booklet stated "it should be stressed that the boundaries of the options presented below are flexible and represent potential locations for growth. As these boundaries are not fixed	Future proposed urban extensions to be planned and negotiated to achieve the most sustainable planning outcomes.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>sustainability can be achieved through careful master planning.</p> <p>Support Brockhill ADR and the two Green Belt areas to be allocated for housing. Support development of Webheath ADR. Opposed to residential use of A435 ADR as</p> <ul style="list-style-type: none"> • remote from town centre • not well integrated with existing residential neighbourhoods, • lacks the scale to create balanced local communities. • coalescence with Mappleborough Green • more suitable for employment use • no proposal from Stratford-on-Avon to include the narrow strip between A435 and the Redditch ADR land • WMRSS Panel report indicated that development here would be limited due to traffic problems on the A435 <p>Support to exclude 1) the southwest greenbelt areas of Redditch (near Webheath ADR/ a new settlement), 2) greenbelt near Astwood Bank and/or Feckenham, 3) existing open space, as potential locations for strategic housing growth</p> <p>Opposed to allocation of land for development at the East of A441 (Bordesley Park), Land in the Arrow Valley areas between the A441 and the railway line, reasons are:</p> <ul style="list-style-type: none"> • Loss of openness through 	<p><i>the amount of new dwellings in each option is not specified at this stage”</i>.</p> <p>The use of the ADRs and Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>The evidence underpinning the judgements to exclude these areas as potential development options remains relevant and un-opposed, therefore these options are not recommended to be included in further consultation.</p> <p>In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District’s appropriate level of growth. The delivery of cross boundary changes to the planning system and the</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>encroachment and sprawl into a sensitive area of greenbelt north of the town, which is perceived as an open lung between Redditch and Alvechurch.</p> <ul style="list-style-type: none"> • Significantly narrowing the gap between Redditch and Alvechurch • Complete coalescence between Redditch and Bordesley, unless development restricted to south eastern part of the East of A441 area. • Adverse landscape impact on the sensitive Arrow Valley and Bordesley Park character areas • Greater likelihood of car-borne commuting to Birmingham and Solihull due to location on A441 corridor (against Panel Report Policy SS11), so its strategic accessibility to the M42 should not be seen as an advantage. • Poor integration within the existing urban area of Redditch • Further away than land at Brockhill East to the town centre and not significantly closer than land at Brockhill West • No development should be considered north of Weights Lane. • Progression of Bordesley Bypass is not dependent upon the selection of the East of A441 option as implementation policies can secure contributions from any selected sites. 	<p>revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. Bordesley is not a defined settlement and therefore coalescence of settlements in this location is not a relevant consideration.</p>	

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<ul style="list-style-type: none"> • WMRSS & BDC refuted the conclusions of the WYG2 report which suggested 'Bordesley Park' as the most suitable location for growth. <p>Support - Adjacent A448 (east of A448 'Brockhill West' owned by Miller Homes)</p> <ul style="list-style-type: none"> • The inspector of Bromsgrove Local Plan modification stage recognised the sustainability of the location (i.e. land west of Brockhill including land at Oxstalls Farm) and the land's limited role against Green Belt purposes but concluded that a strategic policy context was required. • The northern part of Foxlydiat/ Webheath integrates directly with the adjoining Brockhill development where access links already exist (i.e. the distributor road network of the town via Brockhill Drive, and the strategic road network via the A448 junction at Foxlydiat) • There are clear opportunities to create an effective green infrastructure on the edge of the town which protects and enhances the setting of Hewell Grange Park • Logical direction of growth to the existing Brockhill development that has been designed, approved and implemented, to be extended westwards. The Redditch Growth Consultation documents have identified the release of the 		

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Brockhill ADR and Green Belt land in Redditch as necessary for the provision of 4000 dwellings.</p> <ul style="list-style-type: none"> • Redditch <i>Revised Development Strategy</i> paper indicates Foxlydiate greenbelt site a capacity of 190 dwellings, assuming development at Brockhill West would provide retail facilities. A cross-boundary comprehensive mixed use development of some 2000-2250 dwellings would ensure a wide range of facilities and public transport improvements to the benefit of the wider area. • FPCR has examined the landscape sensitivity and potential visual impact of development and concluded that the area is well contained within the wider landscape and that large scale residential and mixed use development can be satisfactorily accommodated at Brockhill West. • RPS Engineering has formulated a drainage strategy in liaison with Severn Trent Water and a surface water strategy in accordance to EA's requirements. • Can deliver 2000 to 2,250 dwellings up to 2026 <p>Opposed to allocation of land south of the A448 for development because of:</p> <ul style="list-style-type: none"> • Its poor potential for integration with the town and greater likely dependence on car borne travel. 		

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<ul style="list-style-type: none"> • It is more suitable for employment use due to its location relative to the A448 and maybe considered to provide a longer term opportunity to create a 'gateway' investment location on the western approach to Redditch. <p>Support - West of A441 (Central part 'Brockhill North and East' owned by Persimmon)</p> <ul style="list-style-type: none"> • Can deliver 1,850 dwellings (850 in Redditch; 1000 in Bromsgrove) • Housing would be provided in conjunction with the IN67 existing employment land allocation in Redditch plus other social and green infrastructure and facilities • Further potential for employment land on Redditch ADR (controlled by Gallagher Estates) and Weights Farm Business Park (controlled by Gallagher and Persimmons) • Provide significant improvement to the foul drainage network. • Western part of the West of A441 option is exceptionally well contained in the landscape where views from the north and northwest are screened by Butler's Hill Wood and the ridgeline which is proposed to be kept free from built development screens views from the east. • Based on the assumption that Bordesley Bypass is completed, the roundabout at Weights Lane would 		

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	<p>become part of the distributor road and provide another alternative to Windsor Road reducing any congestion pressures that may otherwise result.</p> <ul style="list-style-type: none"> • The land adjacent to the railway line is a logical extension of the Brockhill ADR lands and forms the lower slopes below the ridgeline • Minimise any perception of narrowing of a gap between Redditch and other settlement. • FPCR has examined the landscape sensitivity and potential visual impact of development and concluded that the area is well contained within the wider landscape and that large scale residential and mixed use development can be satisfactorily accommodated at Brockhill North and East. • Concurs with RBC consultation paper that there would be no significant positive or negative effects in SA terms if Brockhill North and East were developed. • Can integrate with existing communities within the town, and to extend and improve public transport services to the benefit of the wider area • To achieve the most sustainable form of development, Green Belt land in Bromsgrove district next to the Brockhill ADR should be 		

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>developed.</p> <ul style="list-style-type: none"> • RPS Engineering has formulated a drainage strategy in liaison with Severn Trent Water and a surface water strategy in accordance to EA's requirements. • Logical direction of growth to the existing Brockhill development that has been designed approved and implemented to be extended westwards. And the Redditch Growth Consultation documents have identified the release of the Brockhill ADR and Green Belt land in Redditch as necessary for the provision of 4000 dwellings. • Employment use to the east of the railway is suitable because it can create a 'gateway' investment location on the northern approach to Redditch, adjacent to the planned roundabout junction between the A441 Bordesley Bypass, Weights Lane and the current A441 and Dagnell End Lane. • Urban extension to the north west (including Brockhill West and incorporating land at Brockhill East, has the potential to expand the existing green infrastructure already established in the borough through the retention of green corridors along the Red Ditch and Batchley Brook valleys and linking the existing areas of woodland. • Will not significantly reduce the gap 		

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>between Redditch and the surrounding villages of Blackwell and Alvechurch due to the substantial size of the gap. Also, the railway line served as a defensible boundary.</p> <ul style="list-style-type: none"> The Brockhill East, West and North areas are closer to facilities and can most readily be integrated with the town <p>Support for urban extension to the north west (including Brockhill West and incorporating land at Brockhill East, has the potential to expand the existing green infrastructure already established in the borough through the retention of green corridors along the Red Ditch and Batchley Brook valleys and linking the existing areas of woodland.</p> <ul style="list-style-type: none"> Will not significantly reduce the gap between Redditch and the surrounding villages of Blackwell and Alvechurch due to the substantial size of the gap. Also the railway can act as a defensible boundary. The land has been assembled and is promoted jointly by house-builders with considerable experience in delivering large scale mixed use urban developments. There is no significant constraint to the master planning of the area and the delivery of development. The Brockhill East, West and North areas suggested above can fully 		

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>meet the 3000 dwellings requirement.</p> <p>Propose land to the north of Brockhill Wood to be included for long term development beyond 2026. May be suitable for long term development beyond 2026, linking urban extensions at Brockhill East, West and North proposed for the current development.</p> <p>Brockhill ADR and land at Abbey Stadium site - It was concluded in 2006 through Local Plan No.3 that land in the Brockhill East area was needed for employment use. The employment land proposal was therefore part of a comprehensive scheme where the costs of the infrastructure needed for the area would be paid for through the residential element. As a result, there have been delays in securing the delivery of the IN67. Appeal for the application for retail and day nursery uses on land fronting Hewell Road in association with road access details into the ADR land and B1 use on at first phase of the IN67 was partially allowed without the retail element, which make the scheme unviable and IN67 remains unserviced. A 14 dwelling residential scheme on the Hewell Road will be determined in March 2010, which will allow a first section of the access road towards the ADR and IN67 site to be implemented.</p> <p>Green Belt land at Brockhill - Mixed use urban extension for which the detailed</p>	<p>The use of sites for safeguarded land will be consulted upon in the Core Strategy alongside the potential development sites and targets.</p> <p>Noted. Application approved and access to enable delivery of IN67 can be established.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p> <p>Further consultation on Core</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>disposition of land uses remains to be determined. If to be developed for residential use, can deliver around 400 dwellings having regard to the landscape constraints and opportunities for mixed use approach.</p>	<p>Capacity of Green Belt area at Brockhill is estimated at around 300 dwellings, combined with 425 on Brockhill ADR and other necessary facilities or services. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p>	<p>Strategies and level of development to be delivered.</p>
112 Mr R Wells Savills	<p>Supports use of Ravensbank ADR and considers it should be brought forward in the Bromsgrove Core Strategy as employment site to meet longer term requirements of Redditch. Considers it should be brought forward in advance of other new greenfield allocations, as the principle has already been adopted in local plan. The ADR is close to the A435 and the motorway network, make it an attractive proposition to business. Logical extension by enlarging the successful Ravensbank estate.</p> <p>Proposes adjacent area for extension of development, part of which falls within Stratford on Avon district. To reconsider the use of the Winyates Triangle for residential development, due to its proximity to the existing housing along Far Moor Lane.</p>	<p>The Ravensbank ADR has been designated to deliver employment development to meet Redditch's needs. This does not however pre-determine that any further delivery on Ravensbank should be developed before other greenfield sites.</p> <p>A detailed ecological survey has been undertaken on the Winyates Green Triangle site which does indicate that there are constraints to development. A Transportation Study for the Winyates Green Triangle site has also been undertaken which evidences that access to the site is difficult and expensive. The combined issues suggest that employment development on the</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Do not progress Winyates Green Triangle as a Strategic Site. Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
113 Mr & Ms DS/C Marks/ Hirst	<p>Opposed to development of Green Belt in Redditch at Foxlydiat as;</p> <ul style="list-style-type: none"> • Appears to have only been selected as it is one of the few remaining areas within Redditch • Area is rural and quiet • Not well served by public transport • Highly sensitive wooded estate • Drainage difficult on site • Area attractive to wildlife • Not well served by infrastructure, shops, petrol stations, limited schooling, no restaurants, no recreational amenities • Inadequate road network • Proximity to Hewell Grange Prison and need to keep roads free from congestion 	<p>Winyates Green Triangle site would be unviable and not deliverable in this plan period; therefore Officers recommend that this site is not progressed any further in the Core Strategy for Redditch. Officers will liaise with Stratford District to discuss progressing this matter. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS.</p> <p>The use of the Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. Public transport provision will be in accordance with the Local Transport Plan, which advocates a modal shift in Redditch. The Councils are undertaking further work to assess relevant factors/constraints before determining which site or sites are suitable for development. A level 2 Strategic Flood Risk Assessment (SFRA) assesses flood risk on each site. It will be a requirement of the developer to consider the sewerage system required, to seek LA approval and subsequently to implement these system. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes. A desktop analysis of available ecological information will be carried out.</p>	Further consultation on Core Strategies and level of development to be delivered.
Opposed to option in Bromsgrove to develop adjacent to A448		<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the</p>	Further consultation on Core Strategies and level of development

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<ul style="list-style-type: none"> • Impact on unspoilt area • Traffic noise and pollution • Visual impact on crest of a hill; • Redditch is a "town of the shires" and should remain so <p>Considers Brockhill more suited to development as:</p> <ul style="list-style-type: none"> • Existence of Brockhill ADR predicts its future development • Area already blighted by existing development • Land contours hide industrial areas • Closer to town centre and local amenities <p>West of A441-</p> <ul style="list-style-type: none"> • Convenient to transport routes to employment in the town centre or north to Birmingham • Should not be development in Brockhill Wood <p>East of A441-</p> <ul style="list-style-type: none"> • Best option in terms of location and accessibility • Least affect on wider area <p>Alvechurch/M42 (from Bordesley towards M42)</p> <ul style="list-style-type: none"> • Ideally placed • Unattractive countryside • Flat • Probably not prone to flooding • Better in terms of infrastructure 	<p>revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. A Transport Assessment will be completed which will assess traffic implications of development.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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	<ul style="list-style-type: none"> Easily accessed to Alvechurch (shops, Post office, schools, hairdressers) <p>Would help with Alvechurch regeneration</p> <p>Other options- Beoley</p> <p>Astwood Bank/Studley as-</p> <ul style="list-style-type: none"> Close to A441 and A435 Well placed to develop towards Stratford Infrastructure would require less development Countryside less rolling and interesting More easily integrated 	<p>Beoley was not presented as an option for cross-boundary development during the consultation period for many factors not least as it is a village Conservation Area of distinctive rural character</p> <p>This option has already been discounted in WYG 1. It is also stated at Paragraph 8.84 of the PINS Panel Report “We <i>reluctantly conclude that it would be inappropriate to recommend development within the Studley area</i>”. The Councils will however look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>None</p> <p>None</p>
114 115 Mr J Keevil	<p>deleted</p> <p>Opposed to development adjacent to Upper Bentley:</p> <ul style="list-style-type: none"> Already severe flooding issues in the area and further development will exacerbate the problems Traffic – already busy on the country lanes at peak hours, which is quite dangerous Should consider filling the empty houses before develop more 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. It is inevitable that towns will have a certain proportion of empty homes. However Redditch’s housing needs up to 2026 are for 7000 new homes</p> <p>The use of the ADRs within Redditch and other sites for development will be</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
116Mr Carl Davis	<p>Opposed to development of Brockhill ADR, Green Belt adjacent to the Brockhill ADR</p>		<p>Further consultation on Core Strategies and level of development</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>and Foxlydiatle woods because:</p> <ul style="list-style-type: none"> • Landscape - Current Brockhill estate nestles in a natural bowl, the hill gets higher up towards Hewell Lane that means development will become more visible from public footpaths off Hewell Lane, making the greenbelt boundary less obvious. Same applies to the hill at Foxlydiatle which can be seen from distant. • Drainage – the fields to the south west of Brockhill towards the Bromsgrove Highway Island (see map) often gets water saturated and there is a livestock watering hole underneath. • Biodiversity – Old oak trees around Brockhill ADR have been the nest sites for buzzards. Deers appeared in the fields. Development will affect the diverse wildlife. • Traffic – The island fed by Hewell Lane, Brockhill Drive, Birchfield Road and the Bromsgrove Highway is currently over-capacity. Any development will worsen the traffic problems and make it very risky to walk along Hewell Lane with the fast traffic (60-70mph). Significant highways modification will be needed if development proceeds. • Greenbelt function – development will significantly reduce the gap to villages of Bentley, Banks Green, Tardebigge (and Tack Farm). 	<p>consulted upon in the Core Strategy alongside the potential development targets. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. A level 2 Strategic Flood Risk Assessment (SFRA) assesses flood risk on each site. A Desktop Analysis of available ecological information will be carried out. A Transport Assessment will be completed which will assess traffic implications of development. Open space will be considered as part of the Green Infrastructure study, which will take into account previous studies such as the Open Space and Recreation Assessment and Open Space Needs Assessment (PPG17). Efforts will be made to maintain significant Green Belt gaps between Redditch and Bromsgrove and Birmingham in the selection of strategic sites to meet Redditch development targets.</p>	<p>to be delivered. Level 2 Strategic Flood Risk Assessment (SFRA) to be completed. Complete a Desktop analysis of available ecological information. To complete the Transport Assessment for Redditch including cross boundary locations. Ensure that maintenance of Green Belt gaps between Redditch and surrounding settlements is a consideration in Strategic Site selection. Green Infrastructure study to be completed.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Support to develop East of A441:</p> <ul style="list-style-type: none"> • Good access to town centre, A441 and motorway <p>Alternative proposal – Golf Course. Many green spaces not currently accessible to the public (such as golf courses). Why would we develop on established Green Belt in preference to golf courses?</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The Core Strategy will seek to maintain the open space standards in Redditch as such standards are an integral part of the character of this New Town.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p>
117 E Neale Warwickshire County Council	<p>Support the use of Winyates Triangle ADR for employment but subject to:</p> <ul style="list-style-type: none"> • Protection of the mature planting along the A435 corridor as it provides a strong buffer between the rural character to the east and the urban form of Redditch to the west. • Preservation of the separate identity of Mappleborough Green • The resolution of the access issues 	<p>A detailed ecological survey has been undertaken on the Winyates Green Triangle site which does indicate that there are constraints to development. A Transportation Study for the Winyates Green Triangle site has also been undertaken which evidences that access to the site is difficult and expensive. The combined issues suggest that employment development on the Winyates Green Triangle site would be unviable and not deliverable; therefore Officers recommend that this site is not progressed any further in the Core Strategy for Redditch. Officers will liaise with Stratford District to discuss progressing this matter. Winyates Green Triangle is not designated as an ADR.</p>	<p>Do not progress Winyates Green Triangle as a Strategic Site.</p>
118 Mrs P Gateley	<p>Opposed to development of Webheath ADR, greenbelt land near Foxlydiate and area adjacent to A448:</p>	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<ul style="list-style-type: none"> • Reduce the distance between Redditch and Bromsgrove, no defensible boundary • Why is the Green Belt no longer sacrosanct? <p>Mismatch of housing numbers and jobs (no jobs for people due to the decline of manufacturing industry) How can the government decide that more houses will be needed when people are leaving Redditch?</p> <ul style="list-style-type: none"> • Heavily flooded at Copyholt Lane, Cur Lane, Holyoakes Lane, Gypsy Lane, more development will worsen the existing flooding problems 	<p>alongside the potential development targets. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Development targets consulted upon were allocated through the Regional Spatial Strategy taking note of national population projections. These development targets for Redditch Borough were for natural growth needs. In relation to manufacturing, a priority for Redditch Council is Economic Development, as part of this diversification of the economy is a key issue. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment and Level 2 SFRA is conducted to assess flood.</p> <p>A Transport Assessment will be</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Level 2 Strategic Flood Risk Assessment (SFRA) to be completed</p> <p>To complete the Transport</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<ul style="list-style-type: none"> Existing roads can't accommodate more traffic Drainage and sewage system need to be upgraded to accommodate the development. Millions of pounds would have to be spent to satisfactorily deliver a good drainage/sewage system due to the steep slope of the site and the upgrading of the areas roads. this area slopes away steeply from the B4096. How will the roads cope with houses/business premises on the high steeply sloping ground, generating more water into the ground? It is desirable to have large swathes of green between urban developments? <p>Options east and west of the A441 have more room to spread if the Green Belt is to be destroyed.</p> <p>What is there to attract people to Redditch with the decline in manufacturing?</p>	<p>completed which will assess traffic implications of development.</p> <p>It will be a requirement of the Developer to consider the sewerage system required and to implement the system. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes.</p> <p>Topography is a consideration when determining the location for development but not necessarily a constraint.</p> <p>A Green Infrastructure study is being carried out which will examine such issues.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The WMRSS identified that 68 hectares of land for employment development would be required for the Boroughs needs up to 2026, 31 hectares of which to be provided</p>	<p>Assessment for Redditch</p> <p>Complete further feasibility work to determine the most appropriate location for new development</p> <p>None</p> <p>Green Infrastructure strategy to be completed.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
119 Mr C Narrainen	Support option adjacent to A448 Bromsgrove Highway	<p>within the Borough. There is a need to identify land for a variety of employment uses to cater for the employment land requirements. There is an identified need to plan for economic growth for the Borough of Redditch. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	Further consultation on Core Strategies and level of development to be delivered.
120 121 D Clark	deleted With regard to the above policy document the council(s) should go to the web address as below and consult the Network Rail Route Utilisation Strategy (RUS) for information on railway infrastructure developments in their area. http://www.networkrail.co.uk/asp/4449.asp	Comments noted	None
122 Mr M Whitworth	Objection to Foxlydiate/Webbeath Opposed to building on Green Belt and the area floods	The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. The delivery of cross boundary	Further consultation on Core Strategies and level of development to be delivered. Level 2 Strategic Flood Risk Assessment (SFRA) to be completed.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
123 Mr P Frost	Support east of A448 and west of A441, should be planned together incorporating a green corridor. Good transport system by A448. National grid has IP Governor station at Tack Farm and Weights lane. West of A448 would be less cost effective.	development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. A level 2 Strategic Flood Risk Assessment (SFRA) assesses flood risk on each site The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. The provision of green corridors will be considered in the Green Infrastructure Study.	Further consultation on Core Strategies and level of development to be delivered. Green Infrastructure study to be completed.
124 Mr T Reeves	Foxyliate/Webbeath has poor topography for development, local flooding issues and a number of woods acting as a constraint	The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. A level 2 Strategic Flood Risk Assessment (SFRA) assesses flood risk on each site	Further consultation on Core Strategies and level of development to be delivered. Level 2 Strategic Flood Risk Assessment (SFRA) to be completed.
125 Mrs D Snaddon Rowney Green Residents Association	Supplementary info to response No67 List of birds seen in area of Rowney Green as in WMRSS SA states that "birds provide	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the	Further consultation on Core Strategies and level of development to be delivered.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
126 H Davies Tutnall and Cobley Parish Council	<p>a good indication of the state of wildlife in the countryside”</p> <p>Not convinced 3000 houses are needed and believe figures based on out of date statistics.</p> <p>Also many empty houses in area which could be brought into occupation.</p> <p>Believes Bromsgrove DC has already met governments housing target</p> <p>Foxlydiate/Webbeath (Adjacent A448) and Brockhill (west of A441) Opposed to development on grounds of : <ul style="list-style-type: none"> Adverse effects of traffic due to </p>	<p>revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>RBC contested the housing figures at the EIP into the Phase 2 review of the RSS however this argument was not accepted by the Inspectors as detailed in the Panel Report. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>It is inevitable that towns will have a certain proportion of empty homes. However Redditch's housing need up to 2026 has been determined as 7000 new homes and there are relatively few empty homes in the Town</p> <p>This is a separate issue. This consultation was based on Redditch's growth needs up to 2026. Further consultation in relation to Bromsgrove's needs is scheduled for November 2010.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>inadequate capacity of existing roads</p> <ul style="list-style-type: none"> • Inadequate infrastructure for e.g. schools, medical facilities etc • Adverse impact on Green Belt • Doubts if there will be sufficient employment for additional 3000 people leading to increased commuting and its adverse impact <p>Supports development at Bordesley (east of A441) as does not think development here will have adverse impact on Parish</p>	<p>therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	
<p>Respondent No./Name 317 BEDFORD-SMITH</p>	<p>Summary of comment</p> <p>Strongly opposes development at Webheath ADR. Reasons against development due to a number of concerns: <u>Foul sewerage pumping restrictions</u>, <u>Two Foul sewers are required</u> which will need a pumping mechanism which is expensive</p> <p><u>Flooding</u> Increase of flooding downstream which will be expensive to rectify and likely to increase due to development.</p>	<p>Joint Officer response</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be requested on sites to compensate for this. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes.</p> <p>The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess flood risk to the site. Development at Webheath ADR would satisfy the Sequential Test within</p>	<p>Proposed action arising from the comment</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Complete Level 2 SFRA and request and Site Specific Flood Risk Assessment. Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Traffic</p> <p>Extra traffic along Blackstitch Lane and Heathfield Rd</p> <ul style="list-style-type: none"> • Safety issues at Church Rd due to restricted sight lines • Diminishing capacity at Junction 5 of M5 and Junction 3 of M42 • All development should be North West of the A448 • Construction of Bordesley By-pass is required 	<p>Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will assess the impact of development on the flooding and outline mitigation measures if necessary. Flooding issues are an important consideration but may not necessarily prohibit development. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>A Transport Assessment will be completed which will assess traffic implications of development at the Webheath ADR.</p>	<p>To complete the Transport Assessment for Redditch.</p>
127 HEAPHYS	<p>Support development to the north or north west of the town due to the location of the Abbey Stadium.</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. It is accepted that proximity to such facilities can influence the decisions on which locations are more preferable for development.</p> <p>Previous infill development sites in</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
128	<p>High density infill development in existing</p>		<p>To complete a Transport</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
HEMMING	<p>communities is unsustainable and should not be pursued particularly in areas such as Headless Cross and other western areas as it leads to pressure on water and power supply and traffic issues.</p>	<p>Headless Cross (e.g. along Feckenham Road) have an average density of 14.6 dwellings per hectare which is significantly lower than in other areas. Officers consider that the infill development at Feckenham Road is in-keeping with the character of the immediate area and the resulting lower density levels were appropriate in this location. Water and Power supply can be provided anywhere in the Borough. A Transport Assessment will be completed which will assess traffic implications of development.</p>	<p>Assessment for Redditch Borough.</p>
129 DIOCESE	<p>Want to ensure that communities are built not just houses. This has implications for community facilities and the phasing of development. Each new development should have a full range of community facilities for example using existing church buildings for wider community use. Developments should be phased to ensure small communities are formed with the facilities they need.</p> <p>Section 106 and Community Infrastructure Levy should be used for community facilities.</p> <p>Environmental considerations must be a high priority, with existing important habitats preserved with other green spaces provided. Houses should be constructed to the highest environmental standard.</p>	<p>This approach is advocated at national level and has many benefits. Officers will ensure this approach is taken.</p> <p>Planning obligations can be used to assist in enhancing existing community facilities and providing new community facilities, ensuring it enables development.</p> <p>This approach is advocated at national level and has many benefits.</p>	<p>None.</p> <p>None.</p> <p>None.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	Public transport must be provided to all parts of each development to reduce private car use wherever possible.	Public transport provision will be in accordance with the Local Transport Plan, which advocates a modal shift in Redditch. The Preferred Draft Core Strategy promotes a modal shift in line with the Local Transport Plan.	None.
130 WAREING	<p>Housing is required. Support the proposal to build 3,000 houses in Bordesley/ Beoley but it should be a balanced community.</p> <p>There is spare land suitable for housing in Redditch and in adjacent areas of Warwickshire, which should be utilised.</p>	<p>Beoley was not presented as an option for cross-boundary development during the consultation period as it has been deemed unsuitable, as stated in the consultation leaflet. Bordesley is a potential option to be investigated further.</p> <p>A Strategic Housing Land Availability Assessment (SHLAA) is annually completed which details all land available for housing in Redditch. A previous study ('Study into the future growth implications of Redditch Phase 1', by WYG) discounted land in Warwickshire between The Slough and Icknield Street Drive/ Washford Mill Island. A detailed ecological survey has been undertaken on the Winyates Green Triangle site which does indicate that there are constraints to development. A Transportation Study for the Winyates Green Triangle site has also been undertaken which evidences that access to the site is difficult and expensive. The combined issues suggest that employment development on the Winyates Green Triangle site would be unviable and not deliverable; therefore Officers recommend that this site is not progressed any further in the Core</p>	<p>To investigate Bordesley as a development option.</p> <p>Do not progress Winyates Green Triangle as a Strategic Site.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
131 SANDERS	<p>Support for Bordesley By-pass.</p> <p>Owner of land East of A441 (no location plan supplied), reasons provided for suitability of land for development.</p>	<p>Strategy for Redditch. Officers will liaise with Stratford District to discuss this matter.</p> <p>Given that the delivery of cross boundary development is being reconsidered, the need for the Bordesley bypass is uncertain. The Transport Assessment will assess whether Bordesley By-pass is required.</p> <p>Respondent has been advised to submit site to Bromsgrove District Council. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered for Redditch. To complete a Transport Assessment for Redditch.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
132 HATTERSLEY	<p>Would like input into the HCA's proposal for the A435.</p> <p>Any future employment development needs to be kept to the west of Claybrook Drive, far from Mappleborough Green and proposed new homes (due to impact of noise and smell).</p> <p>Tree plantations along Claybrook Drive</p>	<p>Officers endeavour to engage all landowners to ensure comprehensive delivery sites. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>The land to the west of the southern part of Claybrook Drive is already developed with employment uses. Should the A435 ADR site (i.e. east of Claybrook Drive) be progressed the impacts of development types can be mitigated against.</p> <p>The tree plantations may provide a</p>	<p>Continue to engage with all participating landowners to progress delivery of the Core Strategy. Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>need to be retained, preserved and improved upon.</p> <p>Request a technical specification of the definition of affordable housing. Concerned about proposals to build affordable housing in Mappleborough Green. Higher value and quality houses should be provided in the land surrounding Broadacres Farm.</p> <p>Housing built by the HCA should be sympathetic to the location of Mappleborough Green.</p> <p>Question the amount of research done of the traffic flows on the A435 and Claybrook Drive at peak periods, consideration needs to be given to additional traffic from a number of new homes proposed.</p>	<p>suitable buffer where Officers consider there to be value. However it should be noted that unless said trees are protected by a Tree Preservation Order land owners are within their rights to remove trees.</p> <p>Affordable housing is defined by PPS 3 'Housing' and will be included in a glossary to the Core Strategy. Affordable housing should be provided on all housing sites in accordance with the most recent Housing Market Assessment (HMA) and Affordable Housing SPD.</p> <p>Development in any area should be sympathetic to its environment. Should this site be progressed, the character of housing would have to reflect its situation in Redditch and accessed from Redditch's road network.</p> <p>A Transport Assessment will be completed which will consider traffic flows on the A435.</p>	<p>Strategies and level of development to be delivered.</p> <p>To determine the amount, type and tenure of affordable housing required on strategic sites in accordance with the HMA and SPD.</p> <p>None.</p> <p>To complete the Transport Assessment for Redditch.</p>
133 BISSELL 198 ROSE 201 JACK 202	<p>Object to Development on Webheath ADR & surrounding area of Foxlydiate</p> <p>- WYG study confirmed ADR was unsuitable for housing development and demand it to be reinstated as Green Belt</p>	<p>The use of the Webheath ADR within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
203 HETHERINGTON 224 CARPENTER 226 HOMBACH 231 STEWART 232 HANDS 233 BATTY 236 BADGER 237 CLULOW 238 ROSE 239 WILLIAMS 241 SIMS 242 MCKINNON	<p>- lanes not roads, no pavements</p> <p>- flash flooding will increase</p> <p>- pumping sewage uphill is not sustainable</p>	<p>Stage 2', however the Inspectors Panel Report (September 2009) did not accept these recommendations. This study will however be a piece of evidence to justify the future allocations of sites in the Core Strategy alongside other pieces of evidence. The Webheath ADR has never been designated a Green Belt land and there are no exceptional circumstances to warrant a change to the Green Belt boundary.</p> <p>A Transport Assessment will be completed which will assess traffic implications of development at the Webheath ADR.</p> <p>The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess flood risk to the site. Development at Webheath ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will assess the impact of development on the flooding and outline mitigation measures if required. Flooding issues are an important consideration but may not necessarily prohibit development.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement the system. Officers acknowledge that a pumping mechanism is less sustainable</p>	<p>To complete the Transport Assessment for Redditch.</p> <p>Complete Level 2 SFRA and request and Site Specific Flood Risk Assessment.</p> <p>None.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
243 GROOM		and additional sustainability requirements can be implemented to compensate for this on relevant sites. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes.	
246 EVANS		Officers acknowledge this a disadvantage to the site for new development is its proximity to Redditch Town Centre and that there are more sustainable options for development.	None.
247 ALLEN	- miles from town centre		
251 ROSE			
252 MELLEY	-protected species will be destroyed	An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to development.	Complete an analysis of available ecological information.
253 GRIFFITHS			
259, 260, 261, 262 HAIGH	- local services infrastructure is inadequate	Necessary infrastructure will have to be in place to enable development on any site.	To complete an Infrastructure Delivery Plan.
279 MCQUAID	- RSS target of 7000 houses is too high	The housing target for Redditch which was consulted upon was based on the projected need of the Borough set by the WMRSS. It should be noted that the plan period runs up to 2026, therefore this takes into account peaks and troughs in the market. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.	Further consultation on Core Strategies and level of development to be delivered.
285 COOPER	- Impact of recession – unemployment and repossessions, Redditch population is not growing		
286 MCQUAID			
290 CLIFTON			
292 DAVIES			

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
306 TONGUE 316 MERCER/NEASOM	<p>Support for: - building 4000 dwellings at Bordesley Park in Bromsgrove and at Brockhill</p> <p>- RBC must fully utilise all other building locations which are closer to supportive infrastructures</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The SHLAA and ELR identify all potential sites for development within Redditch Borough.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None.</p>
134 FLOWERS	<p>If Foxlydiate is selected for development there should be assurance that new feeder roads will be built to carry traffic on and off the A448 (Bromsgrove Highway) directly into the new expansion area (current congestion on Church Rd and Blackstitch Lane is dangerous). Concerns raised about traffic congestion along Heathfield Road, Church Road and Blackstitch Lane.</p>	<p>The use of the Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. A Transport Assessment will be completed which will consider traffic flows on and off the A448 from the possible Foxlydiate development area.</p>	<p>To complete the Transport Assessment for Redditch.</p>
135 MORRIS	<p>Oppose development at Webheath. The area contains trees, landscape and plentiful wildlife. Winding lanes and fields are beautiful and valuable.</p> <p>Hedges and trees are required in Callow Hill and beyond Pumphouse Lane for visual screening, noise reduction and habitats.</p>	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy and will identify any constraints to development.</p> <p>It is agreed that screening in the form of trees and hedges will be required where it is deemed appropriate.</p>	<p>Complete an analysis of available ecological information for the Webheath ADR.</p> <p>None.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>The network of lanes and roads is not suitable for heavy traffic – a survey of Heathfield Road is needed. Against the idea of altering narrow lanes to accommodate the increase in traffic, as this would change the character of neighbourhood. Using areas near more suitable roads would be more practical.</p> <p>The style of recent developments does not blend with the area, modern housing would be discordant and it would be inappropriate to surround Norgrove Court with houses.</p> <p>Concern over whether Redditch really needs more housing and whether infrastructure is in place – schools, employment and health care.</p> <p>Pasture land should not be used before all derelict land is used.</p>	<p>A Transport Assessment will be completed which will consider traffic flows on Heathfield Road.</p> <p>Development in any area should be sympathetic to its environment, specifically if it is affecting the setting of a listed building. This will be addressed at the planning application stage.</p> <p>Housing figures that were consulted upon were set by the West Midlands Regional Spatial Strategy. For Redditch this was based on the projected need. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. Necessary infrastructure will have to be in place to enable any development.</p> <p>The SHLAA and ELR identify all potential sites for development within Redditch Borough including any potential development on derelict land.</p> <p>The current Local Plan for Redditch Borough has a saved policy to protect</p>	<p>To complete the Transport Assessment for Redditch.</p> <p>None.</p> <p>None.</p> <p>None.</p>
136 MATCHBOROUGH	Concerned that allotments on A435 ADR will be lost and if they are, questions	The current Local Plan for Redditch Borough has a saved policy to protect	Further consultation on Core Strategies and level of development

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
ALLOTMENTS	whether an alternative site would be offered. There are waiting lists for allotments in Redditch.	allotments and should this site be progressed, Officers would recommend to carry this through to the Core Strategy and to influence the layout of development at the A435 ADR.	to be delivered. Officers to continue discussions with landowners/ developers of the A435 in terms of the allotment provision.
137 LLOYD obo BUBB 145 PARTRIDGE	Landowner of part of the Webheath ADR. Considers that the ADR is in a suitable location and offers an opportunity to create a sustainable extension to Redditch town. Considers that Redditch should use all of its available land for the proposed increase in future housing including the ADRs. ADRs should be identified as strategic sites for development in the short term capable of meeting the Borough's own needs within the administrative boundary. Only minor improvements to the highway infrastructure needed to serve new development. Two previous local plan inspectors have considered the Webheath ADR to be acceptable in principle.	The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. Some parts of the ADRs may be required to meet long term needs due to uncertainty of delivery. A Transport Assessment will be completed which will consider the highway infrastructure required to serve new development. This is a consideration when determining appropriate sites for designation within Redditch.	Further consultation on Core Strategies and level of development to be delivered. To complete the Transport Assessment for Redditch. None.
138 BARBER	Objects to proposed development at Webheath ADR because roads and lanes are not capable of taking the extra traffic that will be generated and the infrastructure is not in place to cope with additional population.	The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. A Transport Assessment will be completed which will look at the potential impact of development on Webheath ADR on surrounding roads. Necessary infrastructure will have to be in place to enable any development.	Further consultation on Core Strategies and level of development to be delivered. To complete the Transport Assessment for Redditch.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Objects to proposed development at Webheath ADR because of impact on the land – noticed that the Bow Brook has pollution and suspect's sewage seepage through the water table.</p> <p>Suggests a better option for development would be Bordesley, Brockhill or land in the New Town area adjacent to the main B'ham-Alcester Road as these areas have easy access to the motorway system and towns and cities.</p>	<p>The Bow Brook pollution is caused by nitrates, evidenced in the Worcestershire Biodiversity Action Plan, this is not sewage related.</p> <p>For this consultation, a choice between Webheath ADR and Bordesley was not an option. Bordesley was an option for the location of the cross-boundary growth required in Bromsgrove. The SHLAA and ELR identify all potential sites for development within Redditch Borough including the former new town areas. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this</p>	<p>None.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
140 COLVIN	<p>New building will put extra strain on existing infrastructure or require new infrastructure.</p> <p>Building houses further from the town centre creates communities dependent on car use – not environmentally responsible – or isolates people – not socially responsible.</p> <p>Why building new industrial facilities in Redditch when there are empty lots on existing sites? Why building new houses on</p>	<p>Necessary infrastructure will have to be in place to enable any development.</p> <p>One of the aims of the Core Strategy is to improve the vitality and viability of the Town Centre, therefore decision making on the allocations for development will consider this to ensure that sites are well located and integrated into the existing community.</p> <p>It is acknowledged that there are vacant units in the Borough however from evidence base work it is considered that</p>	<p>None.</p> <p>None.</p> <p>None.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>green sites when there are plenty of derelict properties and sites in the town that should be compulsory purchased for the good of all? Redeveloping brownfield sites wherever possible would be more environmentally and socially responsible.</p> <p>More developments like the recent development near the train station are needed to serve the town better and take the town forward in sustainable, responsible ways.</p> <p>Suggests empty site near mosque and redevelopment of properties by the train station should be concentrated on rather than development on green spaces.</p>	<p>the majority of vacant units are not suitable to meet predicted future needs of economic development. Therefore there is a need to identify land for a variety of employment uses to cater for the employment land requirements. The SHLAA and ELR identify all potential sites for development within Redditch Borough. The Council would not be able to compulsory purchase as this is a costly, unviable approach. There are very few derelict sites within Redditch</p> <p>The Redditch Core Strategy will include plans to redevelop and regenerate Redditch Town Centre.</p> <p>The Edward Street site near the train station is a Strategic Site that has been focused on within the Redditch Core Strategy. Officers are not aware of any other empty sites near the mosque that are capable of development.</p>	<p>None.</p> <p>None.</p>
141 COLVIN, J	<p>Objects to Option West of A441 due to high visual impact of area. Current view of countryside contributes to quality of life. Concerns that flooding may be an issue as development would lead to more rapid runoff.</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
142 REEVES	<p>Supports large developments outside of the town area as opposed to on open spaces within the town. Supports three options</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>under consideration as they are the least congested.</p> <p>Questions over open space behind property specifically requesting clarity over possible future development</p>	<p>revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>As open space this area is afforded some protection; however this does not prohibit a planning application coming forward. It would then be up to the developer to demonstrate that the value of the development would outweigh the value of the open space. The site behind the respondent's property was included in the Council's disposal sites; however this has since been discounted as a potential site by the property services department.</p>	None.
143 GLASS	<p>RBC should change Webheath ADR to Green Belt and not build on it. Webheath ADR is unsuitable for the following reasons:</p> <ul style="list-style-type: none"> - lack of suitable road infrastructure - environmentally unfriendly need to pump sewage - risk of increased flash flooding - destruction of local wildlife - lack of local services & infrastructure <p>General support for building of new homes at Bordesley Park, Brockhill ADR and brownfield sites within Redditch.</p>	<p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. The Councils therefore will look to re-consult on their</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
144 STYLER	<p>Strong objection to development at Webheath ADR:</p> <ul style="list-style-type: none"> - this proposal has been raised before and turned down at two public inquiries - Webheath has had more than its fair share of development in the last 20 years. Alternative sites should be found. <p>- infrastructure is inadequate</p> <p>- wildlife, trees, hedges, fields would be lost, area is of great natural beauty.</p> <p>- ADR should be turned to Green Belt based on findings of independent consultants study</p>	<p>respective Core Strategies and the level of development to be delivered and the strategic locations for this. The SHLAA and ELR identify all potential sites for development within Redditch Borough.</p> <p>The Core Strategy covers a new Plan period and consequently there is a need to consider areas for development. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>Necessary infrastructure will have to be in place to enable any development.</p> <p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy and will identify any constraints to development.</p> <p>Webheath ADR has no value as Green Belt . There are no exceptional circumstances to justify an alteration to the Green Belt boundary and the study by WYG did not attempt to demonstrate these exceptional circumstances. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>There is an identified need to plan for economic growth for the Borough of</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Complete Infrastructure Delivery Plan</p> <p>Complete an analysis of available ecological information for the Webheath ADR.</p> <p>None.</p>
146 COOKE	<p>Questions the need for more commercial premises (in relation to the proposals at</p>		<p>Do not progress Winyates Green Triangle as a Strategic Site</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Winyates Green Triangle)</p> <p>Questions the need for more houses as the warehouses on the east side of Ravensbank Drive are not big employers.</p> <p>The proposed A435 development would have a very negative impact on Mappleborough Green.</p>	<p>Redditch. A detailed ecological survey has been undertaken on the Winyates Green Triangle site which does indicate that there are constraints to development. A Transportation Study for the Winyates Green Triangle site has also been undertaken which evidences that access to the site is difficult and expensive. The combined issues suggest that employment development on the Winyates Green Triangle site would be unviable and not deliverable; therefore Officers recommend that this site is not progressed any further in the Core Strategy for Redditch. Officers will liaise with Stratford District to discuss this matter.</p> <p>The housing figures consulted upon were set by the West Midlands Regional Spatial Strategy. For Redditch this was based on the projected need. It should be noted that the plan period runs up to 2026, therefore this takes into account peaks and troughs in the market.</p> <p>Development in any area should be sympathetic to its environment. Consideration of negative impacts on neighbouring settlements is considered through Sustainability Appraisal (SA) process, where negative impacts are identified mitigation measures are also proposed. Officers consider that the impacts on Mappleborough Green would not be significant. The use of the ADRs within Redditch and other sites for</p>	<p>None.</p> <p>None.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>The cross-boundary sites are a massive intrusion on the Green Belt and will have a serious deleterious impact. For the health and welfare of the town it is critical that green areas are maintained.</p> <p>Underlying social issues such as the breakdown of the family, immigration, holiday home ownership, etc are the issues that need to be addressed urgently.</p>	<p>development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>These are issues that cannot be addressed through the Core Strategy</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None.</p>
147 SINCLAIR	<p>Objects to development at Webheath ADR & Foxlydiat/Webeath for reasons:</p> <ul style="list-style-type: none"> - poor existing infrastructure - both sites slope away from existing settlements - poor existing roads at full capacity - potential to damage existing water courses with contamination following gravity levels to the south east - pumping sewage up hill - no community assets (apart from Webheath church) - no local public transport so total reliance on motor car - damage to valuable agricultural land resource 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. A Transport Assessment will be completed which will assess the traffic implications of developments. Also an update to the Water Cycle Strategy is to be completed which will detail what measures would need to be in place for each potential development area.</p>	<p>Further consultation on Core Strategies and level of development to be delivered. To complete a Transport Assessment. To complete a refresh to the Water Cycle Strategy.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
148 BISH	<p>Concerned that not enough weight is given to climate change and fuel shortages. Must be encouraging worldwide population reduction by 2020 so there should be no extra housing required. By 2020 all towns should be on the way to food self sufficiency, therefore need more farmland, not less.</p> <p>Accepts all Redditch proposals apart from Webheath ADR which would require improved roads that would damage adjoining farmland and create noise and fume pollution to existing properties.</p> <p>Concerned about A435 problems on single carriageway and its impact on the Washford junction which may become dangerous.</p> <p>Acknowledges that the ageing population requires different types of property. As population increase should mainly be catering for the elderly, no further employment sites should be needed, other than hospitals, care homes and services for the elderly (plus jobs in agriculture/food supply). There is currently a serious excess of 'employment' land.</p> <p>Redevelop the Abbey Stadium underground and build houses on top (as in Toronto & Winnipeg, Canada).</p> <p>Studley road infrastructure is poor for industrial HGVs. Convert empty industrial units to housing and smaller industrial units</p>	<p>It is not realistic to assume that the population will reduce to the extent where no extra housing will be required. The Core Strategy will contain a policy to mitigate and adapt to the effects of climate change.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. A Transport Assessment will be completed which will assess traffic implications of development.</p> <p>Homes for the elderly is an issue considered through the development of the Core Strategy. It is acknowledged that there are vacant units in the Borough however from evidence base work it is considered that the majority of vacant units are not suitable to meet predicted future needs of economic development. Therefore there is a need to identify land for a variety of employment uses to cater for the employment land requirements.</p> <p>Proposals for the redevelopment of the Abbey Stadium have received planning permission.</p> <p>Studley Road is a road that serves a number of existing employment areas. A Transport Assessment will be completed</p>	<p>None.</p> <p>Further consultation on Core Strategies and level of development to be delivered. To complete the Transport Assessment for Redditch.</p> <p>None.</p> <p>None.</p> <p>To complete the Transport Assessment for Redditch.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>where there is existing schools, shops and public transport. Dingleside school could be rebuilt with housing above (as in Japan).</p> <p>All cross-boundary sites in Bromsgrove are adverse and likely to cause flooding. None are close to existing amenities so extra transport/pollution will occur and extra land must be used for schools and shops.</p> <p>None of the sites are 'hidden' from view. Building on the sides of these hills will be impossible to screen. Suggest linear development up Weights Lane and along the railway of both housing and industry with access on to Cobley Hill plus an extra railway station. The suggested scale seems wholly unacceptable on land suited to sheep and arable farming or woodland development.</p>	<p>which will indicate the capacity on Studley Road. Where employment units are currently vacant, it is the RBC's aspiration that they are redeveloped for employment purposes.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>When any development site is allocated the landscape and topography on site will naturally dictate the layout of development. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
149 BLAMIRE-BROWN	<p>Support for development at Option adjacent to A448:</p> <ul style="list-style-type: none"> - dual carriageway has greater capacity than the single carriageway A441 - infrastructure is already in place - close to the existing Bromsgrove concentration of housing where facilities already exist - closer to employment opportunities that may arise from the strategic development of 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
150 GEE	<p>the IT Technology Employment Corridor. Object to development adjacent to the A441:</p> <ul style="list-style-type: none"> - topography of the surrounding land would in flood risk to existing housing and roads - lack of existing infrastructure - A441 is already congested as it is only a single carriageway <p>Strong objections to both options adjacent to A441. Support for Bordesley Bypass, which if built would make Option west of A441 marginally less objectionable as new development could link to it. Option East of A441 would exacerbate flooding problems and the A441 will also have to cope with increased traffic from the Abbey Stadium development.</p> <p>Observe that there are a large number of vacant industrial and commercial units in Redditch and empty retail units in the Kingfisher Centre. Implies employment opportunities are likely to be limited and casts doubt on the projections for housing need of 7,000 dwellings.</p> <p>Suggests three possibilities that should be investigated more fully before thinking of development on Redditch's northern boundary:</p> <ol style="list-style-type: none"> 1. In reference to Bromsgrove SHLAA 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>It is acknowledged that there are vacant units in the Borough however from evidence base work it is considered that the majority of vacant units are not suitable to meet predicted future needs of economic development. Therefore there is a need to identify land for a variety of employment uses to cater for the employment land requirements. There are a minimal number of empty retail units both in and outside of the Kingfisher Centre.</p> <p>Birmingham's capacity is already exceeded as demonstrated by its need to locate development in Bromsgrove.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None.</p> <p>None.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>which states that Birmingham's needs are to be considered separately from Redditch's needs: a large proportion of Redditch's residents were from Birmingham or have parents who were. Birmingham could provide around 5,000 dwellings on its southern boundary (at the Longbridge site) as people may prefer to live in Birmingham.</p> <p>2. Bromsgrove SHLAA discounts 132 sites. Questions whether it is more important to preserve these sites than sites north of Redditch.</p> <p>3. Suggests development to the south-east of the Alexandra Hospital, towards Studley would be more preferable than development to the north of Redditch as it would be easier to provide bus services to other parts of the town.</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>This option has already been discounted in WYG 1. It is also stated at Paragraph 8.84 of the PINS Panel Report "<i>We reluctantly conclude that it would be inappropriate to recommend development within the Studley area</i>". The Councils will however look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None.</p>
151 BRADSHAW	<p>Object to development at Webheath ADR: - roads surrounding the ADR are too narrow and congested and could not cope with construction traffic</p>	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. A Transport Assessment will be completed which will assess traffic implications of development on the Webheath ADR.</p>	<p>Further consultation on Core Strategies and level of development to be delivered. To complete the Transport Assessment for Redditch.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>- local services could not cope with more houses. Problems with parking around existing schools causes problems and it is difficult to get a doctors appointment as they are so full</p> <p>Support for Bordesley Park in Bromsgrove and apartments at the Abbey Stadium.</p> <p>Questions who is going to buy new housing in current economic situation as there are hundreds of houses up for sale in Redditch.</p>	<p>Necessary infrastructure will have to be in place to enable any development.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Proposals for the redevelopment of the Abbey Stadium have received planning permission and do not include any residential provision.</p> <p>The housing figures consulted upon were set by the West Midlands Regional Spatial Strategy. For Redditch this was based on the projected need. It should be noted that the plan period runs up to 2026, therefore this takes into account peaks and troughs in the market.</p>	<p>To complete an Infrastructure Deliver Plan.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None.</p>
<p>152 O'NEILL</p> <p>154 OSTROUMOFF</p>	<p>Objects to development at Webheath ADR:</p> <ul style="list-style-type: none"> - infrastructure is inadequate and cannot cope at present - unacceptable impact on the environment with an increase in flash flooding and protected species and wildlife would be destroyed. 	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. Necessary infrastructure will have to be in place to enable any development. All constraints will be taken into account when the potential locations for future growth are investigated further.</p>	<p>Further consultation on Core Strategies and level of development to be delivered. To complete an Infrastructure Delivery Plan.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Webheath ADR should be changed to Green Belt .</p> <p>Support for development at Brockhill ADR and Bordesley Park where there is near complete infrastructure and in a more suitable location being close to the main road networks.</p>	<p>Webheath ADR has never been designated as Green Belt . There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>None.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
153 THEOBALD	<p>RBC should fully utilise all other building possibilities which are also closer to a supportive infrastructure.</p> <p>Local Plan No 3 independent consultant ruled Webheath ADR unsuitable for development based on infrastructure. Webheath does not have a district centre. New housing could not be supported without the augmentation of the infrastructure. Current roads are all too narrow to support more traffic at rush hour. Little social infrastructure in the area. If there is further housing development in this area there must be better connectivity to the Redditch highways.</p>	<p>The SHLAA and ELR identify all potential sites for development within Redditch Borough.</p> <p>It was established at Local Plan No.2 and concurred at Local Plan No.3 that the ADRs were deemed suitable to meet future development needs and the ADR designation means that these site are suitable for development post 2011. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. Necessary infrastructure / community facilities will have to be in place to enable any development. A</p>	<p>None.</p> <p>Further consultation on Core Strategies and level of development to be delivered. To complete the Transport Assessment for Redditch. To complete an Infrastructure Delivery Plan.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
155 MOXON	<p>Object to development at Webheath ADR:</p> <ul style="list-style-type: none"> - narrow roads - area of natural beauty with an abundance of protected animal species such as newts and bats. <p>Webheath ADR should be changed to Green Belt</p>	<p>Transport Assessment will be completed which will assess traffic implications of potential development at the Webheath ADR.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>Webheath ADR has never been designated as Green Belt . There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None.</p>
156 THOMAS	<p>Support development at Brockhill and Bordesley as they both have infrastructure in place.</p> <p>Options east and west of A441 are least desirable because:</p> <ul style="list-style-type: none"> - increase use of a congested road - increase the risk of flooding 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
157 PRESTON	<p>When Redditch was designated as a New Town the Green Belt was meant to be safeguarded. Poses several questions regarding proposed development:</p>	<p>The housing targets consulted upon were set in the West Midlands Regional Spatial Strategy Panel Report (September 2009) based on projected need. In light of the</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Who's idea is it to build thousand of houses, etc, for which there is no need?</p>	<p>revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	
	<p>Why could the public not vote on it?</p>	<p>The public are being consulted upon in the Core Strategy process. Consultation on the WMRSS Phase II Revision took place between January 2007 and March 2007, and again December 2007 to December 2008. The Examination in Public took place between April and June 2009. These consultation stages allowed the public to be involved in the WMRSS Review, which many Redditch residents took the opportunity to do.</p>	<p>None.</p>
	<p>Who owns the land now and how much will it cost?</p>	<p>There is a range of landowners for all of the development sites. Landowners will be consulted as part of the delivery process. Land values vary and cost will be borne by the developer.</p>	<p>None.</p>
	<p>Is it right to build on a flood plain?</p>	<p>A Strategic Flood Risk Assessment Level 2 will assess the impact of development on the flooding and outline mitigation measures if necessary. Flooding issues are an important consideration but may not necessarily prohibit development.</p>	<p>Complete SFRA Level 2.</p>
	<p>Why are you seeking to add to the congestion problems?</p>	<p>A Transport Assessment will be completed which will assess traffic implications of future development in and</p>	<p>To complete the Transport Assessment for Redditch.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Why are you seeking to destroy and concrete over beautiful natural landscape?</p> <p>What employment is referred to in the leaflet?</p> <p>Why is Redditch Council seeking to allow Bromsgrove to spoil the area of Green Belt adjacent to Redditch?</p> <p>Why has this plan been imposed on us?</p> <p>Will my Council Tax be reduced due to the severe adverse effect this plan will have?</p>	<p>around the Borough.</p> <p>Given the shortfall in Redditch of brownfield sites for development it is inevitable that some greenfield land will be developed in this plan period. The most sensitive landscape will always be protected from development.</p> <p>In terms of employment types this is defined as B1 (offices and light industrial), B2 (general industrial) and B8 (warehouse and distribution).</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The Core Strategy has not yet been adopted and there will be opportunities to consult on plans, they are not imposed.</p> <p>This is not a planning matter.</p>	<p>None.</p> <p>None.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None.</p> <p>None.</p>
158 ARNEY	<p>As the RSS extends to 2026 it must be capable of being continually revised and adapted to accommodate the changing circumstances and events that will not be foreseen.</p> <p>The plan area is unnecessarily handicapped</p>	<p>The WMRSS was produced by the West Midlands Leaders Board (formerly Regional Assembly). Revision of regional documents does not come under the remit of Redditch Borough Council.</p> <p>Administrative boundaries are arbitrary</p>	<p>None</p> <p>Further consultation on Core</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>by the current county administrative areas. The eastern boundary with Warwickshire is arbitrary and confining. The direction of growth would be forced away from the common centre and at greater distances from existing infrastructure. If the Green Belt is to continue in its present policy rationale and current shape, then this would further confront the growth pattern of an extended urban area. This comment is made in recognition that new settlements continue to be found unacceptable to the local authorities and existing communities within North Worcestershire.</p> <p>Not convinced that employment land requirements need to relate to a set figure. Previously, manufacturing/service industry/warehousing has been provided in blocks. Only 11% of the economy consists of manufacturing. Other uses have different land-based demands i.e. not specifically allocated employment centres.</p> <p>Redditch is fortunate in having areas of woodland, spinneys, grass and parkland which support a rich variety of wildlife and have a high level of biodiversity. The RSS must define and protect these areas from development by appropriate legislation.</p> <p>Objects to any development at Hunt End Dingle. Has previously challenged proposals to sell the land.</p> <p>Comments in relation to the A435 ADR and</p>	<p>and do not necessarily pose a barrier to sustainable development should cross-boundary development be necessary. Infrastructure is a consideration when determining the preferred locations for development. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Employment land by definition is made up of B1 (Office, light industrial), B2 (general industrial) and B8 (warehousing) uses. It is necessary to have employment land targets to ensure a balance between housing and employment.</p> <p>Planning policy and other legislation protects Sites of Special Scientific Interest, Special Wildlife Sites and Local Nature Reserves within Redditch Borough. It is not anticipated that any of these designations will change through the Core Strategy.</p> <p>This site has been removed from the Council's land disposal program and the SHLAA.</p> <p>The current Local Plan for Redditch</p>	<p>Strategies and level of development to be delivered. Complete an Infrastructure Delivery Plan</p> <p>None.</p> <p>None.</p> <p>None.</p>
159			Officers to continue discussions

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
LANDSCAPE AND COUNTRYSIDE, RBC	the allotments within the ADR. Considers the amenity value of the allotment site is great and should remain as allotments. There is a waiting list for allotments.	Borough has a saved policy to protect allotments. Should the A435 be required as a strategic site Officers would endeavour to carry this through to the Core Strategy and to influence the layout of development at the A435 ADR.	with landowners/developers of the A435 in terms of the allotment provision.
160 WMRA	<p>Welcome the fact the Bromsgrove and Redditch are working together.</p> <p>Approach set out in consultation booklet appears to be moving the Redditch and Bromsgrove Core Strategies towards conformity with that element of the emerging WMRSS Revision concerned with delivering growth requirements of Redditch.</p> <p>Appears to be a discrepancy in the consultation booklet whereby the balance of employment land between the three sites identified within Redditch totals 44hectares; whereas elsewhere reference is made to the need for only 31 hectares of employment land within the Borough. Any increase in the provision of employment land above this latter figure needs to be subject to testing and justified as per the emerging WMRSS Phase 2 Revision policy PA6A.</p>	<p>Noted.</p> <p>Noted.</p> <p>The Employment Land Review is updated annually. The draft update went to Executive Committee on the 26th May. In the update report the Employment Land Review identified additional employment land over and above the 31ha. This is because there was uncertainty over some of the cross border sites and it was considered necessary to identify additional employment land within the Borough to ensure the indicative long term target was achieved. The West Midlands Leaders Board has been notified regarding this issue.</p>	<p>None.</p> <p>None.</p> <p>None.</p>
161 LEEMING	<p>Object to development at Webheath ADR:</p> <ul style="list-style-type: none"> - Why is the advice of independent consultants being ignored? - road infrastructure is not suitable - local topography does not lend itself to building or suitable drainage 	<p>The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch Stage 2', however the Inspectors Panel Report (September 2009) did not accept</p>	<p>Further consultation on Core Strategies and level of development to be delivered. To complete a Transport Assessment. To complete an Infrastructure Delivery Plan.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>- no local infrastructure to support more houses/population</p> <p>Brockhill and Bordesley would be more suitable for new houses as they have better road access and local amenities.</p>	<p>these recommendations. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. A Transport Assessment will be completed which will assess traffic implications of potential development at the Webheath ADR. Topography is a consideration but not necessarily a constraint to development on a site. Necessary infrastructure will need to be in place to enable any development.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. A Transport Assessment will be completed which will assess traffic implications of potential development at the Brockhill ADR. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
162 COOPER	Support proposal to turn Webheath ADR to Green Belt .	Webheath ADR has never been designated as Green Belt . There are no exceptional circumstances to justify an alteration to the Green Belt boundary in	Further consultation on Core Strategies and level of development to be delivered.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
163 HOLBROOK	<p>Object to development at Webheath ADR:</p> <ul style="list-style-type: none"> - road infrastructure is not suitable and are currently at full capacity - wildlife should be given serious thought - designated 'accident area' and further building would create more areas where accidents take place <p>Webheath ADR should be turned to Green Belt .</p>	<p>this location. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>Webheath ADR has never been designated as Green Belt . There are no exceptional circumstances to justify an alteration to the Green Belt boundary. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. A Transport Assessment will be completed which will assess traffic implications of potential development at the Webheath ADR. An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy and will identify any constraints to development. Following officer consultation with Worcestershire County Council it has been confirmed that no designated 'accident areas' exits at Webheath.</p>	<p>Further consultation on Core Strategies and level of development to be delivered. Complete an analysis of available ecological information for the Webheath ADR. Complete Transport Assessment</p>
164 SINCLAIR	<p>Object to development at Webheath ADR and Option Foxydiat/Webheath:</p> <ul style="list-style-type: none"> - development would be at the top of a watercourse and would be built on steeply sloping land. This will have a detrimental effect of allowing water to flow off slopes at great speed, leading to more flooding downstream in the area of Norgrove and Feckenham. - own property (Mill Cottage, Norgrove Court) has previously seriously flooded, as 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess</p>	<p>Further consultation on Core Strategies and level of development to be delivered. To complete the SFRA Level 2 for Redditch. To complete the Transport Assessment for Redditch. Complete an Infrastructure Delivery Plan</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>has Feckenham. Development would make this problem worse with more frequent and sustained flooding. Will developers pay to clear up the mess and cost of additional insurance cover?</p> <ul style="list-style-type: none"> - infrastructure, particularly roads and sewage provision are holly inadequate. 	<p>flood risk to the site. Development at Webheath ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will outline mitigation measures. Flooding issues are an important consideration but may not necessarily prohibit development. A Transport Assessment will be completed which will assess traffic implications of development on the Webheath ADR. Necessary infrastructure will have to be in place to enable any development.</p>	
165 WILCOX	<p>There must be more suitable locations for development.</p> <p>Support development option adjacent A448:</p> <ul style="list-style-type: none"> - good road accessibility - would necessitate the improvement of the public transport network - would bring Redditch and Bromsgrove demographically closer - there is no obvious boundary to potential development - would provide a much-needed mix of housing, shops and schools sufficiently close to Redditch and Bromsgrove town centres. <p>Object to options east and west of A441:</p> <ul style="list-style-type: none"> - A441 is already inadequate - flood problems would be exacerbated by further development 	<p>The SHLAA and ELR identify all potential sites for development within Redditch Borough.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	None.
166 FECKENHAM	<p>Serious concerns about the proposal to develop Webheath ADR:</p>	<p>The only planning application that has been submitted and determined on the</p>	None.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
PARISH COUNCIL	<p>- reference to 1993 Inspector refusing planning permission for reasons of foul and storm water drainage and insufficient highway access</p> <p>- question if the Priestbridge works would be able to cope satisfactorily with new development</p> <p>- risk of run-off from proposed development which would likely increase the risk of flooding at Feckenham. The village was flooded in 2007 and Astwood Lane has been closed due to flooding</p> <p>- Geology of land means little water can permeate the ground. Storm water from the ADR finds its way to the two major faults (Lickey End and Longbridge) which combine at the Feckenham Switching Station resulting in flooding at Feckenham</p>	<p>Webheath ADR was submitted by the Norgrove Consortium, determined July 1995 was refused for reasons of prematurity not on issues related to drainage or highways.</p> <p>Wastewater would have to be pumped to Spernal sewage works if development falls within the Priestbridge catchment area.</p> <p>The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess flood risk to the site. Development at Webheath ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will assess the potential impact of development on flooding and outline mitigation measures. Flooding issues are an important consideration but may not necessarily prohibit development.</p> <p>It is acknowledged that the majority of Redditch is underlain with impermeable soils. Other sustainable drainage methods have been identified in the Water Cycle Strategy.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy</p>	<p>None.</p> <p>To complete the SFRA Level 2 for Redditch.</p> <p>Include the requirement for suitable sustainable drainage in Core Strategy policy.</p>
167 KNIGHT/HEMMING	Concerns over proposed development in Brockhill Area. No 'through roads' which gives a sense of security, and gives		Further consultation on Core Strategies and level of development to be delivered.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>residents a feel good factor and a high sense of community</p> <p>- current issues between residents and the Council because the estate has not yet been adopted by the council. Current litigation needs to be finalised before more houses lead to more disputes.</p>	<p>alongside the potential development targets. The Core Strategy seeks to ensure the existing road hierarchy is maintained. Currently in Redditch roads that provide direct access to properties are generally no through roads, where feasible this will be continued in new development.</p> <p>Current litigation issues would not prohibit future development occurring. A number of roads at Brockhill have already been adopted, including Brockhill Drive. Other roads within the development cannot be adopted until the associated areas of open space have been adopted as the drainage arrangements are linked. The largest area of open space (known as Area 1) appears to be technically suitable for adoption and this is presently being pursued by the legal teams at RBC and the developer. Adoption of this area will in turn trigger adoption of the associated road network. There is a S104 agreement between Persimmon Homes and Severn Trent regarding adoption of the sewers and the Council's Operations Manager is liaising with both parties to secure adoption as soon as possible. The open space area on the land east of Brockhill Lane (known as Area 2) is also technically suitable for adoption but there are a number of land ownership issues to resolve. In addition, RBC needs to establish a right of way off the access track to Lowans Hill Farm in order to be able to maintain Area 2 once it has been</p>	<p>None.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>- often faced with extensive flooding and border the 'extreme flooding' boundary. Worry that new development would exacerbate the problem. Seek reassurance from the Council that insurances are in place to compensate.</p> <p>- What will happen to the oil and gas pipe line? Will this pose any risk?</p> <p>- Local search reveals residents are responsible for the local chancery –</p>	<p>adopted. With regard to the smaller areas of open space, there are some outstanding issues regarding encroachment and unauthorised drainage works which need to be followed up and these are being actively pursued with the developer.</p> <p>The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess flood risk to the site. Development at Brockhill ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will assess the impact of potential development on the flooding and outline mitigation measures which will be necessary to make any development acceptable. Flooding issues are an important consideration but may not necessarily prohibit development. The Council will not provide compensation for any flood damage, this is a matter for individual property insurance.</p> <p>The impact of any potential development on the oil and gas pipeline will require further investigation however there is an exclusion zone between where new development can be located and the existing gas pipe.</p> <p>This is not a planning consideration.</p>	<p>To complete the SFRA Level 2.</p> <p>None.</p> <p>None.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>consider this is something that should be highlighted to new residents.</p> <ul style="list-style-type: none"> - Consider the covenant prohibiting public houses should be honoured as pubs and shops lead to increased anti-social behaviour, crime, intimidation of local residents and graffiti and litter. - How will the police cope with a greater area? - Worries that affordable housing will lead to more antisocial behaviour because resident's aren't personally responsible for their properties and so disrespect others properties and privacy - Consider that residents of Bromsgrove and Redditch should receive the same council service (e.g. recycling), to avoid segregation. 	<p>Covenants on land are not a planning consideration.</p> <p>West Mercia Police have been consulted throughout the Core Strategy process and they have identified their requirements to support new development.</p> <p>Planning Policy Statement 3 requires the provision of affordable housing.</p> <p>The type of service provision is not a planning matter.</p>	<p>None.</p> <p>Officers to continue to liaise with the West Mercia Constabulary.</p> <p>None.</p> <p>None.</p>
168 LOWE	<p>Support option adjacent to A448 as the pre-existing high capacity infrastructure is in place and is close to schools. Object to option east of A441:</p> <ul style="list-style-type: none"> - Green Belt - flood plain - already suffers poor quality infrastructure. <p>The area is a long distance from the telephone exchange leading to the unavailability of broadband services.</p> <ul style="list-style-type: none"> - adds to creep towards Birmingham Option west of A441 has recently been 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. Efforts will be made to maintain significant Green Belt gaps between Redditch and Bromsgrove and Birmingham in the selection of strategic sites to meet Redditch</p>	<p>Further consultation on Core Strategies and level of development to be delivered. Ensure that maintenance of Green Belt gaps between Redditch and surrounding settlements is a consideration in Strategic Site selection.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
169 HILL	<p>heavily developed and requires a period of social cohesion.</p> <p>Object to development at Webheath ADR: - further pressure on local schools</p> <p>- traffic problems on Heathfield Road in term time indicates the area is at the limit of growth</p> <p>-environmental/traffic chaos inflicted upon Astwood Bank should not be replicated in Webheath</p> <p>- limited development of small sites in Webheath should be allowed</p> <p>- planners must not be given a permit to ruin one of the 'jewels' in the crown of Redditch</p> <p>- environmental reasons alone mean no more large scale housing is needed in Webheath</p> <p>- Let's have some politicians with guts – who will stand up to the politburo/central planners</p> <p>Object to development at Webheath ADR:</p> <p>- inadequate infrastructure of local services</p>	<p>development targets.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>Necessary infrastructure will have to be in place to enable any development.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR.</p> <p>The SHLAA and ELR identify all potential sites for development within Redditch Borough.</p> <p>All constraints will be taken into account when the potential locations for future development are investigated further.</p> <p>This is not a matter for the Core Strategy.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>Necessary infrastructure will have to be in</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>To complete an Infrastructure Delivery Plan.</p> <p>To complete the Transport Assessment for Redditch.</p> <p>None</p> <p>None</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>To complete an Infrastructure</p>
170 RICHARDSON	<p>Object to development at Webheath ADR: - inadequate infrastructure of local services</p>	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>Necessary infrastructure will have to be in</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>To complete an Infrastructure</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>such as shops, GPs and schools</p> <p>- increased risk of flooding</p> <p>- development would destroy the small amount of beautiful countryside left in Redditch</p> <p>Webheath ADR should be changed to Green Belt .</p>	<p>place to enable any development.</p> <p>The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess flood risk to the site. Development at Webheath ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will assess the impact of potential development on the flooding and outline mitigation measures. Flooding issues are an important consideration but may not necessarily prohibit development.</p> <p>As far as possible the SHLAA and ELR identify all potential sites for development within Redditch Borough mostly within existing urban areas. The Borough is made up of approximately 50% designated Green Belt and Open Countryside and there are significant areas of open space.</p> <p>Webheath ADR has never been designated as Green Belt . There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>The use of the ADRs within Redditch and</p>	<p>Delivery Plan.</p> <p>To complete the SFRA Level 2 for Redditch.</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
171	Object to development at Webheath ADR:		Further consultation on Core

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
HILL	<ul style="list-style-type: none"> - What evidence is there to dismiss the findings of the independent report that found Webheath ADR unsuitable for development? - road infrastructure cannot cope with current volumes of traffic and pavements on surrounding roads are narrow - transport links to town centre - destruction of what is basically Green Belt will result in the loss of wildlife and established trees and hedgerows - flooding issues 	<p>other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch Stage 2', however the Inspectors Panel Report (September 2009) did not accept these recommendations.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR.</p> <p>Webheath ADR has never been designated as Green Belt . There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development.</p> <p>The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess flood risk to the site.</p>	<p>Strategies and level of development to be delivered.</p> <p>None</p> <p>To complete the Transport Assessment for Redditch</p> <p>Complete an analysis of available ecological information.</p> <p>To complete the SFRA Level 2 for Redditch.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>The housing figures for Redditch should be further contested. If the town has no further capacity within its own areas without destroying pleasant areas to live, even with government pressure we should stick to our principles and say no.</p> <p>The council should work on the people of Redditch's behalf. Believe that no one thinks the building of any houses on Webheath ADR is a good idea.</p>	<p>Development at Webheath ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will assess the impact of development on the flooding and outline mitigation measures. Flooding issues are an important consideration but may not necessarily prohibit development.</p> <p>The Borough Council contested the housing figures at the inquiry into the Phase 2 review of the RSS however this argument was not accepted by the inspectors as detailed in the Panel Report. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Representations have been received in response to this consultation opportunity that support development of the Webheath ADR. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
172 JONES	Objects to development at Webheath ADR: - fields are Green Belt and home to lots of	Webheath ADR has never been designated as Green Belt. There are no	Further consultation on Core Strategies and level of development

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>diverse wildlife. use the fields to walk dog; would be gutted to lose this piece of English countryside</p> <p>- area is overpopulated and Heathfield road is already very dangerous with no speed restrictions. 600 more homes with no alternative roads would be life threatening.</p>	<p>exceptional circumstances to justify an alteration to the Green Belt boundary in this location. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR.</p>	<p>to be delivered.</p> <p>To complete the Transport Assessment for Redditch.</p>
174 GRIFFIN	<p>Objects to development at Webheath ADR:</p> <ul style="list-style-type: none"> - access to the area is via 'lanes' not roads which are already under pressure and most of the lanes do not have footpaths. - local services infrastructure is poor - sewage disposal has to rely on various pumping stations to accommodate the local terrain 	<p>A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR.</p> <p>Necessary infrastructure will have to be in place to enable any development.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes.</p>	<p>To complete the Transport Assessment for Redditch.</p> <p>To complete an Infrastructure Delivery Plan.</p> <p>To investigate the potential to incorporate high sustainability measures in delivering a suitable sewerage system to relevant sites.</p>
175 HARTGA	Do not believe all the proposed housing is necessary.	Development targets consulted upon were allocated through the Regional Spatial Strategy based upon national population projections. Development targets for Redditch Borough were for	Further consultation on Core Strategies and level of development to be delivered.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>The continual devastation of green areas should cease and both Redditch and Bromsgrove Councils should fight governmental pressures.</p> <p>Those with ample funds and mobility will always be able to find a suitable property. The real 'have nots' should require social assistance to keep a roof over their heads but this means low rises close to town centre development.</p> <p>Why not start with the land occupied by many empty commercial units?</p>	<p>natural growth needs. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The Borough Council contested the housing figures at the inquiry into the Phase 2 review of the RSS however this argument was not accepted by the inspectors as detailed in the Panel Report. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Currently all sites of 15 dwellings or more provide a percentage of affordable units regardless of location.</p> <p>Where employment units are currently vacant, it is the Council's aspiration that they are redeveloped for employment purposes.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p> <p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
176 LATTIMER	<p>Option adjacent to A448 is most suitable:</p> <ul style="list-style-type: none"> - already good road infrastructure in place - the area would benefit from the shops, schools, employment and other essential services that development would bring - only limited views from publicly accessible areas for part of the site 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
177 CLOGGAN	<p>Support option adjacent A448:</p> <ul style="list-style-type: none"> - the infrastructure is in place - would be quicker and cheaper to put in place. Options east and west of A441 are unsuitable because there is no infrastructure in place and the traffic is already congested. 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
178 SINCLAIR	<p>Object to development at Webheath ADR:</p> <ul style="list-style-type: none"> - no provision for shops, schools or public transport - poor existing roads at full capacity and full of potholes - employment sites are distant. The labour market has contracted and Redditch has few jobs to offer. 	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. Necessary infrastructure will have to be in place to enable any development.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR. Concerns about potholes are not a Core Strategy matter and should be directed to Worcestershire County Council as the Highway Authority.</p> <p>Officers acknowledge this is a disadvantage to the site. For Redditch the development targets consulted upon were based on the projected need. It should be noted that the plan period runs up to</p>	<p>Further consultation on Core Strategies and level of development to be delivered. To complete an Infrastructure Delivery Plan.</p> <p>To complete the Transport Assessment for Redditch.</p> <p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<ul style="list-style-type: none"> - foul drainage will have to be pumped – expensive and not environmentally friendly - storm drainage is poor and flooding is an issue in the area - few developers interested because the site is problematic - site found to be unsuitable by consultants (WYG) - takes prime agricultural land out of production - this is not a democratic decision. It is pretended that residents comments will be taken in to consideration but the plan is a 	<p>2026, therefore this takes into account peaks and troughs in the market.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes.</p> <p>Representations have been received from developer and landowners in support of development of the Webheath ADR.</p> <p>The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch Stage 2', however the Inspectors Panel Report (September 2009) did not accept these recommendations.</p> <p>An analysis of available ecological information including agricultural land classification will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to development.</p> <p>Consultation comments continue to form a valuable part of the evidence base behind decision making.</p>	<p>Should Webheath be pursued as a development area, consider additional sustainability requirements necessary.</p> <p>None.</p> <p>None.</p> <p>To complete an ecological assessment.</p> <p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>foregone conclusion</p> <p>- this is a Government directive to the WMRSS to provide accommodation for their encouragement of large-scale immigration</p>	<p>Development targets consulted upon were allocated through the Regional Spatial Strategy based upon national population projections. These development targets for Redditch Borough were for natural growth needs and not for any migration into Redditch. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
179 DEWHURST	<p>- have the Environment Agency and English Heritage been consulted?</p> <p>Why is Webheath ADR being considered again when it was already determined unsuitable?</p>	<p>Both of these agencies have been consulted and have submitted representations that will inform the Core Strategy.</p> <p>The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch Stage 2', however the Inspectors Panel Report (September 2009) did not accept these recommendations. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level</p>	<p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>If option adjacent to A448 is to be considered a viable option infrastructure should be a first priority. Existing services have already reached saturation point, especially water, sewerage and roads and are not capable of handling proposed development. If Webheath ADR is to be included then the situation would be exacerbated with all traffic merging on to Church Road and Foxlydiat Lane.</p>	<p>of development to be delivered and the strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. A Transport Assessment will be completed which will assess traffic implications of potential development at the Webheath ADR.</p>	<p>Further consultation on Core Strategies and level of development to be delivered. To complete the Transport Assessment.</p>
180 THORNTON	<p>How does Redditch gain, i.e. in terms of Council Tax from development in Bromsgrove adjacent to the boundary? There is more likely to be a burden on education, health and social services rather than a benefit.</p> <p>Support option adjacent to A448:</p> <ul style="list-style-type: none"> - infrastructure is in place - schools are more accessible - dual carriageway running through area - good direct communication with both Redditch and Bromsgrove and Redditch Hospital <p>Object to options east and west of A441:</p> <ul style="list-style-type: none"> - single carriageway to Redditch - traffic would be added to Dagnell End Road which is already unsuitable for the volume - greater distance from Bromsgrove - areas consist of hills - flooding on Dagnell End Road 	<p>If development were to be located in other Districts, the District responsible for the services to that development would gain the Council Tax. Necessary infrastructure will have to be in place to enable any development.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>To complete an Infrastructure Delivery Plan.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
181 VICKERS	<p>- insufficient school places</p> <p>Object to development at Webheath ADR as infrastructure is totally unsuitable.</p> <p>Demand that Webheath ADR is changed back to Green Belt .</p> <p>Bordesley and Brockhill are much more suitable for expansion.</p>	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. Necessary infrastructure will have to be in place to enable any development.</p> <p>Webheath ADR has never been designated as Green Belt . There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered. To complete an Infrastructure Delivery Plan.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
182 SUTTON	<p>Support option adjacent A448:</p> <ul style="list-style-type: none"> - Good accessibility to both Redditch and Bromsgrove - Close to existing schools if full development potential is not achieved - Sufficient space to build appropriate mix of housing, employment and other community facilities with minimal impact on existing communities and services - Housing here would benefit Bromsgrove 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
183 THOMAS	<p>which has a shortage of affordable housing and struggles to keep its workforce balance</p> <ul style="list-style-type: none"> - Redditch can realise the potential of existing sites before moving onto Green Belt land and reducing agricultural land, wildlife corridors and degrading the ecological balance - Redditch and Bromsgrove can develop a closer relationship between housing and employment opportunities - More opportunities to develop sustainable transport links - Access to Bromsgrove rail link is easier <p>Objections to development in the vicinity of A441:</p> <ul style="list-style-type: none"> - Less desirable topography in this vicinity - Inadequate road and footpath network - Traffic congestion - Bordesley Bypass should be constructed before future development increases traffic congestion - All children in this vicinity require transport to get to schools - Drainage infrastructure inadequate - Poor public transport - Loss of Green Belt land will reduce buffer of agricultural land, wildlife corridor and will degrade ecological balance - No nearby employment opportunities - Constrained by high volume fuel transit pipeline - Flooding implications <p>Support for development at Webheath</p> <ul style="list-style-type: none"> - Existing junction in place and impact would be lessened 	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
184 SPARROW	<p>Objection to development East of A441 - Birmingham Road, Dagnell End Road, Icknield Street and Beoley would not cope for the volume of traffic associated with 7000 new dwelling</p> <p>- Adverse flooding within East of A441 area</p> <p>The Green Belt Foxlydiate/ Webheath option is home to a wide variety of wildlife (foxes, hedgehogs and squirrels, native birds). The hedgerows and trees are home to wildlife and are a natural landscape feature. Land is considered to be reasonable quality agricultural land. Water drainage is a concern if land is developed as run – off is huge. Due to land topography any further development would be visible to many houses and look into gardens. Concern over the proximity of the prison – closing the gap between the prison and the town would make escape easier. Concern over helicopter noise. Hill up from Brockhill estate to the roundabout for access to the A448 is a hazard, speed is also an issue. Cars go too fast coming towards Lily Green Lane roundabout and on Lilly Green Lane. This is a safety concern. Current dead end is used as parking.</p> <p>Option East of A441 does not seem to be as close to the infrastructure as the Foxlydiate / Webheath option. It is also prone to flooding despite work to rectify this. Option West of A441 does not seem to be</p>	<p>targets.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered. Complete an analysis of available ecological information</p>
185 HARPER	<p>Option East of A441 does not seem to be as close to the infrastructure as the Foxlydiate / Webheath option. It is also prone to flooding despite work to rectify this. Option West of A441 does not seem to be</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
186 TIMOTHY	<p>as close to the infrastructure as the Foxlydiate/ Webheath option.</p> <p>The A441 is not capable of carrying the current traffic or the increase if option East or West of the A441 were developed.</p> <p>Question why Bromsgrove's options were stipulated to be adjacent to the boundary of Redditch. This is a further expansion of Redditch with associated strain on social and road infrastructure.</p> <p>Concern over history of flooding in the Brockhill/ Batchley area caused by previous development in Brockhill. Flooding is frequent and damaging with nothing being done to resolve or alleviate as builders and council are denying responsibility.</p> <p>Significant strain on road infrastructure around Brockhill Lane, Crumpfields Lane etc all of which are inadequate for large development.</p> <p>Adding additional large scale residential construction to the Brockhill area will exacerbate the lack of community within the existing development. The desire to 'shoe horn' in three storey properties per square meter has been at the expense of any sense of identity for development - pub, shop, leisure/ community facilities. Prior to</p>	<p>respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The options consulted upon adjacent were to meet Redditch-related growth, Bromsgrove District has separate requirements to meet its own needs elsewhere in the district.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. A Strategic Flood Risk Assessment Level 2 will assess the impact of development on the flooding and outline mitigation measures.</p> <p>A Transport Assessment will be completed which will assess traffic implications of development options.</p> <p>At the time the original Brockhill development was given planning permission there was no mechanism in place to ensure that these types of facilities were provided and therefore market forces dictated there was no need for this type of provision. However, should Brockhill be progressed as a development</p>	<p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered. To complete a Strategic Flood Risk Assessment Level 2.</p> <p>To complete the Transport Assessment.</p> <p>To complete an Infrastructure Delivery Plan. To complete a Strategic Flood Risk Assessment Level 2.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>any development in this area the flooding and amenity issues should be resolved first.</p> <p>Received consultation leaflet after consultation events had taken place</p> <p>Concerned about future development in Brockhill/Webheath areas:</p> <ul style="list-style-type: none"> - existing Brockhill estate has no community facilities. Placed additional burden on Batchley's insufficient facilities. - track record of irresponsible building and lack of proper infrastructure, i.e. inadequate drainage and flood prevention. Neither developer or Council taking responsibility for problems. What effect will more properties built on flood risk land have on the drainage system? 	<p>site, there could be a concentration of development to sustain and require provision of additional community facilities. Necessary infrastructure will have to be in place to enable any development. A Strategic Flood Risk Assessment Level 2 will assess the impact of development on the flooding and outline mitigation measures.</p> <p>Officers understand that a resident of Brockhill distributed leaflets independently of the Council and this could have been after the consultation events. However, the consultation was advertised through the local press, on the Council's website and at Neighbourhood Group Meetings. Contact telephone numbers and e-mail addresses were provided on the leaflet to allow residents to contact the Councils if they wanted more information on the consultation.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. Necessary infrastructure will have to be in place to enable any development. Planning legislation requires the proper consideration of infrastructure provision. An infrastructure delivery plan is being produced to support the Core Strategy. The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess flood risk to the site.</p>	<p>None</p> <p>To complete an Infrastructure Delivery Plan. To complete a Level 2 Strategic Flood Risk Assessment.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Development at Brockhill ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will assess the impact of development on the flooding and outline mitigation measures.</p> <p>The options consulted upon adjacent to the Boundary of Redditch are to meet Redditch-related growth, Bromsgrove District has separate development requirements to meet its own needs elsewhere in the district.</p> <p>All Local Planning Authority areas in the West Midlands were allocated development targets through the Regional Spatial Strategy based on national population projections. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
187 STYLER	<p>Why have Bromsgrove's options been designated as being required to be in Green Belt land adjacent to the boundary of Redditch?</p> <p>Does anyone work in the best interests of Redditch or are we the dumping ground for unwelcome, unsupportable and unsightly development?</p> <p>To build any extra houses on the ADR in Webheath is an accident waiting to happen. The current main access (Heathfield Rd and Blackstitch lane) can not sustain anymore traffic, even if new access roads are built.</p>	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. A Transport Assessment will be completed which will assess traffic implications of development options.</p>	<p>Further consultation on Core Strategies and level of development to be delivered. To complete the Transport Assessment.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Local schools are currently over subscribed.</p> <p>Webheath still has an identity and small community spirit this proposal will destroy this.</p> <p>Sewerage and drainage is not sustainable in this area as it would have to be pumped.</p> <p>Bordesley park option is a much wiser option with excellent access options.</p>	<p>Necessary infrastructure will have to be in place to enable any development.</p> <p>It is acknowledged that a community will grow in size as a result any development. However the development of a residential community would not have a detrimental effect on the community spirit.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement the system. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>To complete an Infrastructure Delivery Plan</p> <p>None</p> <p>Should Webheath be pursued as a development area, consider additional sustainability requirements necessary.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
188 STYLER	<p>Access to proposed ADR in Webheath is a serious concern; the one way system used previously did not work. If Bromsgrove Land is being used these 600 dwellings should go there. Both Foxlydiate and Brockhill have better road access.</p> <p>Redditch Borough Council has an obligation to listen to its local people and challenge the Government to its building quotas.</p> <p>Sewerage and drainage would have to be pumped and this is not environmentally friendly.</p>	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. A Transport Assessment will be completed which will assess traffic implications of development options.</p> <p>Redditch Borough Council made representations and appeared at the Inquiry into the WMRSS and presented the case advocated in WYG 2 for a lower housing target. However, the evidence was not accepted by the Inspectors. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Officers acknowledge that a pumping mechanism is less sustainable</p>	<p>Further consultation on Core Strategies and level of development to be delivered. To complete the Transport Assessment.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Should Webheath be pursued as a development area, consider additional sustainability requirements necessary.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Flash flooding will increase.</p> <p>Webheath ADR should be returned to Green Belt to protect the Newts, Bats, Owls and Orchids etc.</p>	<p>and additional sustainability requirements can be implemented to compensate for this on relevant sites. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes.</p> <p>A Strategic Flood Risk Assessment Level 2 will assess the impact of potential development on the flooding and outline mitigation measures. Flooding issues are an important consideration but may not necessarily prohibit development.</p> <p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. An analysis of available Ecological information will be carried out to identify any constraints to development.</p>	<p>The Councils have completed a SFRA Level 1. To complete a Strategic Flood Risk Assessment Level 2.</p> <p>Carry out analysis of available ecological information.</p>
189 PHILLPOTTS	ADR land on Webheath should not be developed on but should revert to Greenbelt as stated in the original preferred strategy.	Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.	None

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Independent Consultant's report states Webheath ADR is unsustainable for future development due to:</p> <p>Lack of infrastructure, sewerage constraints, flooding, lack of schools capacity, GP's, transport & shops.</p> <p>Why is RBC ignoring these findings?</p> <p>How was 7000 homes figure calculated? The calculation data is out of date as the figure seems too high. The figure should be reviewed. Therefore growth must be accommodated elsewhere.</p>	<p>Necessary infrastructure will need to be in place to enable any development. A Level 2 SFRA and Water Cycle Strategy will identify flooding implications and mitigation measures required to enable development.</p> <p>Redditch Borough Council presented the WYG 2 findings as its case to the WMRSS Phase II Revision Examination in Public. The panel considered the recommendations of the WYG study, however the Inspectors Panel Report (September 2009) did not accept these recommendations.</p> <p>Housing figures consulted upon were set by the West Midlands Regional Spatial Strategy in the Panel Report are based upon national population projections released at the time of the examination, so these are the most up to date projections. For Redditch the targets are based on the projected need. It was identified at the WMRSS Phase 2 Review EIP that more recent population projections should be used to calculate housing allocations. General consensus was that this would increase the figures from those in the WMRSS Phase 2 Preferred Option. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to</p>	<p>To complete an infrastructure delivery plan. To complete an SFRA Level 2 and Water Cycle Strategy.</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
190 QUARTLY	<p>Object to developing 600 homes on Webheath ADR as:</p> <ol style="list-style-type: none"> 1. Land should be turned back to Greenbelt. 2. Community spirit and village atmosphere would be eroded 3. Resulting in too busy roads and loss of countryside 4. Webheath ADR is unsuitable for this development. 	<p>be delivered and the strategic locations for this.</p> <p>Webheath ADR has never been designated as Green Belt . There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>Webheath is within Redditch's urban area and is not considered a village. Residential development is not likely to diminish community spirit.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p> <p>To complete a Transport Assessment.</p>
191 WILLIAMS	<p>Priority is to identify where the A441, at the south end of the Alvechurch bypass will link with Bromsgrove and the A448 to define the boundary of new development. Then identify the boundary within which development would occur and move the RBC boundary to the line of the proposed new road. If the above is approved - support exists for: Development at Option West of A441 Part of Foxlydiate /Webheath Option – east of A448. The benefits would be: - development contained by proposed new road - land would be available for future use up</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
192 BLADON	<p>to the proposed new bypass</p> <ul style="list-style-type: none"> - traffic relief on A441 north of Redditch/south of Alvechurch bypass. - Greenfield sites at Astwood Bank and Feckenham would remain untouched - The east of A441 (AONB) would remain untouched <p>Support for Option West of A441 as: This Green Belt area may be considered more favourable because a new railway station: 'Redditch North' might need to be built. If Option West of A441 was used – would a new dual carriageway road be built between the A441 and A448 through this area?</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
193 GILMORE	<p>Concerns for provision of schooling in proposed areas. Pupils may be required to travel to the other side of Redditch for schooling</p> <p>Many residents are concerned with the impact of the proposed access road through part of Morton Stanley Park relating to housing in and around Webheath and Norgrove</p> <p>Object to Development on Webheath ADR</p> <ul style="list-style-type: none"> - Webheath ADR is further away than Callow Hill – so additional costs of pumping sewage would be incurred. - How can this be in line with Government policy on carbon emissions? 	<p>Necessary infrastructure will have to be in place to enable any development. Where there is a demand for school provision created by new development this will need to be provided in this locality.</p> <p>This has not been considered as a viable option relating to development since 1992 and did not form part of what can be consulted upon.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Officers acknowledge that a pumping mechanism</p>	<p>To complete an Infrastructure Delivery Plan.</p> <p>None</p>
194 BEST	<p>Object to Development on Webheath ADR</p> <ul style="list-style-type: none"> - Webheath ADR is further away than Callow Hill – so additional costs of pumping sewage would be incurred. - How can this be in line with Government policy on carbon emissions? 	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Officers acknowledge that a pumping mechanism</p>	<p>Further consultation on Core Strategies and level of development to be delivered. Should Webheath be pursued as a development area, consider additional sustainability requirements necessary.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>- WYG study confirmed ADR was unsuitable for housing development and should be reinstated as Green Belt – on what grounds was this report rejected? This report had the support of RBC officers and Planning Committee. How can unsuitable land suddenly become suitable?</p> <p>- The Core Strategies document page 7 states Green Belt development options to the south west of Redditch have not been considered on sustainability grounds due to infrastructure constraints</p> <p>- development options to the north east of Redditch within the Bromsgrove District at Beoley have not been considered due to many disadvantages of development i.e. topography, limited linkages, merging of settlements, Beoley Conservation Area.</p> <p>- What is the Council's policy for ensuring all planning options are robustly considered and without prejudice?</p> <p>- RBC should consider all development</p>	<p>is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes. The Core Strategy for Redditch will ensure that new development in the Borough is built to high environmental standards by ensuring that new development is in line with the national requirements for the Code for Sustainable Homes.</p> <p>The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch Stage 2', however the Inspectors Panel Report (September 2009) did not accept these recommendations.</p> <p>Both the land to the south west of Redditch and in the vicinity of Beoley have been considered without prejudice at an initial assessment (WYG1). The constraints in these areas were considered so significant that they were discounted as viable alternative options.</p>	<p>None</p> <p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>options</p> <p>Country lanes are dangerous and increased traffic flow would make them a death trap. Church Rd has been designated a Walking Bus route – local residents horse riding, jogging, cycling and walking would be put under danger.</p> <p>- local infrastructure is inadequate to accommodate additional development</p> <p>- flooding will increase</p> <p>- ADR is an AONB – abundance of wildlife will be affected</p>	<p>A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR</p> <p>Necessary infrastructure will have to be in place to enable any development.</p> <p>The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess flood risk to the site. Development at Webheath ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will outline mitigation measures. Flooding issues are an important consideration but may not necessarily prohibit development.</p> <p>Webheath ADR is not a designated Area of Outstanding Natural Beauty. An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy and will identify any constraints to potential development.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development</p>	<p>To complete a Transport Assessment for Redditch.</p> <p>To complete an Infrastructure Delivery Plan.</p> <p>To complete the SFRA Level 2 for Redditch.</p> <p>Complete an analysis of available ecological information for the Webheath ADR.</p>
195 TAYLOR	<p>Objection to build 600 houses on Webheath ADR:</p>		<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>The roads are just lanes, no pavements exists, unsuitable pump sewage, flooding issues, protected species (newts, bats, orchids and pheasants) will be destroyed.</p> <p>Development would cause traffic congestion and noise, over crammed buses, loss of</p>	<p>targets.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR. It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement the system. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes. The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess potential flood risk to the site. Development at Webheath ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will outline mitigation measures. Flooding issues are an important consideration but may not necessarily prohibit development. An analysis of available ecological information (including protected species) will be carried out as part of the evidence base for the Core Strategy and will identify any constraints to potential development.</p> <p>The Transport Assessment will consider what transport infrastructure, including</p>	<p>To complete a Transport Assessment. Should Webheath be pursued as a development area, consider additional sustainability requirements necessary.</p> <p>To complete the SFRA Level 2 for Redditch. Should Webheath ADR be pursued as a development area, consider additional sustainability requirements necessary. Complete an analysis of available ecological information for the Webheath ADR.</p> <p>To complete a Transport Assessment.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>amenity and open space.</p> <p>Impact of recession means no one in Redditch is willing to sell their home and move to Webheath</p>	<p>public transport would be necessary to deliver any potential development in a sustainable manner. There will be open space provision within any new development which can be publicly accessible thus improving amenity and open space.</p> <p>Housing figures consulted upon were set by the West Midlands Regional Spatial Strategy. For Redditch this was based on the projected need. It should be noted that the plan period runs up to 2026, therefore this takes into account peaks and troughs in the market.</p>	None
196 CORFIELD	<p>Webheath ADR: Objection</p> <p>WYG (Preferred draft Core Strategy consultation – 31-10-08 – 08-05-09) second stage report, p.6 stated Webheath ADR was unsuitable for future development.</p> <p>RBC should change Webheath ADR back to Green Belt</p>	<p>The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch Stage 2', however the Inspectors Panel Report (September 2009) did not accept these recommendations. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Webheath ADR has never been in the Green Belt. Officers consider that Webheath ADR has no value as Green Belt. There are no exceptional circumstances to justify an alteration to</p>	None

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Infrastructure cannot support a further 600 homes as existing lanes could not support traffic increase, sewage pumping problems would result, schools, doctors & dentists would be oversubscribed & natural environment would be destroyed.</p> <p>Negative impact on property values.</p> <p>RSS target of 7000 houses is too high</p> <p>Support for further development of Brockhill and Bordesley Park as these locations are closer to infrastructure of the Town.</p>	<p>the Green Belt boundary, the study by WYG did not attempt to demonstrate these exceptional circumstances for Webheath ADR.</p> <p>Necessary infrastructure will have to be in place to enable development. An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development.</p> <p>Property values are not a planning matter.</p> <p>Housing targets consulted upon were set by the West Midlands Regional Spatial Strategy. For Redditch this was based on the projected need. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The use of the ADRs within Redditch and</p>	<p>To complete an Infrastructure Delivery Plan. Complete an analysis of available ecological information.</p> <p>None</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
197	Object to Development on Webheath ADR		To complete a Transport

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
ROWELL	<p>- Many roads are lanes (which do not even provide public footpaths) with excessive traffic e.g. 3 local farms tractors halt traffic flow</p> <p>- WYG study confirmed ADR was unsuitable for housing development</p> <p>- Uphill sewage is environmentally unfriendly</p> <p>- flash flooding occurs</p>	<p>other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR.</p> <p>The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch Stage 2', however the Inspectors Panel Report (September 2009) did not accept these recommendations. The Webheath ADR remains capable and deliverable for potential development.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement the system. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes.</p> <p>The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess flood risk to the site. Development at Webheath ADR would satisfy the Sequential Test within Planning Policy Statement 25</p>	<p>Assessment.</p> <p>None</p> <p>Should the Webheath ADR be promoted for development, officers Should Webheath ADR be pursued as a development area, consider additional sustainability requirements necessary.</p> <p>Complete Level 2 SFRA.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>- protected species will be destroyed.</p> <p>- inadequate infrastructure – Heathfield Rd has one post office and Birchfield Rd has one Green Grocers - both attract increased traffic – houses have limited off road parking, infrequent bus services, two small primary schools. Folydiolate area is even less adequate to support additional development</p> <p>- RSS target is too high. Impact of recession on Redditch means people do not have funds to move and the area is not attracting an influx of people into Redditch and young people will move out of Redditch during the next 2/3 decades</p> <p>- other locations are better for development</p>	<p>'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will assess the impact of potential development on flooding and outline mitigation measures. Flooding issues are an important consideration but may not necessarily prohibit development.</p> <p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development.</p> <p>Necessary infrastructure will have to be in place to enable development.</p> <p>Housing figures consulted upon were set by the West Midlands Regional Spatial Strategy. For Redditch this was based on the projected need. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The SHLAA and ELR identify all potential</p>	<p>Complete an analysis of available ecological information.</p> <p>To complete an Infrastructure Delivery Plan</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>and infrastructure</p> <p>Support for development at Brockhill and Bordesley Park (Bromsgrove) as both these areas are nearer to supportive infrastructure</p>	<p>sites for development within Redditch Borough.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
199 SEABOURNE	<p>Webheath ADR: Objection to build 600 houses – Webheath cannot sustain any more large scale housing developments.</p> <p>ADR was classified as unsuitable for further development & should be changed back to Green Belt land</p> <p>Current infrastructure unable to support increase traffic levels. Oversubscribed local schools, poor bus routes. No GP surgeries or large shops in local area.</p> <p>Support-housing development at Brockhill/</p>	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch Stage 2', which considered this matter however the Inspectors Panel Report (September 2009) did not accept these recommendations. Webheath ADR has never been designated as Green Belt . There are no exceptional circumstances to justify an alteration to the Green Belt boundary.</p> <p>Necessary infrastructure will have to be in place to enable any development.</p> <p>The delivery of cross boundary</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p> <p>None</p> <p>None</p> <p>Further consultation on Core</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Bordesley Park</p> <p>Why achieve RSS target of 7000 houses when we are in a recession and Redditch population is not growing dramatically?</p> <p>Develop houses at Brockhill</p>	<p>development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>The 7000 dwelling target consulted upon was set by the WMRSS and was based upon meeting local needs. It should be noted that the plan period runs up to 2026, therefore this takes into account peaks and troughs in the market. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils</p>	<p>Strategies and level of development to be delivered.</p> <p>To complete an Infrastructure Delivery Plan</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
200 DREW	<p>Support for A448 (Webheath ADR/Foxlydiate Lane)</p> <p>- This option offers better access to the new railway station with its park and ride</p>		<p>Further consultation on Core Strategies and level of development to be delivered. To complete a Transport Assessment.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>capacity for 354 cars and links to Birmingham, Worcester and London</p> <ul style="list-style-type: none"> - housing development is required closer to Bromsgrove Town which has a shortage of affordable housing. Industry near the town struggles to find/keep a sufficient workforce due to this shortage - A448 has excellent links to both Redditch and Bromsgrove centres. The present A441 and surrounding areas of road network are already over capacity. Daily congestion in Bordesley. Areas surrounding A441 have poor public transport links to local towns. Development here would lead to increased transport use & CO2 emissions - Development either side of A441 would be more costly due to flooding - there are at least 4 scarce wildlife species around the A441 - a further reduction in the Green Belt buffer between Birmingham and Redditch should be avoided - there is an underground kerosene gas pipeline running across land either side of 	<p>therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. Bromsgrove District has its own housing and employment targets to be met elsewhere in the District. A Transport Assessment will be completed which will assess traffic implications of potential development</p> <p>A Strategic Flood Risk Assessment Level 2 will assess the impact of potential development on the flooding and outline possible mitigation measures. Costs associated with flood mitigation would be borne by the developer.</p> <p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development within Redditch.</p> <p>Efforts will be made to maintain significant Green Belt gaps between Redditch and Bromsgrove/ Birmingham in the selection of strategic sites to meet Redditch development targets.</p> <p>There is an exclusion zone between where new development can be located</p>	<p>To complete the SFRA Level 2.</p> <p>Complete an analysis of available ecological information</p> <p>Ensure that maintenance of Green Belt gaps between Redditch and surrounding settlements is a consideration in Strategic Site selection.</p> <p>Further consultation on Core Strategies and level of development</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	the A441	and the existing gas pipe. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.	to be delivered.
204 CUNNINGHAM	<p>Extremely concerned about development of the three ADRs, particularly the A435 ADR.</p> <p>Consultation material makes no acknowledgement of the Matchborough Allotments located within the A435 ADR. Allotments are currently a full occupancy and demand for allotments is at an all time high. Allotments contribute to family well being, community spirit, healthy eating, sustainability and biodiversity. Request that Redditch Borough Council will protect and continue to maintain that area as an allotment site for Matchborough.</p> <p>Reports commissioned by the Council concluded that the A435 ADR should NOT be developed. Disappointed that WMRSS Panel Report rejected these conclusions. Urge the Council to argue vigorously that the original conclusions are still valid and that the arguments put forward by the Inspectors do not take into account the view</p>	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>It was not possible to mention every feature on the sites included as part of this consultation however officers are aware of the importance of these allotments in Redditch. The current Local Plan for Redditch Borough has a saved policy to protect allotments and should the A435 be progressed as a development site, officers would endeavour to carry this through to the Core Strategy and to influence the layout of potential development at the A435 ADR.</p> <p>In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Officers to continue discussions with landowners/developers of the A435 in terms of the allotment provision.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>of local residents of either Redditch or Mappleborough Green.</p> <p>Development of this area would bring about a merger between Redditch and Mappleborough Green.</p>	<p>for this.</p> <p>Development in any area should be sympathetic to its environment. Consideration of negative impacts on neighbouring settlements is considered through Sustainability Appraisal (SA) process, where negative impacts are identified mitigation measures are also proposed. The impacts on Mappleborough Green would not be considered to be significant and no merger would be necessary if the A435 ADR is to be progressed as a development site.</p>	None
205 DEVEY	<p>It should not be developed but re-designated as Green Belt land.</p> <p>Concerned about development in Webheath area. Remind Council that they promised to change Webheath back to Green Belt land.</p>	<p>The A435 ADR has never been designated as Green Belt . There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location.</p> <p>Webheath ADR has never been designated as Green Belt . There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. There was no promise from Redditch Borough Council, the previous edition of the emerging Core Strategy (Preferred Draft Core Strategy) consulted upon Webheath being designated as Green Belt based upon the conclusions of the WYG2 report; the findings of which were dismissed by the WMRSS Inquiry Panel Report. The WYG2 report made no attempts to demonstrate the exceptional</p>	None

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Foxlydiat lane is not suitable for heavy or volume traffic</p>	<p>circumstances that are necessary to alter a Green Belt boundary.</p>	<p>To complete a Transport Assessment.</p>
206 NEWBURN	<p>Object to development at Webheath ADR: - total compromise to our environment</p> <p>- potential threat to financial investment</p> <p>- RBC must change Webheath ADR back to Green Belt land as previously promised and not build on it</p>	<p>The environmental effects of potential development at Webheath ADR could be mitigated against. Stringent measures to enhance the environment can be included in planning policy should this site be progressed for development. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>This is not a planning matter.</p> <p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. There was no promise from Redditch Borough Council, the previous edition of the emerging Core Strategy (Preferred Draft Core Strategy) consulted upon Webheath being designated as Green Belt based upon the conclusions of the WYG2 report; the findings of which have been dismissed. The WYG2 report made no attempts to demonstrate the exceptional circumstances that are necessary to alter a Green Belt boundary.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p> <p>None</p>
	<p>- Webheath ADR is unsuitable for</p>		<p>To complete a Transport</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>development. It has narrow lanes, no pavements and issues with pumping sewerage are clearly evident. Development of the scale intimated needs sustainable local services infrastructure.</p> <p>- RBC must give better consideration to more suitable locations in the wider area. Utilise areas where there has been recent large scale developments where there may be scope for more, i.e. Brockhill ADR. Consider allocating a greater number of dwellings at Bordesley Park and apartments within the leisure development at the Abbey Stadium.</p>	<p>A Transport Assessment will be completed which will assess traffic implications of potential development. It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement the system. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes. Necessary infrastructure will have to be in place to enable any development.</p> <p>The SHLAA and ELR identify all potential sites for development within Redditch Borough. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Assessment. Should the Webheath ADR be promoted for development, officers Should Webheath ADR be pursued as a development area, consider additional sustainability requirements necessary. To complete an Infrastructure Delivery Plan.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
207 BULLIVANT	Objects to development at Webheath and Foxlydiat:	The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development	Further consultation on Core Strategies and level of development to be delivered.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>- Webheath should be designated as Green Belt as promised</p> <p>- Country lanes with no pavements.</p> <p>- Lanes often flood and the proposed development will increase flash flooding</p>	<p>targets. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. There was no promise from Redditch Borough Council, the previous edition of the emerging Core Strategy (Preferred Draft Core Strategy) consulted upon Webheath being designated as Green Belt based upon the conclusions of the WYG2 report; the findings of which have been dismissed. The WYG2 report made no attempts to demonstrate the exceptional circumstances that are necessary to alter a Green Belt boundary.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development.</p> <p>A Strategic Flood Risk Assessment Level 2 will assess the impact of potential development on the flooding and outline mitigation measures where necessary. Flooding issues are an important consideration but may not necessarily prohibit development.</p>	<p>None</p> <p>To complete a Transport Assessment</p> <p>To complete the SFRA Level 2 for Redditch.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Development of 3000 homes in the Brockhill and Bordesley Park area would be more suited to the environment and the communities.</p> <p>7000 houses is far too high for these areas and our local community.</p> <p>Questions should be asked about local services/facilities being able to cope before decisions are made.</p> <p>There are other building locations closer to services/infrastructure better able to cope than those suggested areas of Webheath and Foxlydiat.</p> <p>Support for Webheath /Foxlydiat option - existing A448 is an acceptable road</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>Housing figures consulted upon were set by the West Midlands Regional Spatial Strategy. For Redditch this was based on the projected need. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Necessary infrastructure will have to be in place to enable any development.</p> <p>The SHLAA and ELR identify all potential sites for development within Redditch Borough.</p> <p>The delivery of cross boundary development is uncertain given emerging</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>To complete and Infrastructure Delivery Plan.</p> <p>None</p> <p>Further consultation on Core Strategies and level of development</p>
208 EDWARDS			

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>network system able to cope with increased traffic</p> <ul style="list-style-type: none"> - the present A441 and surrounding roads are at full capacity - the land surrounding the A441 is on a flood plain - Bromsgrove's major rail station expansion with park and ride would complement the Redditch facility and make journey times to both towns easy. 	<p>changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>to be delivered.</p>
209 SMITH	<p>Amazed that the WMRSS has ignored the latest report on building expansion in this area. They appear to have made their judgement on old and outdated reports. Webheath ADR is unsuitable for future development.</p> <p>The Webheath ADR is not compatible for the increased need for services i.e. 1500 – 1800 extra vehicles on the existing lane structure. Adjoining Foxlydiate Lane is an even greater hazard than other local lanes. Bordesley Park and the completed Alvechurch bypass would take most of the extra traffic to Birmingham where most of the people buying these houses would be working.</p>	<p>The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch Stage 2', however the Inspectors Panel Report (September 2009) did not accept these recommendations. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development at Webheath. A proportionate employment target for Redditch should be developed which should encourage a reduction in journeys to and from the MUA's.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>To complete the Transport Assessment.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>As Redditch has a falling population the RSS target is far too high. Most of the recent building in Redditch has yet to be lived in. Sure that Redditch can build enough housing inside Redditch for the local demand. Should there be a change of Government and old building policy in the near future, hope that the Council will quickly cancel all of these 'out of the hat' housing figures.</p>	<p>Development targets consulted upon were allocated through the Regional Spatial Strategy taking note of national population projections. Development targets for Redditch Borough were for natural growth needs and are based on the latest population projections. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
210 SMITH	<p>Objection to development at Webheath ADR and Foxlydiate: - Why is WYG2 statement that Webheath ADR is unsuitable for development now being disregarded? - None of the roads in this vicinity are suitable to accommodate additional traffic</p>	<p>The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch Stage 2', however the Inspectors Panel Report (September 2009) did not accept these recommendations. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development on Webheath ADR.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>To complete a transport assessment.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<ul style="list-style-type: none"> - This area is primarily used for country pursuits - Pumping sewage up hill is environmentally unfriendly - Flooding would lead to loss of wildlife including badgers, muntjac deer and newts - Webheath ADR should be reinstated as Green Belt Support for development at Brockhill and Bordesley 	<p>Public Rights of Way can be retained irrespective of development in an area.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes.</p> <p>A Strategic Flood Risk Assessment Level 2 will assess the impact of potential development on the flooding and outline where necessary the mitigation measures.</p> <p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary. Development at Brockhill ADR is required and Bordesley is a potential option to be considered further.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level</p>	<p>None.</p> <p>Should the Webheath ADR be promoted for development, officers should Webheath ADR be pursued as a development area, consider additional sustainability requirements necessary.</p> <p>To complete a Strategic Flood Risk Assessment Level 2.</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>7000 dwellings is too high</p> <ul style="list-style-type: none"> - How was this figure arrived at? - It should be reassessed in light of current economic climate <p>- Future housing should be built in locations close to good infrastructure</p>	<p>of development to be delivered and the strategic locations for this. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>Housing figures were set by the West Midlands Regional Spatial Strategy. For Redditch this is based on the projected need. It should be noted that the plan period runs up to 2026, therefore this takes into account peaks and troughs in the market.</p> <p>Necessary infrastructure will have to be in place to enable any development.</p>	<p>None</p> <p>None</p>
211 AMPHLETT, J	<p>Support for development at Foxlydiat/Webheath adjoining A448</p> <ul style="list-style-type: none"> - A448 would cope with additional traffic increases - A441 and surrounding road network is full to capacity and could not cope with additional housing - Bromsgrove is due a major expansion of its rail station with park and ride facility. This would complement the Redditch station and journey times to both from Foxlydiat/Webheath would be similar and acceptable - This area not in a floodplain and not an area of natural beauty/ conservation requirements - Development here could be accommodated without major infrastructure requirement and disruption to existing 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
212 GILL	<p>residents</p> <p>Objection to new housing at Webheath</p> <ul style="list-style-type: none"> - Property market is slow so there is no logic in building more homes - Road network inadequate - Supporting services i.e. schools and shops would not cope - Worcestershire countryside is an important asset for Borough residents and wildlife - Sewage disposal could be a realistic problem i.e. pumping uphill 	<p>Housing figures consulted upon were set by the West Midlands Regional Spatial Strategy. For Redditch this was based on the projected need. It should be noted that the plan period runs up to 2026, therefore this takes into account peaks and troughs in the market. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development at Webheath.</p> <p>Necessary infrastructure will have to be in place to enable any development.</p> <p>Given the lack of capacity within Redditch's urban area, it is inevitable that some development on greenfield sites will be necessary. Where greenfield sites are required for development the green infrastructure within the development can be an important asset and biodiversity can be enhanced around these areas.</p> <p>It will be a requirement of the Developer to consider the sewerage system</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>To complete a transport assessment.</p> <p>None.</p> <p>To complete a Green Infrastructure strategy.</p> <p>Should the Webheath ADR be promoted for development, officers</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>- WYG2 identified that Webheath ADR was not suitable for development. It should be put back into the Green Belt .</p> <p>- Redditch town should be contained within the existing area. Development should be aimed at areas which are sustainable, close to services, amenities, town centre and have superior transport infrastructure</p>	<p>required, and subsequently to implement the system. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes.</p> <p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. The WYG2 report made no attempts to demonstrate the exceptional circumstances that are necessary to alter a Green Belt boundary.</p> <p>The WMRSS identified that Redditch does not have the capacity to meet the needs of the population hence the need for cross boundary development in Bromsgrove and Stratford and the need for this consultation. The SHLAA and ELR identify all potential sites for development within Redditch Borough.</p>	<p>Should Webheath ADR be pursued as a development area, consider additional sustainability requirements necessary.</p> <p>None.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
213 PRESTON	<p>Support for Option 3 as relevant infrastructure in place.</p> <p>Options 1 & 2:</p> <ul style="list-style-type: none"> - Lack of infrastructure - Likelihood of flooding - Increase in traffic on already congested roads 	<p>It has been deduced from respondent 214, as responses from next door neighbours that Option 3 refers to Foxydiatle/Webheath and Options 1 and 2 refer to East & West of A441. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
214 MORRIS	<p>Support for Option 3 as relevant infrastructure in place and easy access to the A448 will assist traffic flow</p> <p>Options 1 and 2: - Likelihood of flooding - Increase in traffic on already congested roads</p>	<p>re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
215 SHOWELL	<p>Objection to housing at Webheath:</p> <p>Redditch has had more than its share of expansion. It has more than doubled since the 1960s.</p> <p>Webheath became a retreat for residents because of the New Town onslaught.</p> <p>There must be land available by building in pockets rather than building estates. This</p>	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>Housing figures consulted upon were set by the West Midlands Regional Spatial Strategy. For Redditch this was based on the projected need. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>This is not a factor in determining where the development could be located.</p> <p>The SHLAA and ELR identify all potential sites for development within Redditch</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None.</p> <p>Complete the Infrastructure Delivery Plan</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>would eliminate the need for additional infrastructure.</p> <p>Site occupied by Mettis should be used for housing development and Mettis relocated to a purpose-built site.</p>	<p>Borough. However it should be noted that building in pockets still adds pressure to existing infrastructure. Therefore additional infrastructure would still be required to support development.</p> <p>The site currently occupied by Mettis Aerospace is still in operation and therefore it is not considered appropriate to reallocate the site for an alternative use. The land Mettis currently occupies is a Primarily Employment Area; therefore the Council aim for this land is to retain it for employment purposes.</p>	None.
216 READ	<p>Support for development at Foxlydiat/Webbeath:</p> <ul style="list-style-type: none"> - Existing dual carriageway would cope with traffic increases (A448) - A441 is already busy and would not cope with traffic increases - Not in a floodplain - Not subject to being an area of natural beauty with wildlife issues 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p>	Further consultation on Core Strategies and level of development to be delivered.
217 MORGAN	<p>Support for development at Foxlydiat/Webbeath:</p> <ul style="list-style-type: none"> - Existing A448 dual carriageway would cope with traffic increases - A441 & Dagnell End Road are already busy and would not cope with traffic increases - Infrastructure in place to accommodate new homes - Not in a floodplain 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. The use of the ADRs within Redditch and other sites for development will be consulted upon in the</p>	Further consultation on Core Strategies and level of development to be delivered.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
218 SHOWELL	<ul style="list-style-type: none"> - Not subject to being an area of natural beauty with wildlife issues - Development here would not cause disruption to existing residents - Bromsgrove is due a major expansion of its rail station with park & ride facility. This would complement the Redditch station and journey times to both from Foxlydiate/ Webheath would be similar <p>Objection to housing at Webheath area:</p> <ul style="list-style-type: none"> - Traffic pollution and congestion - Will spoil village status - Contaminated water from building area will enter Norgrove Lake. Is this a health hazard? 	<p>Core Strategy alongside the potential development targets.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR.</p> <p>Webheath is within Redditch's urban area and is not considered a village.</p> <p>Planning conditions could be in place to ensure the impact of any construction is minimised. Post construction all surplus water will be required to drain into an appropriate drainage system.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>To complete a Transport Assessment.</p> <p>None.</p> <p>None.</p>
219 READ	<p>Support for development at Foxlydiate/Webheath:</p> <ul style="list-style-type: none"> - Existing dual carriageway would cope with traffic increases - A441 is already busy and would not cope with traffic increases - Not in a floodplain 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
220 AMPHLETT, S	<ul style="list-style-type: none"> - Not subject to being an area of natural beauty with wildlife issues Support for development at Foxlydiate/Wvebheath: - A448 will cope with traffic increases better than A441/surrounding roads which are already at capacity - Expansion of Bromsgrove railway station will support extra population in this vicinity - Not in a floodplain - Not subject to being an area of natural beauty with wildlife issues 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
221 SADLER	<p>Supports development on the site adjacent to the A448 due to the following reasons:</p> <ul style="list-style-type: none"> - The present A441 and surrounding road network are already at full capacity; - Bromsgrove is due a major expansion of its Rail Station, with a park and ride facility. The Bromsgrove Town Centre is also due a major redevelopment, this would be an ideal facility for those living on the A448 area. - The designated area of land is not on a flood plain or area of natural beauty; - Further expansion could take place without major infrastructure problems. <p>The principle of employment development on the Winyates Green Triangle is acceptable, although there are still significant issues to be resolved such as ecology and access.</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
222 STRATFORD-ON-AVON DISTRICT COUNCIL (OFFICER RESPONSE)	<p>The principle of employment development on the Winyates Green Triangle is acceptable, although there are still significant issues to be resolved such as ecology and access.</p>	<p>A detailed ecological survey has been undertaken on the Winyates Green Triangle site which does indicate that there are constraints to development. A Transportation Study for the Winyates Green Triangle site has also been undertaken which evidences that access to the site is difficult and expensive. The combined issues suggest that employment development on the Winyates Green Triangle site would be</p>	<p>Do not progress Winyates Green Triangle as a Strategic Site.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Concerned about the scale and impact of development on the A435 ADR. The separate identity of Mappleborough Green should be preserved. The nature of the A435 ADR offers a buffer between the rural character to the east and the urban form of Redditch to the west, this should be retained, specifically the mature trees offer a good buffer. Consequently the scope for appropriate development on the A435 ADR is limited.</p>	<p>unviable and not deliverable; therefore Officers recommend that this site is not progressed any further in the Core Strategy for Redditch. Officers will liaise with Stratford District to discuss progressing this matter.</p> <p>Development in any area should be sympathetic to its environment. Should the development of the A435 ADR be progressed, the character of the housing would have to reflect its situation in Redditch and it would need to be accessed from Redditch's road network. It is agreed that there are constraints on site and mature trees serving a buffering purpose which will limit development opportunity. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
223 GRIFFITHS	<p>Objects to development within the Webbeath and Foxlydiate areas. There are other brownfield and green areas surrounded by main roads that offer more obvious locations for transport and facilities etc. RBC should fully utilise all other building locations which are closer to supportive infrastructures.</p>	<p>The SHLAA and ELR identify all potential sites for development within Redditch Borough. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Why are the conclusions of the WYG Report (2009) that found Webheath ADR to be unsuitable for development, not being upheld?</p> <p>Change Webheath ADR back to Green Belt and not build on it.</p> <p>Development on Webheath is not suitable for the following reasons:</p> <ul style="list-style-type: none"> - the lanes are not suitable for an influx of traffic. An increase of traffic is dangerous to children, the environment and residents, some areas have no footpaths. There is not a good bus service to the larger sporting, shopping and leisure facilities within Redditch. - Pumping sewage uphill is not environmentally friendly or sustainable; 	<p>for this.</p> <p>The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch Stage 2', however the Inspectors Panel Report (September 2009) did not accept these recommendations. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development at the Webheath ADR.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p> <p>To complete a Transport Assessment</p> <p>Should the Webheath ADR be promoted for development, officers Should Webheath ADR be pursued as a development area, consider</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>these system. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes.</p> <p>Officers acknowledge this is a disadvantage to the site but not a constraint to development in this location.</p> <p>A Strategic Flood Risk Assessment Level 2 will assess the impact of development on the flooding and outline mitigation measures. Flooding issues are an important consideration but may not necessarily prohibit development.</p> <p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development.</p> <p>Necessary infrastructure will have to be in place to enable any development.</p> <p>The Webheath ADR is some distance from the National Cycle Network which runs through Redditch Arrow Valley Park into Redditch Town Centre. Any potential development would not prohibit access to schools, indeed accessibility can be enhanced.</p>	<p>additional sustainability requirements necessary.</p> <p>None</p> <p>To complete a Level 2 SFRA</p> <p>Complete an analysis of available ecological information.</p> <p>To complete an Infrastructure Delivery Plan</p> <p>Should the Webheath ADR be promoted for development, officers to investigate the potential to incorporate increased accessibility to schools and cycle routes.</p> <p>To complete an Infrastructure</p>	

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>- Local Community Police Officers report that anti-social behaviour is a problem in the area as some young people have nothing to do, building more homes with sporting facilities so far away does not make sense.</p> <p>- Well being and health of residents will be affected. This contradicts other policies and practices the Council supports to help local people with healthy lifestyles; this demonstrates a lack of 'joined up' thinking.</p> <p>Considers Foxlydiate is also unsuitable:</p> <ul style="list-style-type: none"> - lanes, not roads, no pavements - sewage pumping issues - in the winter Foxlydiate lane was closed. Church Road was inaccessible to traffic and someone was skiing on the hill which demonstrates how much the hills are a feature. Support development in Bordesley park and Brockhill – much more obvious sites. Both are closer to main roads linked to Birmingham and the motorway network causing less congestion and reduced impact to rural roads. <p>The reason people want to live in Webheath is the availability of green areas, yet you seem intent on forcing more and more people into the area and destroying its appeal. If you build on Webheath ADR you will:</p> <ol style="list-style-type: none"> 1. Pump sewage many miles (wasted energy contributing to climate change). 	<p>Necessary infrastructure will have to be in place to enable any development.</p> <p>Improving the health and well-being of the Boroughs residents is a key priority of the Core Strategy. It is considered that residents will still be able to pursue a healthy lifestyle regardless of the location of future development.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement the system. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites. Severn Trent Water has indicated that there is financial provision for necessary works in their</p>	<p>Delivery Plan.</p> <p>None.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Should the Webheath ADR be promoted for development, officers Should Webheath ADR be pursued as a development area, consider additional sustainability requirements necessary.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>2. Have to widen country lanes (by CPO of residents from gardens)</p> <p>3. Have to create footpaths (by CPO of residents front gardens)</p> <p>4. Have poor local employment (commuting – cars buses contributing to climate change)</p> <p>5. Have other unnecessary infrastructure (health, schools, etc).</p>	<p>financial programmes.</p> <p>It is not anticipated that the existing road structure would be altered to accommodate development on the ADR. There would need to be additional road access to serve the development, however the opportunities for recreation along existing lanes would be maintained. CPO is not necessary to enable development at Webheath ADR.</p> <p>Officers acknowledge this is a disadvantage to the site but not a constraint to development in this location.</p> <p>Necessary infrastructure will have to be in place to enable any development.</p>	<p>None</p> <p>None</p> <p>To complete an Infrastructure Delivery Plan.</p>
225 HARRIS LAMB	<p>Accommodating Redditch's Housing Requirements within Bromsgrove District:</p> <ul style="list-style-type: none"> - The preferred option for development would be land east of the A441. An advantage of development in this area is its close proximity to Redditch town centre, and Abbey Hotel and Abbey Stadium. - Development at this location would encompass ribbon development of Bordesley and would result in a natural progression to the urban area of Redditch. - If development does occur here, consideration must be given to the need for Bordesley Bypass. Improvements to public transport to the town centre will be required as part of any large scale extension. Public transport should be linked to existing facilities such as the Abbey Hotel. 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>If it is determined that land east of the A441 should not be developed then land west of the A441 should be utilised.</p> <p>Accommodating Redditch's Housing Requirements within Redditch Borough: - Prior to releasing ADR and Green Belt for residential development, greenfield sites within Redditch should be looked at, specifically within the urban area. Three sites should be put forward on behalf of RSM Leisure to accommodate future housing growth in Redditch; they are greenfield sites in the urban area which is more preferable than developing ADRs and Green Belt.</p>	<p>The SHLAA and ELR identify all potential sites for development within Redditch Borough. The suitability of the submitted sites will be considered as part of the next SHLAA review. The use of the ADRs and Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
227 HAYES	<p>Hopes Webheath will be given the title of Green Belt.</p> <p>Webheath cannot stand any further infrastructure, nor any more people or traffic.</p> <p>Best site for development is Brockhill ADR and Bordesley Park. These sites are advantageous because of direct access to A441, and M42.</p>	<p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location.</p> <p>The SHLAA and Employment Land Review identify all potential sites for development within Redditch Borough and there are sites in Webheath that are capable of development, inclusive of infrastructure.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the</p>	<p>None</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Enfield Industrial Estate is suitable for housing, businesses should be moved to a more eco-friendly site outside the town centre.</p>	<p>strategic locations for this.</p> <p>The Enfield Industrial Estate is still in operation and therefore it is not considered appropriate to reallocate the site for an alternative use. The estate is within a designated Primarily Employment Area, therefore the Council aim for this land is to retain it for employment purposes.</p>	None
228 RODD	<p>Opposes development on Webheath ADR for the following reasons:</p> <ul style="list-style-type: none"> - The ADR should be returned to Green Belt as recommended by the WYG report; - There are lanes not road, and there are no pavements. The road system cannot cope with such a level of development; - The topography is not suitable for 	<p>The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch Stage 2', however the Inspectors Panel Report (September 2009) did not accept these recommendations. Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. The WYG2 report made no attempts to demonstrate the exceptional circumstances that are necessary to alter a Green Belt boundary. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR.</p> <p>Topography is a consideration but not</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>To complete a Transport Assessment.</p> <p>Should the Webheath ADR be</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>environmentally sustainable sewage disposal, and there is likely to be an increase in flash flooding;</p> <p>- Risk to protected species;</p> <p>- Lack of basic infrastructure.</p> <p>Supports proposal to build 3,000 or more homes at Bordesley. Supports development on Brockhill ADR.</p> <p>In addition apartments could be developed at Abbey Stadium as part of the leisure development.</p> <p>Use of other sites with appropriate</p>	<p>necessarily a constraint to development. It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement the system. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites.</p> <p>An analysis of available ecological information (including protected species) will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development.</p> <p>Necessary infrastructure will have to be in place to enable development.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Proposals for the redevelopment of the Abbey Stadium have already been given planning consent.</p> <p>The SHLAA and ELR identify all potential</p>	<p>promoted for development, officers Should Webheath ADR be pursued as a development area, consider additional sustainability requirements necessary.</p> <p>Complete an analysis of available ecological information</p> <p>To complete an Infrastructure Delivery Plan</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p> <p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
229 BOURNE	<p>infrastructure should be used in the first instance, and the conversion of vacant units is more desirable.</p> <p>Opposes development in Webheath: - There are other brown and green sites which are closer to supporting infrastructure that could be used;</p> <p>- Accessibility is an issue in terms of roads not being suitable to cater for development;</p> <p>- Conservation is also an issue, there are TPO's, protected species, and other wildlife</p> <p>- Infrastructure is not in place to support development. Local schools, shops etc. are at capacity.</p> <p>- Both Bordesley and Brockhill are closer to main roads.</p>	<p>sites for development within Redditch Borough. There are very few vacant units within Redditch that can be used for housing.</p> <p>The SHLAA and ELR identify all potential sites for development within Redditch Borough. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR.</p> <p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development.</p> <p>Necessary infrastructure will have to be in place to enable any development.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>To complete a Transport Assessment.</p> <p>Complete an analysis of available ecological information</p> <p>To complete an Infrastructure Delivery Plan</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	Webheath should be designated as Green Belt	Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location.	None
230 HAWKINS	<p>Webheath ADR: - Topography means additional houses would result in flooding;</p> <p>- Topography also means that pumping sewage uphill is unsustainable – this would be required to service the existing sewage treatment works as well as upgrading, or a new station with associated pumping pipe work would need to be constructed. Both options are not environmentally friendly.</p>	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess flood risk to the site. Development at Webheath ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will assess the impact of potential development on flooding and outline mitigation measures where necessary. Flooding issues are an important consideration but may not necessarily prohibit development.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites.</p>	<p>To complete the SFRA Level 2.</p> <p>Should Webheath be pursued as a development area, consider additional sustainability requirements necessary.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<ul style="list-style-type: none"> - New infrastructure will be required, particularly road development which would erode the landscape character and Green Belt ; - There are no footpaths (specific reference is made to Church Road, Heathfield and Blackstitch), the creation of footpaths would narrow roads further; - Why is there a need for 7000 houses? 	<p>Necessary infrastructure would need to be in place to enable any development. Should development at Webheath be progressed, access to the Webheath ADR will not affect Green Belt land.</p> <p>Necessary infrastructure would need to be in place to enable any development. A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR.</p> <p>The housing target for Redditch is based on the projected need of the Borough. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>To complete an Infrastructure Delivery Plan</p> <p>To complete an Infrastructure Delivery Plan. To complete a Transport Assessment.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
234 HEALEY	<p>The areas West and East of the A441 will:</p> <ul style="list-style-type: none"> - have severe infrastructure problems particularly with regards to road capacity. This will have a result on commerce in the Town Centre; - The Bordesley By Pass would be required in advance of any building in this area; - Flooding is an issue in the area <p>The option adjacent to the A448 would be a preferred choice as the infrastructure would cope better, and there are no apparent</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
235 BAKER	<p>flooding issues in the area. Development here would also provide an opportunity for future development along the A448 corridor.</p> <p>Objects to development at Webheath ADR:</p> <ul style="list-style-type: none"> - Should be turned back to Green Belt and not built upon; - The lanes are not capable of accommodating further development and there are no pavements in the area; - There would be a need to pump sewage uphill which is not environmentally friendly; - There would be an increase in flash flooding; 	<p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites.</p> <p>The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess flood risk to the site. Development at Webheath ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will assess the impact of development on</p>	<p>None</p> <p>To complete a Transport Assessment.</p> <p>Should the Webheath ADR be promoted for development, officers Should Webheath ADR be pursued as a development area, consider additional sustainability requirements necessary.</p> <p>To complete the SFRA Level 2.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>- Development will destroy habitats and protected species;</p> <p>- Infrastructure in the area is inadequate.</p> <p>Development should be focused in Bordesley Park. Development at Brockhill should be maximised.</p> <p>Other brownfield sites should be used, as well as incorporating development at the Abbey Stadium. There are also empty units in the Borough which could be utilised for development.</p>	<p>flooding and outline mitigation measures where necessary. Flooding issues are an important consideration but may not necessarily prohibit development.</p> <p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development.</p> <p>Necessary infrastructure will have to be in place to enable development.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The SHLAA and ELR identify all potential sites for potential development within Redditch Borough. Proposals for the redevelopment of the Abbey Stadium have recently been granted planning permission.</p> <p>Noted</p>	<p>Complete an analysis of available ecological information</p> <p>To complete an Infrastructure Delivery Plan</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p>
240 THE COAL AUTHORITY	No specific comments at this stage.	Noted	None
244 HEASEL-GRAVE	Webheath ADR: - Should be returned to Green Belt and not built on;	Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in	None

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>- the roads can not cope with additional traffic and there are a lack of pavements in the area;</p> <p>- Wildlife and protected species will be destroyed.</p> <p>Foxlydiat is unsuitable for the same reasons.</p> <p>7000 target is too high.</p> <p>The most sensible places to build are Bordesley and Brockhill.</p>	<p>this location.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR.</p> <p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The housing target consulted upon for Redditch this is based on the projected need of the Borough set out in the RSS. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging</p>	<p>To complete a Transport Assessment.</p> <p>Complete an analysis of available ecological information</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>- Flash flooding will increase</p> <p>- Protected species and habitats will be destroyed;</p> <p>- Infrastructure is inadequate;</p> <p>- 7000 target is too high;</p>	<p>The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess flood risk to the site. Development at Webheath ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will assess the impact of potential development on flooding and outline mitigation measures where necessary. Flooding issues are an important consideration but may not necessarily prohibit development.</p> <p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development.</p> <p>Necessary infrastructure will have to be in place to enable any development.</p> <p>The housing target consulted on for Redditch was based on the projected needs for the Borough set in the RSS. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>To complete the SFRA Level 2.</p> <p>Complete an analysis of available ecological information</p> <p>To complete an Infrastructure Delivery Plan</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<ul style="list-style-type: none"> - All other building locations should be utilised that are closer to supporting infrastructure; - Pumping sewage uphill is neither environmentally friendly nor sustainable. 	<p>The SHLAA and ELR identify all potential sites for development within Redditch Borough.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites.</p>	<p>None</p> <p>Should the Webheath ADR be promoted for development, officers should Webheath ADR be pursued as a development area, consider additional sustainability requirements necessary.</p>
248 HART	<p>Support development adjacent A448:</p> <ul style="list-style-type: none"> - already has a dual carriageway to accommodate increased traffic - Bromsgrove is building a new electrified railway station with park and ride facilities - proximity to schools - sewage problem is more accessible from this site - topography is more suitable (the other 2 options have gas pipes running under them) - no flooding in this area (the other 2 options are in the flood plain and frequently food) - this must be the most cost effective option - the other 2 options do not have the facilities or existing infrastructure (A441 is already at capacity) - area around the river arrow has a diversity of wildlife and habitats will be destroyed by development 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
249	Webheath ADR is unsuitable for	A Transport Assessment will be	To complete a Transport

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
BONHAM	<p>development: - existing road infrastructure</p> <p>- requirements for extensive sewerage infrastructure</p> <p>- would remove important amenity land (in terms of outstanding aesthetics and rich flora and fauna)</p> <p>Note that independent consultants stated that Webheath ADR is unsuitable for development.</p>	<p>completed which will assess traffic implications of potential development on the Webheath ADR.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites.</p> <p>There would be open space provision within any new development in accordance with the Redditch Borough Open Space Needs Assessment (2009). An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development.</p> <p>The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch Stage 2', however the Inspectors Panel Report (September 2009) did not accept these recommendations. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils</p>	<p>Assessment.</p> <p>Should Webheath be pursued as a development area, consider additional sustainability requirements necessary.</p> <p>Complete an analysis of available ecological information</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Note that the Borough has not re-designated Webheath ADR as Green Belt despite its promise to do so.</p> <p>Support development at Bordesley Park.</p> <p>Leisure development at Abbey Stadium should incorporate residential development.</p> <p>Commend further (sympathetic) development of Brockhill ADR including attention to improving amenities.</p>	<p>therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. There was no promise from Redditch Borough Council, the previous edition of the emerging Core Strategy (Preferred Options) consulted upon Webheath being designated as Green Belt based upon the conclusions of the WYG2 report; the findings of which have been dismissed. The WYG2 report made no attempts to demonstrate the exceptional circumstances that are necessary to alter a Green Belt boundary.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Proposals for the redevelopment of the Abbey Stadium have already been granted planning permission.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy</p>	<p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered. To complete an</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
250 MARSHALL	<p>Urge Borough Council to continue to facilitate development in all other possible areas within the Borough, in particular brownfield sites and re-utilisation of derelict premises.</p> <p>Support development adjacent to A448:</p> <ul style="list-style-type: none"> - housing development is actually required closer to Bromsgrove town which has a shortage of affordable housing. This shortage causes unnecessary commuting from outside of the area and industry struggles to keep a sufficient workforce. - existing A448 can cope with increased traffic and has excellent links to Redditch and Bromsgrove - A441 and surrounding roads are over capacity - areas around the A441 have poor public transport links to local towns (Redditch, Worcester, Bromsgrove, Stratford-upon-Avon). Development here would increase use of private transport. - this option will offer better access to the new Bromsgrove railway station and park and ride facility - severe flooding problems either side of the A441 - at least 4 nationally scarce/significant species on land around the A441 - a further reduction in the Green Belt buffer between Birmingham and Redditch should be avoided 	<p>alongside the potential development targets. Necessary infrastructure will need to be in place to enable the development.</p> <p>The SHLAA and ELR identify all potential sites for development within Redditch Borough.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Infrastructure Delivery Plan</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
254 TOWNSEND	<ul style="list-style-type: none"> - underground gas pipeline either side of A441. Support for option around A448 - A448 is a good spinal connection between the two towns and is able to take advantage from both Redditch & Bromsgrove facilities - commuters have access to both Redditch and & Bromsgrove railway stations - the A441 can flood and if houses were developed here work would be required on the road system 	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
255 WELLS	<p>Objection to Webheath ADR (especially Crumpfields Lane and Pumphouse Lane)</p> <ul style="list-style-type: none"> - WYG study confirmed ADR was unsuitable for future development - demand it to be returned as Green Belt - the cost of developing this site would be phenomenal - the surrounding roads cannot accommodate hundreds of additional vehicles - new development would create additional pressure on all services i.e. drainage, schools. New housing should be placed near to facilities and amenities which are already in place (to make them a viable option) <p>Support for - more low cost/suitable areas e.g.:</p> <ul style="list-style-type: none"> - Abbey Stadium - between Brockhill and the Bromsgrove to Redditch by – pass - Greenlands has Brownfield sites that would benefit from residential use – a school is already built and bus routes are in 	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. Webheath ADR has never been in the Green Belt. Officers consider that Webheath ADR has no value as Green Belt. The costs of development will be borne by the developer. A Transport Assessment will be completed which will assess traffic implications of development. Necessary infrastructure will have to be in place to enable any development.</p> <p>The SHLAA and ELR identify all potential sites for development within Redditch Borough including investigations of sites within Greenlands. The Abbey Stadium redevelopment has already been granted planning permission. The delivery of cross boundary development is uncertain given emerging changes to the planning system</p>	<p>Further consultation on Core Strategies and level of development to be delivered. To complete a Transport Assessment. To complete an Infrastructure Delivery Plan.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
256 FREEELAND	<p>place</p> <ul style="list-style-type: none"> - Bromsgrove should develop the land along Portway which has access to Redditch's industrial estates & the motorway network <p>Support for Webheath /Foxlydiat option but objects to options east and west of A441:</p> <ul style="list-style-type: none"> - The A448 has an acceptable network system capable of absorbing the extra load - The A441 & surrounding roads are at full capacity. Roads works also cause traffic congestion so additional housing will increase congestion/traffic jams. - There would be less disruption on a site near the A448. - During construction, major disruption would occur around the A441 site. - The A441 is subject to frequent flooding, the A448 is not - Bromsgrove is due a major rail station expansion so it seems natural to fit the expansion near the A448. 	<p>and the revocation of the RSS. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered. To complete a Transport Assessment.</p> <p>None</p>
257 CRUXTON	<p>Against Webheath ADR option:</p> <ul style="list-style-type: none"> - Webheath should revert back to Green Belt land as stated in the original preferred strategy. <p>The ADR land is not suitable & is unable to accommodate these proposals:</p> <ul style="list-style-type: none"> - the roads cannot accommodate an 	<p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development</p>	<p>None</p> <p>To complete a Transport Assessment</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>increased level of traffic</p> <ul style="list-style-type: none"> - local services are not in place to be able to service an increased local population (e.g. schools & GPs) - the land is also very important for the sustainability of the environment & is enjoyed frequently by local residents & ramblers <p>Support for Bordesley Park option as:</p> <ul style="list-style-type: none"> - infrastructure is in place to support proposed new dwellings <p>Overall objection to:</p> <ul style="list-style-type: none"> - 7000 new homes is far too high in current climate. Little evidence to support the need for such high numbers. How was this figure calculated? 	<p>Necessary infrastructure will have to be in place to enable any potential development.</p> <p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Housing figures consulted on were set by the West Midlands Regional Spatial Strategy. For Redditch this was based on the projected need. It should be noted that the plan period runs up to 2026, therefore this takes into account peaks and troughs in the market. The housing target is calculated based on past trends and population projections. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the</p>	<p>To complete an Infrastructure Delivery Plan.</p> <p>Complete an analysis of available ecological information</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
258 SMITH	<p>Concerned that public money was spent on the White Young Green study that in effect was pointless in the eyes of the panel.</p> <p>What is the rationale for NOT building at Bordesley, apart from objections from local people, Bromsgrove Council and local MP? Bordesley could be argued as a better solution as the road infrastructure exists, there is an established rail link and it is nearer to the motorways.</p> <p>Crumppfields Lane has seen an incredible increase in the volume of traffic using it over the last 15 years. This would become worse as a result of development. Vehicles have</p>	<p>strategic locations for this.</p> <p>The study was required to provide an independent view to inform the preparation of the Core Strategies for Redditch and Bromsgrove. The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch Stage 2', however the Inspectors Panel Report (September 2009) did not accept these recommendations. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>This consultation did not present a choice between Webheath ADR and Bordesley. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>To complete a Transport Assessment.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
264 Rose	<p>ruined verges and hedgerows where they have forced routes through. If 600 houses are built on the ADR what assurances will there be to safeguard our residential and country lanes from becoming even worse than they are now?</p> <p>Object to development at Webheath ADR and Foxlydiat:</p> <ul style="list-style-type: none"> - White Young Green report found the Webheath ADR unsuitable for development <ul style="list-style-type: none"> - There are lanes, not roads, no pavements - miles away from the Town Centre, no employment in the area - local services infrastructure is inadequate - pumping sewage is not environmentally friendly or sustainable. 	<p>The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch Stage 2', however the Inspectors Panel Report (September 2009) did not accept these recommendations.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development.</p> <p>Officers acknowledge this is a disadvantage to the site.</p> <p>Necessary infrastructure will have to be in place to enable any development.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites.</p>	None
			<p>To complete a Transport Assessment.</p> <p>None</p> <p>To complete an Infrastructure Delivery Plan</p> <p>Should the Webheath ADR be promoted for development, officers Should Webheath ADR be pursued as a development area, consider additional sustainability requirements necessary.</p> <p>Further consultation on Core</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
265 NETWORK RAIL	Believe that RSS target of 7000 is too high.	The development targets consulted upon for Redditch Borough were based on projected need set by the RSS. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. Noted	Strategies and level of development to be delivered. Consult the RUS.
267 GRIFFITHS	For information on railway infrastructure development in the area look at the Network Rail Route Utilisation Strategy (RUS). Consultation is a sham, evidenced by: - timescales - conversations overheard between individuals involved in the planning service that 'the decision to build on Webheath has already been made' - proposals ignore the findings of the White	The consultation was carried out in accordance with the Council's adopted Statement of Community Involvement. The consultation material did not present Webheath ADR as an 'alternative option' due to the limited genuine alternative options within Redditch Borough, the consultation material made it clear that all of the ADRs would be required to be developed to meet the development targets. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. The consultation material had to adhere	None Further consultation on Core Strategies and level of development to be delivered. None

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Young Green report</p> <p>Objects to development at Webheath ADR/Foxydiolate:</p> <ul style="list-style-type: none"> - WYG report was accepted by RBC Planning Committee and officers. I was led to believe this was adopted by as policy and forwarded to the WMRSS. Difficult to understand why RBC is allocating 600 houses on Webheath ADR, only a few months after the WYG Report was supported. - RBC should change Webheath ADR back to Green Belt and not build on it. - access roads are little more than country lanes and are completely unsuitable to support development. Increase in traffic is dangerous to children, the environment and local residents. Some areas have no pavements and insufficient width to expand. Access roads suffer from disruption during flooding or snow. Little public transport in the area and little local employment which will increase car usage. 	<p>to the findings of the WMRSS. The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch Stage 2', however the Inspectors Panel Report (September 2009) did not accept these recommendations.</p> <p>The findings of the WYG report were not adopted as formal Redditch Borough Council policy only evidence, as the Core Strategy has only been presenting consultation opportunities. See comment above regarding the WMRSS.</p> <p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development.</p>	<p>None</p> <p>None</p> <p>To complete a Transport Assessment.</p> <p>To complete an Infrastructure</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>- The availability of local services and infrastructure is already inadequate. Further development will compound these problems.</p> <p>- The contour of the ADR land between Pumphouse lane and Crumpfields lane drops rapidly into a valley. Consequently, the risks of flooding will be significant and flash flooding will increase.</p> <p>- Requirement to pump sewage uphill which is not environmentally friendly or sustainable.</p> <p>- Local Community Support Officers report</p>	<p>Necessary infrastructure will have to be in place to enable any development.</p> <p>Topography is a consideration when determining the location for potential development but not necessarily a constraint. The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess flood risk to the site. Development at Webheath ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will assess the impact of potential development on the flooding and outline mitigation measures. Flooding issues are an important consideration but may not necessarily prohibit potential development.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites.</p> <p>Safety and anti-social behaviour will be</p>	<p>Delivery Plan.</p> <p>Complete Level 2 SFRA and request.</p> <p>Should the Webheath ADR be promoted for development, officers Should Webheath ADR be pursued as a development area, consider additional sustainability requirements necessary.</p> <p>To complete an Infrastructure Delivery Plan.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>antisocial behaviour is a problem. Webheath is remote from shops, sports facilities, entertainment and local industry. More houses will make this problem worse.</p> <p>- There are protected Oak trees in the area and a wide variety of wildlife. Protected species will be destroyed.</p> <p>Development in other areas such as Bordesley Park and Brockhill appear much more obvious sites. Development in closer to the town centre and can be easily linked to existing road system.</p> <p>Complain that the RSS target is too high to sustain. RBC should challenge this allocation rather than quietly acquiescing. By complying with centrally imposed targets RBC is not acting in the best interests of the people of Redditch.</p>	<p>taken into account when designing new communities. If there are particular anti-social behaviour issues that individuals are aware of these should be directed to Local Community Support Officers or the Borough Councils Community Safety Team. Necessary infrastructure will have to be in place to enable any development.</p> <p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The 7000 dwellings target consulted upon for Redditch was based upon the locally generated needs for development. The Borough Council contested the housing figures at the inquiry into the Phase 2 review of the RSS however this argument was not accepted by the inspectors as detailed in the Panel Report. The status of the planning system at the time of consultation meant that there was little opportunity but to comply with the RSS findings unless there was sufficient evidence to justify an alternative</p>	<p>To complete an analysis of available ecological information.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
268 FROST	<p>Support for:</p> <ul style="list-style-type: none"> - Webheath/Foxlydiat option east of the A448 and option West of the A441. They should be planned to be developed together with a large green corridor incorporating Foxlydiat Wood, Brockhill Wood with Forge Mill and Beoley Paper Mill, providing a cycle pathway, picnic areas, seating children's play area with also newly planted conservation areas. - The area east of the A448 already has in place an improved road system from the A448 to Windsor Rd and 5 traffic islands that already have existing roads leading towards the options. - The area is already served by public transport and local shops at Batchley and schools should be sited by Green Corridor and have access to field area adjacent - National Grid has an IP Governor station at Tack Farm and Weights Lane may be able to supply further gas to the area. <p>Object to Webheath /Foxlydiat option:</p> <ul style="list-style-type: none"> - is not a cost effective viable proposition as a new road system would be required to carry the extra vehicle numbers. - existing gas, water and electricity supplies 	<p>approach. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	Further consultation on Core Strategies and level of development to be delivered.

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270 NATIONAL TRUST	<p>are at the extremities of the supply network</p> <ul style="list-style-type: none"> - there would be a limited number of residential properties in the proposed development option - the public should be invited to Consultation Board meetings to express knowledge and concerns but unable to vote <p>Amount of development proposed for Redditch has risk of flooding at Coughton Court. The National Trust considers the proposed development should be informed by a strategic flood risk assessment that addresses the downstream consequences - ensuring flood risk potential is reduced/controlled.</p> <p>An approach securing the following additional benefits is required:</p> <ul style="list-style-type: none"> - the use of Sustainable Drainage System- to contribute to key objectives of the Severn River Basin Management Plan <p>- WMRSS Green infrastructure objectives - Regional Biodiversity Strategy</p>	<p>A Strategic Flood Risk Assessment Level 2 will assess the impact of development on the flooding and outline mitigation measures where necessary. The potential impacts of flooding downstream of Redditch will form part of the SFRA level 2 however detailed effects of flooding in this location will be covered in the SFRA for Stratford on Avon District.</p> <p>Requirements for Sustainable Drainage System are included in the emerging Core Strategy.</p>	To complete the SFRA Level 2.
271 TAYLOR	<p>Objection to development in the Webheath vicinity:</p> <ul style="list-style-type: none"> - WYG2 concluded that Webheath ADR was unsuitable for development and should be returned to Green Belt <p>- WMRSS objective of urban renaissance advocates the concentration of</p>	<p>Green Infrastructure is an integral part of planned development.</p> <p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. The WYG2 report made no attempts to demonstrate the exceptional circumstances that are necessary to alter a Green Belt boundary.</p> <p>The WMRSS objective would have been achieved in Redditch with the potential</p>	None None None
			To complete an Infrastructure Delivery Plan

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>development near to all sustainable services. All other building locations should be utilised to their maximum before disturbing the current environment in Webheath. Proposals do not maximise the use of brownfield development for sustainable and affordable housing. Inadequate road/pavement infrastructure</p> <ul style="list-style-type: none"> - Increase in traffic not desirable - Inadequate sewage infrastructure which requires up hill pumping - Flooding implications - Visually attractive rural area 	<p>sites for development identified in the SHLAA and ELR within the urban area of Redditch and this includes Webheath. The opportunities for brownfield development have been exhausted. Appropriate affordable housing would need to be provided on relevant sites. Any necessary infrastructure will have to be in place to enable any development.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development at Webheath.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites.</p> <p>A Strategic Flood Risk Assessment Level 2 will assess the impact of potential development on the flooding and outline mitigation measures where necessary.</p> <p>Redditch is surrounded by landscape of high to medium sensitivity to development so any development proposed would need to respect these sensitivities.</p>	<p>To complete a Transport Assessment</p> <p>Should the Webheath ADR be promoted for development, officers Should Webheath ADR be pursued as a development area, consider additional sustainability requirements necessary.</p> <p>To complete a Level 2 SFRA.</p> <p>None</p> <p>Complete an analysis of available</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<ul style="list-style-type: none"> - Disturbance and destruction to wildlife, including protected species such as bats, orchids and great-crested newts - Loss of obesity reducing and stress relieving activities such as walking, cycling and horse riding along the rural lanes - Insufficient local school - Capacities would be exceeded at doctors surgeries and shops to an unsustainable level - Inadequate public transport to town centre, bus & rail facilities and Abbey Stadium - Not near to employment sources Support for development at Bordesley Park and Brockhill: <ul style="list-style-type: none"> - More environmentally friendly 	<p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to development.</p> <p>It is not anticipated that the existing road structure would be altered to accommodate development on the ADR should this option be progressed. There would need to be additional road access to serve the potential development, however the opportunities for recreation along existing lanes would be maintained.</p> <p>Necessary infrastructure will have to be in place to enable any development.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development at the Webheath ADR.</p> <p>Officers acknowledge this is a disadvantage to the site.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>ecological information</p> <p>None</p> <p>To complete an Infrastructure Delivery Plan</p> <p>To complete a Transport Assessment</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
272 ROSE	<p>- Easier to improve existing infrastructure</p> <p>WMRSS target of 7000 homes for Redditch should be revised in light of the recession. Redditch is 37th in the league table for UK Repossession Hotspots. Government states that repossession hotspots are at greater risk due to higher levels of unemployment and repossession court orders</p> <p>Redditch is 31% more deprived than the rest of Worcestershire</p> <p>Objection to development at Webheath ADR: - Not sustainable</p>	<p>Irrespective of the location of development, necessary infrastructure will have to be in place to enable any development.</p> <p>Housing figures consulted on were set by the West Midlands Regional Spatial Strategy. For Redditch this was based on the projected needs. The level of repossessions in Redditch does not have any impacts on population growth. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>National Planning Policy Statement 3 'Housing' states that areas of deprivation should be regenerated this can be aided through new development.</p> <p>Potential development at Webheath ADR is considered to be less sustainable than development within the urban area. However it is more sustainable than other discounted options for example Green Belt extension, Green Belt new settlement, development on open space and extensions to Astwood Bank and Feckenham. The SHLAA and ELR identify all potential sites for development within Redditch Borough.</p>	<p>To complete an Infrastructure Delivery Plan</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None.</p> <p>None.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<ul style="list-style-type: none"> - Away from local employment - Sewage will need to be pumped <p>Support for development at Bordesley Park:</p> <ul style="list-style-type: none"> - Affordable housing should be built close to town centre, supportive infrastructures, road networks and employment locations 	<p>Officers acknowledge this is a disadvantage to the site.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement the system. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites. A pumping mechanism will only be required to the point where gravity system will take over.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>None</p> <p>Should the Webheath ADR be promoted for development, officers should Webheath ADR be pursued as a development area, consider additional sustainability requirements necessary.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
273 PARSONS	<p>Objection to development and expansion of Redditch:</p> <ul style="list-style-type: none"> - Unreasonable that future housing is to be built to the north and north west of the town. There is little evidence that other areas have been given full consideration - North and north west is already built up with little greenbelt or green space left <p>- By accepting 3000 dwellings of</p>	<p>WYG 1 study assessed all areas surrounding the Redditch urban area. Through SWOT analysis and examination of constraints, areas to the north and north-west of the town were deemed to be the most appropriate direction for Redditch's long term growth.</p> <p>The 3000 dwellings to be located in</p>	<p>None</p> <p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Bromsgrove's target; Redditch is essentially assisting Bromsgrove but bearing the burden on its infrastructure. Bromsgrove will accept the Council Tax but if Redditch had to provide the services, the costs and inconvenience will be placed on Redditch residents</p> <p>- Disagree with the appointment of the RSS [WMRA]. They should not be making decisions which impact on local residents</p> <p>- Significant development at Brockhill has resulted in increased traffic which is likely to get worse. Limited public transport services in Brockhill</p> <p>- Rail capacities are restricted due to single track and inadequate station parking</p> <p>- Lack of footpath network in Brockhill area limits alternatives to car usage</p> <p>- Flooding implications in Brockhill area</p>	<p>Bromsgrove, but adjacent to the Redditch boundary were to meet Redditch's needs and reflected the requirements of the RSS. Bromsgrove District has a separate housing target that will be met elsewhere in the district. Council tax should be received by the Authority which would provide the services to that community.</p> <p>In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development.</p> <p>Network Rail has not indicated that a new railway station will be required; however necessary infrastructure will have to be in place to enable any development.</p> <p>Should development in this area be progressed it is possible that footpath linkages at the site and connecting to the site can be enhanced.</p> <p>A Strategic Flood Risk Assessment Level 2 will assess the impact of potential development on the flooding and outline mitigation measures. Flooding issues are</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>To complete the Transport Assessment.</p> <p>To complete an Infrastructure Delivery Plan.</p> <p>Should the Brockhill ADR site be progressed, officers to consider measures to enhance the footpath network.</p> <p>To complete a Strategic Flood Risk Assessment Level 2.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<ul style="list-style-type: none"> - Impact on wildlife species, in particular Great Spotted Woodpeckers, Muntjak deer - Highly visible ridge-lines - Development should be directed to the South West of the A448, possibly enlarging Webbeath ADR - Some consideration should be given to development south west of Redditch – south of Callow Hill and east of A435 	<p>an important consideration but may not necessarily prohibit development.</p> <p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development.</p> <p>Topography is a consideration when determining the location for potential development but not necessarily a constraint.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>WYG 1 study assessed all areas surrounding the Redditch urban area. Through SWOT analysis and examination of constraints, areas to the north and north-west of the town were deemed to be the most appropriate direction for Redditch's long term growth.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. The delivery of cross boundary development is uncertain given emerging</p>	<p>To complete an analysis of available ecological information</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p>
274 HATTON	Objection to development at Webbeath ADR and Foxlydiate Green Belt :		Further consultation on Core Strategies and level of development to be delivered.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>- ADR should be returned to Green Belt as recommended in WYG2</p>	<p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. The WYG2 report made no attempts to demonstrate the exceptional circumstances that are necessary to alter a Green Belt boundary.</p>	<p>None</p>
	<p>- Inadequate road system</p>	<p>A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR.</p>	<p>To complete a Transport Assessment</p>
	<p>- Inadequate sewage system which would require pumping</p>	<p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements will be considered in the Webheath Strategic Site Policy.</p>	<p>Should Webheath ADR be pursued as a development area, consider additional sustainability requirements necessary.</p>
	<p>- Impact on wildlife</p>	<p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to</p>	<p>Complete an analysis of available ecological information</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>- Insufficient local amenities</p> <p>Support for development at Brockhill and Bordesley Park</p>	<p>potential development.</p> <p>Necessary infrastructure will have to be in place to enable any development.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>To complete an Infrastructure Delivery Plan</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
275 MILES	<p>3000 houses should not be built adjacent to Redditch in Bromsgrove as this would expand the urban conurbation of Redditch. Green Belt should not be used for development, it should remain as Green Belt . Support for development at Foxlydiate/Webbeath:</p> <ul style="list-style-type: none"> - A448 would cope with traffic increase. A441 and B4101 would require significant widening and are at capacity - A448 option is not on a floodplain - A448 option is not adjacent to an area of natural beauty or wildlife preservation area - A448 option does not pose significant infrastructure problems or disruption to existing residents - Major expansion to Bromsgrove's railway station, including park & ride would complement Redditch station - Travel time to each town centre would be almost the same from this option <p>Additional growth for Redditch and Bromsgrove should be embraced given its</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. All of the options would require necessary infrastructure will have to be in place to enable development.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
276 TURLEY	<p>Additional growth for Redditch and Bromsgrove should be embraced given its</p>	<p>The Redditch Core Strategy has an objective to improve the vitality and</p>	<p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
ASSOCIATES OBO SCOTTISH WIDOWS	<p>potential to underpin existing and future investment in Redditch Town Centre. Any development to meet the strategic housing requirement should be well related to the town centre as it can enhance the appeal of the town centre.</p> <p>Opportunities to maximise use of public transport should be encouraged. Every effort should be made to provide attractive, reliable and safe public transport services from any of the proposed strategic sites</p> <p>A435 ADR and Webheath ADR are not well located in relation to the town centre. A435 ADR performed less favourably than other ADRs in the recent Sustainability Appraisal</p> <p>Development of the A435 ADR should be discouraged and the residual housing requirement of around 360 dwellings be accommodated in alternative locations</p> <p>Development of Webheath ADR should only be permitted if infrastructure connections to the town centre can adequately be provided</p> <p>Ancillary development should be limited to essential uses. New local/district centres should not compromise efforts to enhance the vitality and viability of the town centre</p> <p>Development of the Foxlydiate/ Webheath Green Belt option is least favourable option.</p>	<p>viability of the town centre. The Councils will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Agree. A Transport Assessment will be completed which will assess traffic implications of potential development in all locations.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>The SHLAA and ELR identify all potential sites for development within Redditch Borough.</p> <p>Necessary infrastructure will have to be in place to enable any development.</p> <p>District/local centres are intended to meet daily needs for basic items and therefore should not compromise the vitality and viability of the town centre.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils</p>	<p>To complete a Transport Assessment.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p> <p>To complete an Infrastructure Delivery Plan</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
277 RENNIE			

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Other two options could easily be developed partially over the Bromsgrove boundary where the land does not rise quickly.</p> <p>Any development should be low-rise and unobtrusive.</p> <p>Drainage problems should be dealt with adequately to prevent future flooding.</p> <p>Concerned about the accessibility of the footpath system and the impact of future development on the landscape.</p>	<p>therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Topography is a consideration but not necessarily a constraint when determining the preferred locations for development.</p> <p>It is not anticipated that any development will be high rise.</p> <p>A Strategic Flood Risk Assessment Level 2 will assess the impact of potential development on flooding and outline mitigation measures where necessary.</p> <p>The Worcestershire County Landscape Character Assessment forms part of the evidence base for the Core Strategy and its findings will be taken in to consideration when determining the preferred location(s) for development. The accessibility of the footpath system should not be compromised as a result of development and improvements should always be sought.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils</p>	<p>None</p> <p>None</p> <p>To complete the SFRA Level 2 for Redditch.</p> <p>None.</p>
278 GVA GRIMLEY OBO HCA	Broadly supports the proposal to deliver new development on all ADRs in Redditch. In particular development on the A435 ADR and land adjacent to it in SoA District.	The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils	Further consultation on Core Strategies and level of development to be delivered.

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>The land at the southern end of the A435 ADR could be successfully developed for housing if that was the most appropriate use for it. HCA wishes to reserve its position in respect of the southern parcels of land subject to consideration of matters in more detail.</p>	<p>therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Should the A435 be progressed for development, in line with the background document produced for consultation, Officers consider that the southern parcels of the A435 would be better suited to employment use as this is compatible with the adjacent employment uses. Officers will continue to engage with the HCA regarding this site.</p>	<p>Officers to engage with HCA regarding A435 strategic site.</p>
280 BARLOW	<p>Support development of the A435 ADR. Consider that the administrative boundary between RBC and SoADC should be revised. This is an arbitrary line on a plan and does not reflect features on the ground. It makes little sense to exclude this land from development when there is a clearly defined boundary to the north and east (A435/A4023) The land administered by SoADC should be within the proposed development area.</p>	<p>Noted. Officers have and will continue to engage with the landowner and SoADC Officers regarding this site.</p>	<p>Officers to engage with HCA & SoADC Officers regarding A435 strategic site.</p>
281 WARBY	<p>Objection to development of Webheath ADR. Existing small lanes and minor roads will be difficult, if not impossible to widen to cater for additional traffic flows. Transport assessments on which the extent of the development is based were conducted back in 2002. As a resident I do not believe these calculations accurately reflect the real figures. Methods used to calculate future traffic growth are very poorly based and unrealistic and need to be more</p>	<p>An up to date Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR. The TA will be carried out by the County Council as the transport authority.</p>	<p>To complete the Transport Assessment for Redditch.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>representative of the population in the area. There are fundamental failings in the Assessment and its recommendations are not based on accurate data and does not represent the level of issues that would arise from an additional 600 homes.</p> <p>Accident incidents have increased over the last 5 years. There is no scaling up of these figures in the Transport Assessment to show that there would be an unacceptable level of accidents on the local road network. Junction of Blackstitch Lane/ Middlepiece Drive is already an accident blackspot. Figures may not accurately reflect the level of incidents as some are not reported to the police due to no injury.</p> <p>Assumptions cannot be made that affordable housing units do not contribute to peak time trip generations. It cannot be assumed that those in affordable housing units do not have cars.</p> <p>Not good planning to increase the amount of affordable housing in an area where there is currently a higher proportion of high end properties and the local amenities cater for the current population.</p> <p>Heavy construction traffic in this area will impact on the existing transport infrastructure.</p>	<p>Information received from Worcestershire County Council Collision Safety Investigation Team states that where members of the public deem an area to be unsafe they should contact the County Council directly. However the County Council have indicated that the Webheath is not a particular concern in terms of accidents.</p> <p>Traffic generated from affordable housing will be included in the Transport Assessment.</p> <p>PPS 3 (Housing, para 20) requires the delivery of mixed communities where there is "a variety of housing, particularly in terms of tenure and price and a mix of different households". Necessary infrastructure needs to be in place to enable any development.</p> <p>This is a necessary consequence of development but will be temporary. Planning Obligations can be used to minimise the amount of disruption if necessary.</p>	<p>None</p> <p>To complete a transport assessment.</p> <p>To complete an Infrastructure Delivery Plan.</p> <p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Public transport is limited in the area. An increase in buses will create traffic, noise and pollution issues for residents. The Transport Assessment allows for the increase in 'school-run' traffic. This would increase with additional houses and the schools are full/ over subscribed with just the existing population. Question how cycle lanes could be added to certain routes with many existing lanes barely suitable for 2 passing cars.</p> <p>The Assessment concludes that 600 houses can be accommodated subject to a list of provisions. Where does the money come from to pay for this work?</p> <p>Existing infrastructure very limited. 2 Schools, a post office and a general store. Parking for these facilities is very limited and causes traffic congestion. Existing schools do not have the capacity for increased pupil numbers from 600 homes. There is no chemist or doctors surgery in Webheath.</p> <p>An area that had been originally designated as Green Belt will become an eyesore, inevitably lowering the value/ perception of what has always been recognised as a good location to live.</p>	<p>Necessary infrastructure will have to be in place to enable any development.</p> <p>Construction costs are always borne by the developers of a site. A developer will be required to contribute to transport provisions. The Infrastructure Delivery Plan will detail the funding that is available for infrastructure and the contributions required of developers.</p> <p>Necessary infrastructure will have to be in place to enable any development.</p> <p>Webheath ADR has never been in the Green Belt. Officers consider that Webheath ADR has no value as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location.</p>	<p>To complete an Infrastructure Delivery Plan.</p> <p>None</p> <p>To complete an Infrastructure Delivery Plan.</p> <p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>With no indication of proposed layouts/densities of housing, examples of other developments such as Brockhill, with its housing density, twisty, small road network and ridiculous parking arrangements only highlight concerns for what might happen on the Webheath ADR. It cannot be policy to reduce the stature of an established local area by forcing unsustainable/ impractical/ environmentally unfriendly developments on it. Pressure to meet housing figures is better done by increasing the developments in areas that have already been subjected to this style of housing creation such as Brockhill and Bordesley.</p> <p>Pumping sewage uphill is unsustainable.</p> <p>Removal of large areas of land and replacing with roads, driveways etc will result in increased flooding problems.</p>	<p>Development in any area should be sympathetic to its environment. The Core Strategy will contain a policy which will seek to ensure all new development is delivered to high quality design standards irrespective of its location.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites.</p> <p>The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess flood risk to the site. Development at Webheath ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2</p>	<p>None.</p> <p>Should Webheath be pursued as a development area, consider additional sustainability requirements necessary.</p> <p>To complete a Level 2 SFRA.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Many protected species will be destroyed.</p> <p>PDCS stated that the Webheath ADR was unsuitable for future development. RBC should have returned it back to Green Belt.</p> <p>Environmental impact of the development of Webheath ADR will be damaging from all perspectives. Alternative locations must be used to protect the environment in the long term.</p>	<p>will assess the impact of development on the flooding and outline mitigation measures if necessary.</p> <p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development.</p> <p>The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch Stage 2' (which informed the PDCS), however the Inspectors Panel Report (September 2009) did not accept these recommendations. Webheath ADR has never been designated as Green Belt. Officers consider that Webheath ADR has no value as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location, the study by WYG did not attempt to demonstrate these exceptional circumstances.</p> <p>The SHLAA and ELR identify all potential sites for potential development within Redditch Borough. The only major environmental concern is the requirement for a pumping mechanism for sewerage which is less sustainable than traditional gravity fed system however additional sustainability requirements can be implemented to compensate for this on relevant sites.</p>	<p>Complete an analysis of available ecological information</p> <p>None</p> <p>Should Webheath be pursued as a development area, consider additional sustainability requirements necessary.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
282 NOYCE	<p>Objection to development of Webheath ADR. As promised, RBC should return Webheath ADR to Green Belt in accordance with WYG2 Report.</p> <p>Inadequate transport infrastructure. Local infrastructure is inadequate.</p> <p>Not sustainable to pump sewage uphill.</p> <p>Flash flooding will increase.</p>	<p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. There was no promise from Redditch Borough Council, the previous edition of the emerging Core Strategy (Preferred Options) consulted upon Webheath being designated as Green Belt based upon the conclusions of the WYG2 report; the findings of which have been dismissed. The WYG2 report made no attempts to demonstrate the exceptional circumstances that are necessary to alter a Green Belt boundary.</p> <p>Necessary infrastructure will have to be in place to enable any development. A Transport Assessment will be completed which will assess the transport implications of potential development at Webheath.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement the system. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites.</p> <p>A Strategic Flood Risk Assessment Level 2 will assess the impact of development on flooding and outline mitigation measures where necessary. Flooding issues are an important consideration but may not necessarily prohibit development.</p>	<p>None</p> <p>To complete an Infrastructure Delivery Plan. To complete a Transport Assessment.</p> <p>Should Webheath be pursued as a development area, consider additional sustainability requirements necessary.</p> <p>To complete the SFRA Level 2 for Redditch.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Protected species will be destroyed.</p> <p>Support building at Bordesley Park, Abbey Stadium and Brockhill ADR</p>	<p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Proposals for the redevelopment of the Abbey Stadium have already been granted planning permission.</p>	<p>Complete an analysis of available ecological information</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
283 WARWICKSHIRE WILDLIFE TRUST	<p>Ecological Data Provision: Trust outlines the necessity of using up-to-date ecological and environmental information to inform strategic site selection from the outset. Without this information, it is questioned how truly sustainable growth can be delivered with inadequate supporting ecological information to indicate the environmental benefits or constraints of each growth option. The LPA will need to demonstrate that decisions on strategic site selection are the most appropriate considered against the reasonable alternatives (PPS12 para 4.36). This cannot be achieved if the environmental constraints and opportunities of each growth option have not been available to inform which option is likely to be the most appropriate</p>	<p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development. At the time of consultation on the growth options this information was not available, however public and stakeholder comments as well as detailed ecological information have always been intended to feed into the decision making process on strategic sites.</p>	<p>Complete an analysis of available ecological information</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>alternative.</p> <p>Designated wildlife sites and/or protected species have the capacity to shape development and influence overall developable areas of strategic sites. Identifying the ecological assets of each growth option is essential to convey confidence that the strategic site can deliver the required development.</p> <p>WWT Recommends that Warwickshire Biological Records Centre is contacted to obtain species records and habitat data from the Habitat Biodiversity Audit. WWT would welcome the opportunity to further comment on any data obtained through this search.</p> <p>Site Specific Comments: Support Worcs WT comments regarding the need to maximise opportunities to contribute towards delivering green infrastructure and protect/ buffer key ecological assets within all proposed development parcels. WWT advises an integrated approach to GI provision, ensuring that local GI plans and objectives are considered and incorporated from both Warks and Worcs perspective.</p>	<p>Noted. Wildlife designations will be taken in to account when making decisions on the preferred option, and detail of the ecological assets of each strategic site selected will be provided and evidence in the Green Infrastructure Strategy.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. Should any sites be progressed in the Stratford/Warwickshire area then Warwickshire biological records can be fed into data gathering for the Green Infrastructure Strategy.</p> <p>Noted. Opportunities to maximise GI provision will be an integral part of strategic site planning.</p>	<p>To complete a Green Infrastructure Strategy.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p>
	<p>Ravensbank ADR and Winyates Triangle:</p>	<p>Specifically in relation to Winyates Green</p>	<p>Do not progress Winyates Green</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Concerns regarding the proximity of Ravensbank Drive SWS to Ravensbank ADR and Winyates Triangle and the potential ecological implications that may arise as a result of access requirements. Strongly contest the loss or otherwise of a county designated SWS and recommend that opportunities be explored with SoADC to ensure a safe access and egress route can be accommodated elsewhere within the development parcel. Further information will be required to inform the decision on this site.</p>	<p>Triangle the need for development in this location was set by the RSS Phase 2 Revision Panel Report. A detailed ecological survey has been undertaken on the Winyates Green Triangle site which does indicate that there are constraints to development. A Transportation Study for the Winyates Green Triangle site has also been undertaken which evidences that access to the site is difficult and expensive. The combined issues suggest that employment development on the Winyates Green Triangle site would be unviable and not deliverable; therefore Officers recommend that this site is not progressed any further in the Core Strategy for Redditch. Officers will liaise with Stratford District to discuss progress on this matter.</p>	<p>Triangle as a Strategic Site.</p>
<p>284 BARTON WILMORE obo BARRATT STRATEGIC & TAYLOR WIMPEY</p>	<p>Welcome the inclusion of Webheath ADR in the list of preferred option sites for consideration.</p> <p>In line with PPS3 and PPS12 requirements to demonstrate that sites are suitable, available and deliverable, site boundary has been revised to reflect land ownership/control and is capable of delivering approximately 350 dwellings. Revised master plan will be submitted to demonstrate the delivery of 350 dwellings. Consider the remainder of the ADR is suitable for development and the master</p>	<p>The use of the ADRs and Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>Noted. The SHLAA will recognise the ability of the developer to bring forward 350 dwellings in the short term and the remaining capacity in the long term.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Amend next SHLAA update with details on the Webheath ADR provided by the developer.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>plan will allow for the remainder of the ADR to come forward at a later date.</p> <p>Technical work is being updated and will be submitted in due course.</p> <p><u>Distribution of Development:</u> - Support the policy in that it confirms there will be no phasing of strategic sites. In respect of the Webheath ADR, we can confirm that 350 dwellings can be delivered at an early stage in the plan process.</p> <p>- Further detail should be provided on what 'other processes' are. This does not give sufficient security as to how this would be addressed and as a result there is a question about whether the Core Strategy is deliverable, should one of the strategic sites fail to deliver.</p> <p><u>Webheath ADR:</u> - Suggest that the final sentence of the 'site location and description' is misleading in that the site is not 'covered' by an Area TPO. This suggests the site is completely covered by trees and would not be suitable for development. Suggest alternative</p>	<p>Officers will receive any new evidence before the next consultation.</p> <p>Phasing of some sites may be required. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. The need for phasing will be dependent on the types of locations put forward.</p> <p>Strategic sites will only be included in Core Strategies where the Councils have certainty of their deliverability. It is therefore unlikely that a strategic site would fail to deliver. However there are processes available to stimulate delivery on a site such as Supplementary Planning Documents, reviews of Development Plan Documents or Compulsory Purchase.</p> <p>The entire Webheath ADR is covered by the Borough of Redditch Tree Preservation Order No.72 however this does not affect all trees on the site. Should the Webheath ADR be progressed as a development site, future descriptions</p>	<p>None</p> <p>None</p> <p>Revise reasoned justification to Development Strategy Policy to include details of the planning processes available to help deliver sites.</p> <p>Should the Webheath ADR be progressed as a development site, descriptions of Webheath ADR will make clear that the area TPO only affects some trees on the site.</p>

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	<p>wording to the effect that there is an Area TPO covering some trees on the site.</p> <p>- Previously submitted that the 2009 SA was flawed in respect of the conclusions reached on the Webheath ADR. The WMRSS Phase 2 panel report concluded that the Council's conclusions in respect of the landscape and visual impact on the ADR's sites did not appear to be justified given the previous conclusions of the Green Belt Study. In this respect, we have previously submitted to the Council a detailed Landscape and Visual Appraisal relating to development of the Webheath ADR. In addition, Severn Trent Water confirmed at the examination that drainage capacity was not a 'show stopper' to development and could in fact be accommodated through modelling and appropriate contributions.</p> <p>Following comments relate to the 'negative aspects of potential development' identified in the consultation paper. <u>Poor accessibility to community facilities / Accessibility to public transport, the town centre and main employment sites is poor:</u> - An Accessibility Strategy has been</p>	<p>of the site can make this clear in Strategic Site policy.</p> <p>The SA was refreshed for the purposes of this joint consultation to assess the sustainability effects of the changes to aspects of Redditch's Core Strategy. Officers acknowledge that the WMRSS Phase 2 panel report specifically dismissed conclusions in respect of landscape and visual impact on the ADRs. The remit of the WYG 2 Report was not to provide the justification for exceptional circumstances to make alterations to the Green Belt boundary; this is to be done at a local level, although the landscape and visual conclusion of WYG2 remains valid evidence. It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement the system. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes.</p> <p>Noted. In comparison to other larger potential development sites in Redditch, access to employment, public transport, town centre and community facilities from the Webheath ADR is poorer and the SA reflects this. Officers welcome the suggestion that enhanced footpath</p>	<p>None</p> <p>None.</p>

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	<p>developed which concludes that the site is relatively close to the town centre and the proximity of other key destinations, along with good footpath, cycleway and public transport links would support this development to develop sustainable travel patterns.</p> <p>- It is proposed that an integral part of the proposals for this site will include enhanced footpath linkages and the provision of public transport which would serve both existing and future residents. It is therefore anticipated that as a result of development on this site, improved accessibility to local services and facilities would result.</p> <p>Maybe less preferable than other locations due to location in relation to services and Town Centre and impact on the relative environment surrounding the site:</p> <p>- Assumed that 'impact on the relative environment' is in reference to the potential visual impact of the development? A comprehensive landscape and visual appraisal has been carried out by the Cooper Partnership on behalf of Taylor Wimpey and Barratt Strategic. Proposals would retain most of the site vegetation and trees and would take place within that part of the Landscape Character Type overlooked by the urban edge of Redditch and as such this change is not judged significant. The landscape and visual impact assessment demonstrates that the site will only be visible from locations within 1.5km, with occasional glimpses from Hanbury, 6km south west. The landscape and visual</p>	<p>linkages and public transport could help with the issue of sustainable travel patterns especially for the existing community.</p> <p>In comparison with other larger potential development sites in Redditch, access to the Town Centre is poorer from the Webheath ADR. The visual impact of development will, to some extent, be noticeable, which is inevitable given the nature of the site and the topography in Redditch's South West Green Belt. The reference to the environmental impacts of the site does refer principally to the landscape and visual effects of development in a site with prominent view to and from the site. Officers consider that the landscape character type is not the determining factor of a sites potential for development; the possible visual containment of sites is more relevant.</p> <p>Officers query the conclusion of the Landscape and Visual Assessment that <i>'there would be no long term landscape</i></p>	<p>None</p>

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287 HUGHES	<p>assessment concludes that the site is suitable for development and that there would be no long term landscape or visual impacts as a result of the proposed development. Development would cause no significant impact on landscape character and as with any sites being considered there would be moderately significant long term impacts on the landform and on tranquility.</p> <p>Objects to development in Webheath: - development would seriously damage this beautiful conservation area</p> <p>- lack of suitable infrastructure - insufficient local amenities</p> <p>- local schools are already over-subscribed, which already causes traffic problems</p> <p>- would very much like to see this land returned to Green Belt status</p>	<p>and <i>visual impacts</i>: It is considered that development of a landscape that is currently Principal Timber Farmland will inevitably cause a permanent change.</p> <p>The use of the ADRs and Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. Webheath is not a conservation area. There are two designated conservation areas in Redditch Borough – in the town centre and Feckenham.</p> <p>Necessary infrastructure will have to be in place to enable any potential development.</p> <p>Necessary infrastructure will have to be in place to enable any potential development. A Transport Assessment will be completed which will assess traffic implications of potential development.</p> <p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>To complete an Infrastructure Delivery Plan</p> <p>To complete the Transport Assessment.</p> <p>None</p>
288	7000 houses is excessive and	The housing target consulted upon for	None

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DAVIES	<p>disproportionate to the size of Redditch. The need for extra housing on such a large scale has not been proved. In future populations may decline, making large scale development unnecessary. Land should be preserved to provide for future food production.</p> <p>Our countryside should be treated as a precious and irreplaceable resource for aesthetic, recreational and health reasons.</p>	<p>Redditch was based on the projected needs for the Borough, which are well evidenced. It is not realistic to assume that the population will reduce to the extent where no extra housing will be required. Food production can take place on land without any intervention from the planning system or preservation of land.</p> <p>Although greenfield land will be required to be able to sustain population growth, it is necessary to ensure that measures to improve recreational opportunity and health are implemented on sites or contributions towards this are sought from developers where this is relevant, which can be a benefit of development.</p>	None
289 DAVIES	<p>The vast scale of the proposed development will create a huge area of new housing to the detriment of existing residents. To build new housing on such a large scale is unsustainable, especially over such a short time period. The necessity for building and increasing the town's population by at least 20% must be thoroughly investigated.</p> <p>What evidence is there that the population will continue to rise?</p> <p>In 50 years time many of these new homes could be redundant</p>	<p>The development targets consulted upon for Redditch Borough were based on projected need and past trends of population growth. Development targets cover the period up until 2026, so development would not happen over a short time period.</p> <p>The population predictions for Redditch are based upon the latest projections from the Office of National Statistics.</p> <p>The 7000 houses consulted upon were to meet Redditch's locally generated need, so it is likely that they will be occupied, however it is accepted that in this timeframe other areas of Redditch may</p>	None None None

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	<p>Britain imports a high proportion of its food. How can future food supplies be guaranteed if farm land is no longer available?</p>	<p>have redevelopment opportunities.</p> <p>The possible development sites within Redditch are not agricultural sites, neither is the soil of a good quality. The size of the sites is not likely to have any effects on food production.</p>	<p>None.</p>
291 PORTMAN	<p>Webheath ADR unsuitable for residential development :</p> <ul style="list-style-type: none"> - should be changed back to Green Belt - lanes are not designed for traffic - there are no pavements - additional traffic from new homes will cause chaos - local infrastructure is inadequate for such a large no. of extra people - WMRSS target of 7000 is unrealistic and should be recalculated - there are much better suited sites which have infrastructure in place that RBC could utilise <p>Object to option Webheath/Foxlydiat</p> <p>-This area in Brockhill is bordered by Parklands Close and Diary Lane and is used as a recreational area</p>	<p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR.</p> <p>Necessary infrastructure will have to be in place to enable development.</p> <p>The housing target consulted upon for Redditch this is based on the projected need of the Borough and 400 was to be delivered within Redditch.</p> <p>The SHLAA and ELR identify all potential sites for development within Redditch Borough.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the</p>	<p>None</p> <p>To complete a Transport Assessment.</p> <p>To complete an Infrastructure Delivery Plan</p> <p>None</p> <p>None</p>
293 LEE			<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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	<ul style="list-style-type: none"> - The land itself suffers from flooding - the land sustains birds and wildlife - Road connections along Brockhill Drive to Bromsgrove and to Birmingham are getting congested and traffic improvements will require major expenditure as a result of this development. - Redditch's population has increased from 30,000 to 75,000 – why is Redditch being subjected to this and not an area closer to Bromsgrove which hasn't received it's fair quota, even though it has a far larger area land available and has access to the M5 and main railway 	<p>strategic locations for this.</p> <p>A Strategic Flood Risk Assessment Level 2 will assess the impact of any potential development and outline mitigation measures where necessary. Flooding issues are an important consideration but may not necessarily prohibit development.</p> <p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy, which will identify any constraints to potential development.</p> <p>A Transport Assessment will be completed which will assess traffic implications of development. Necessary infrastructure will have to be in place to enable any development.</p> <p>The development targets for Redditch Borough are based on projected need. Bromsgrove District also has development targets to accommodate elsewhere in the district. One of the reasons why the Regional Spatial Strategy set lower targets in some areas like Bromsgrove is because of the issue of people migrating from the West Midlands conurbation to Bromsgrove linked with an aim to try and reduce this migration. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to</p>	<p>To complete the SFRA Level 2.</p> <p>Complete an analysis of available ecological information</p> <p>To complete the Transport Assessment. To complete an Infrastructure Delivery Plan.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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294 COOMBS	<p>With regard to the need for 7000 new homes in and around Redditch, given that Webheath residents were told during 'Local Plan No. 3' that population growth is on the decline, this number is too high.</p> <p>As this is a mandatory requirement dictated by the RSS. More thought is required on the location and logistics of delivering this absurd number, 7000 properties, to satisfy an unelected body.</p> <p>Support for building on brownfield sites, local infill, further development on Brockhill ADR (support further road and service infrastructure to service extra housing however there are issues with drainage) and development at Bordesley Green Belt (next to the A441 and B4101, providing access to local amenities and the town centre).</p>	<p>re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Between 1991 and 2001 the population of Redditch grew at a slower rate than had been projected but did not decline. Population projections predict that the population will increase up until 2026.</p> <p>In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The SHLAA and ELR identify all potential sites for development within Redditch Borough. The use of the ADRs and Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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	<p>There should be residential dwellings added to the proposal for the new Abbey Stadium complex. Maybe residential apartments to maximise the land available.</p> <p>Build on the Pitcher Oak Golf Course (could accommodate 100+ dwellings).</p> <p>Have reservations against development at A435 Corridor ADR as it is next to the A435 trunk road which has inherent problems.</p> <p>Have reservations for development at the Brockhill Green Belt. The Brockhill ADR could be extended into the Bromsgrove Authority Green Belt area however this again will require an extension to the current road and services infrastructure and may exacerbate the already identified flooding issue within Brockhill.</p>	<p>Proposals for the redevelopment of the Abbey Stadium have recently been approved by the Council's planning committee.</p> <p>Pitcher Oak Golf Course is designated Open Space and a designated Special Wildlife Site (SWS). Current planning policy prohibits development on such sites unless there are no reasonable alternatives and the reasons for development clearly outweigh the value of the open space/SWS. This has not been demonstrated for this site; therefore Pitcher Oak Golf Course will be maintained as open space/SWS.</p> <p>The use of the ADRs and Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. Should the site be progressed as a development site, the A435 ADR access will be required from Redditch roads at Far Moor Lane and Claybrook Drive, thus minimising negative effects associated with accessing directly on to the A435.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>None</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Against development at Webheath ADR because of:</p> <ul style="list-style-type: none"> - Local road infrastructure - Existing road infrastructure (Foxydiat, Pumphouse Lane, Church Rd, Heathfield Rd, Blackstitch, Green Lane and Crumpfield Lane) would all need to be upgraded to accommodate approximately 1400 vehicles (two per household) - Results of Local Plan No.3 recommend that this ADR should revert to Green Belt - Sewerage and waste water would need to be pumped out of the area - Local schools would need to be expanded to accommodate the 	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR.</p> <p>Local Plan No.3 did not recommend the ADR be designated as Green Belt; it recommended that it be designated as ADR, with potential for development after the previous plan period. Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements will be considered in the Webheath</p> <p>Necessary infrastructure will have to be in place to enable any potential</p>	<p>To complete a Transport Assessment.</p> <p>None.</p> <p>Should Webheath ADR be pursued as a development area, consider additional sustainability requirements necessary.</p> <p>To complete an Infrastructure Delivery Plan</p>

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	<p>influx of approximately 700 school age children (1 child per household)</p> <ul style="list-style-type: none"> - With 700+ houses and associated new road and paving infrastructure there is increased risk of flooding down towards Norgrove House, Elcotesbrook (<i>officers assume Elcotesbrook</i>) and Feckenham as the Webheath ADR has a water course which concentrates all runoff water from the existing housing at the top of Webheath - Building of houses in the proposed Foxlydiate Green Belt would also affect Webheath traffic and schooling - Flora and fauna will be destroyed - If 3000 homes are needed to be 	<p>development.</p> <p>The Strategic Flood Risk Assessment Level 1 has recommended that a site-specific flood risk assessment be conducted to assess potential flood risk to the site. Development at Webheath ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will assess the impact of potential development and outline mitigation measures where necessary. Flooding issues are an important consideration but may not necessarily prohibit development. The ADR has an estimated capacity of around 600 dwellings not more than 700 dwellings.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy and will identify any constraints to potential development.</p> <p>The delivery of cross boundary</p>	<p>Complete Level 2 SFRA.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Complete an analysis of available ecological information for the Webheath ADR.</p> <p>Further consultation on Core Strategies and level of development</p>

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	<p>built in the Bromsgrove authority area then the proposed build in Foxlydiate to the west of the A448 has inadequate road and services infrastructure and again would need sewage pumped from the area. Currs Lane and Foxlydiate Lane would require substantial upgrade to accommodate the extra traffic as would all roads around Webheath.</p> <p>Who will build the updates for the road infrastructure – will this be centrally funded or will Worcestershire County Council need to ask all residents to pay via increased rates.</p> <p>Although Redditch requires more housing, being dictated to by an unelected body is out of order. Redditch Borough Council should decide where and what is required and elicit the support of the local electorate.</p> <p>Redditch Borough Council will break its own promise to be cleaner and greener by building on Green Belt land.</p>	<p>development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. All of the options would require necessary infrastructure to be in place to enable development.</p> <p>Depending on the infrastructure needed it will usually be funded by the developer but there are other sources of funding for major infrastructure if it is required.</p> <p>In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The Core Strategy endeavours to maintain the levels of designated open space within Redditch Borough in accordance with the Open Space Needs Assessment (2009). The opportunities to access better quality green infrastructure will be investigated and can be included within new development areas. The use of the ADRs and Green Belt within Redditch and other sites for development</p>	<p>to be delivered.</p> <p>To complete an Infrastructure Delivery Plan.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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295 SOUTHWORTH	Support for development adjacent to A448, the Bromsgrove Highway. This area has good road access and would necessitate improvement in public transport. Object to the two options either side of the A441 that is east or west of the Birmingham Road.	will be consulted upon in the Core Strategy alongside the potential development targets	Further consultation on Core Strategies and level of development to be delivered.
296 SOUTHWORTH	The A441 is already inadequate when local commuter traffic is heavy and despite some improvements to flood drainage in the Abbey Stadium area problems still arise in adverse weather conditions and further mass building in the surrounding area would exacerbate these.	The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.	
	It would bring Redditch and Bromsgrove demographically closer and there is no obvious boundary to potential further development. This strategy would provide a much needed mix of housing, shops and schools sufficiently close to Redditch and Bromsgrove Town Centres.	There is no need or requirement to bring the two towns demographically closer although efforts are always made to maintain a significant Green Belt gap between the settlements. All of the suggested options were closer to Redditch town centre and as the development is to meet Redditch's needs, proximity to Bromsgrove town centre is not a consideration.	None
297 LANE	Concerns over the amount of development that is proposed for Redditch up to 2026, but accept it is inevitable with a growing population. To continue as we are it is not sustainable in the long term and people's quality of life will go down, this problem is not in just Redditch.	The development targets consulted upon for Redditch Borough were based on projected needs.	None
	Area around Pumphouse Lane in Webheath	The use of the ADRs and Green Belt	Further consultation on Core

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	<p>should not have anymore development as the character of old hedgerows and oaks would be lost. There is important wildlife around here with breeding spotted Flycatchers (a rapidly declining bird nationally) and white-letter Hairstreak Butterfly. Development should not exceed too far towards Hewell Park/ Lake as this is another important wildlife area.</p> <p>Careful consideration should be given to developing brownfield sites as these can be better for wildlife than Green Belt and can also be turned into valuable resources for people such as parks or local nature reserves. This needs to be considered in future development.</p>	<p>within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy and will identify any constraints to potential development.</p> <p>The SHLAA and ELR identify all potential sites for development within Redditch Borough. Opportunities to access better quality green infrastructure will be investigated and can be included within new development areas.</p>	<p>Strategies and level of development to be delivered. Complete an analysis of available ecological information for the Webbeath ADR.</p> <p>None</p>
298 SMITH	<p>Object to 600 new houses in Webbeath, bordering Pumphouse Lane and Crumpfields Lane. Reasons for objecting are:</p> <ul style="list-style-type: none"> - the feeder roads to the new development area i.e. Foxydiat Lane, Heathfield Rd and Blackstitch Lane are not suitable. Foxydiat Lane is too narrow for the volume of traffic it carries at present. Additional traffic would make it extremely dangerous. The footpath along the lane is not continuous – it is necessary to cross the road three times to walk the length of the lane. The lane is currently used as a 'rat run' by HGVs and people driving too quickly. The lane is unsuitable for HGVs. An extra 1200 new cars 	<p>The use of the ADRs and Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. A Transport Assessment will be completed which will assess traffic implications of potential development on the Webbeath ADR.</p>	<p>Further consultation on Core Strategies and level of development to be delivered. To complete the Transport Assessment for Redditch.</p>

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	<p>using Foxlydiat Lane increasing the danger to residents and pedestrians. Heathfield Rd is equally narrow, due to parked cars and being a residential road and is unsuitable. Blackstitch Lane, although wider is also residential. Additional traffic on any of these roads is dangerous and not viable.</p> <ul style="list-style-type: none"> - The designation of Webheath ADR should be changed back to Green Belt . It should not be built upon as was recommended by consultants White Young Green in the Preferred Draft Core Strategy Document. - There are no services in the Webheath area to provide for a large number of new residents. There is no public transport, GPs or medical services. Local schools may not be able to meet the needs of children living in the proposed new housing. There is only one shop in the area, which may or may not survive, depending on national plans for sub-post offices. - Building in this area would mean a loss of amenity for the people of Redditch. There are so few green and accessible rural areas in Redditch that this would be a real loss. 	<p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. It was not within the remit of the WYG study to demonstrate the exceptional circumstances why there should be Green Belt alterations.</p> <p>Necessary infrastructure will have to be in place to enable any development.</p> <p>Any new development will be required to provide open space in accordance with the Open Space Needs Assessment (2009). Opportunities to access better quality green infrastructure will be investigated and can be included within</p>	<p>None</p> <p>To complete an Infrastructure Delivery Plan.</p> <p>None</p>

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	<p>- The land is low lying and building houses there is not environmentally friendly. Sewage would have to be pumped uphill. The water table would change and that together with run-off from the 600 new driveways would increase the risk of flooding in the area. Countryside would be destroyed and habitats for wildlife would be lost</p> <p>The target of 7,000 houses for Redditch is too high and should not be accepted, which are not needed for the existing population, which is not growing.</p>	<p>new development areas.</p> <p>The Strategic Flood Risk Assessment Level 1 has recommended that a site-specific flood risk assessment be conducted to assess flood risk to the site. Development at Webheath ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will assess the impact of potential development and outline mitigation measures where necessary. An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development. It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements will be considered for the Webheath ADR.</p> <p>The housing targets consulted upon for Redditch were based on the projected need of the Borough. The need is based upon the latest population projections, which indicate that the population of Redditch is growing. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to</p>	<p>Complete Level 2 SFRA. Complete an analysis of available ecological information. Should Webheath ADR be pursued as a development area, consider additional sustainability requirements necessary.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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	<p>There are not jobs in the area for the people who would live in the proposed houses, who are likely to commute. Redditch needs starter homes and social housing for its existing population and the next generation of Redditch people. These houses should be built where there is existing infrastructure or where this can be part of the development, near public transport and other services.</p> <p>Brockhill can be developed further. Development of older gas works is good and should guide the improvement of other parts of the Town Centre (Smallwood Health Centre should be demolished and the area used for small affordable housing).</p>	<p>debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The housing provided will be a variety of tenure and price in accordance with the requirements of PPS 3 (Housing). Accompanying employment land will also need to be provided to ensure economic growth and jobs are provided in Redditch. Necessary infrastructure will have to be in place to enable any development.</p> <p>The use of the ADRs and Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Smallwood Health Centre is part of a larger site that has been identified for mixed use redevelopment (as documented in the Church Road, Town Centre Supplementary Planning Document 2007)</p>	<p>To complete an Infrastructure Delivery Plan.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
299 O'CONNELL	<p>Option west of the A441: 3000 houses in this area would greatly increase road traffic on an already heavily used road. Not clear whether a dual carriageway would ease or exacerbate this situation.</p> <p>Option east of the A441: Would involve encroachment into Green Belt . Increased road traffic would necessitate widening the B4101 and elimination of the bends leading up to Icknield Street plus improvement of the drainage.</p> <p>Option adjacent to the A448: This area is neither prone to flooding nor designated as an area of natural beauty. Existing A449 dual carriageway permits development of an enhanced local road network and access to facilities in Redditch, Bromsgrove, Birmingham and Worcester. The number of houses could be increased beyond 3,000 in due course without major infrastructure upgrade.</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
300 PHILLIPS	<p>Appreciate that Redditch will have a need for more housing but it seems totally unreasonable for the bulk to be built on the north and west sides of the town.</p> <p>Assume that Bromsgrove has its own</p>	<p>A study into the future growth implications of Redditch (WYG1) examined all areas around the urban area of Redditch and found that development to the north and/or west of the town would be the most sustainable. There are other environmental, transport and delivery constraints to development in the South and East of Redditch, which make delivery of large-scale development impossible.</p> <p>The 3000 houses on the Redditch</p>	<p>None</p> <p>Further consultation on Core</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>housing target and it seems if Redditch 'accepts' 3000 houses on its boundary, it is taking on significant obligations and costs, whereas it only assists Bromsgrove in reaching its targets.</p> <p>Traffic: Brockhill Drive and Windsor Road have seen increasing traffic and further development along this corridor will make the traffic worse.</p> <p>Flooding: Flooding is a serious problem on the River Arrow where it passes under Birmingham Road and on the Batchley Brook. Recent drainage work at Windsor Road/Birmingham Road junction has not improved the situation. Development of Brockhill ADR and Green Belt in Redditch and Bromsgrove in this area will exacerbate surface water runoff, flooding Batchley and Riverside.</p> <p>Wildlife: Development of options adjacent to the A448 and west of the A441 could affect Brockhill Wood.</p> <p>Visibility:</p>	<p>boundary in Bromsgrove Green Belt were to meet the needs of Redditch. Bromsgrove District has a separate housing target to be met elsewhere in the District. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development.</p> <p>A Strategic Flood Risk Assessment Level 2 will assess the impact of potential development and outline mitigation measures where necessary. Flooding is an issue to consider but with suitable measures in place to mitigate the risk, it may not be a constraint to development.</p> <p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy, which will identify any constraints to potential development.</p> <p>All of Redditch's ADR are visible from the</p>	<p>Strategies and level of development to be delivered.</p> <p>To complete the Transport Assessment.</p> <p>To complete the SFRA Level 2.</p> <p>Complete an analysis of available ecological information</p> <p>None.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Redditch has enough highly visible development already; future development should avoid spoiling the views we have.</p> <p>Would accept limited development in Brockhill ADR and Brockhill Green Belt (in Redditch) but oppose Bromsgrove Green Belt areas. Greater consideration should be taken into the Bromsgrove Green Belt area west of the A448 and linking to the Webheath ADR.</p> <p>Consideration should be given to the south-west of Redditch and the east of the A435 in Stratford District.</p>	<p>existing town and it is inevitable that there will be views two and from one or some of the sites because of the nature of Redditch's topography. Sensitive treatment of these sites will be required to ensure good quality views to and from the sites are created and some of this can be informed by the Redditch Green Infrastructure Strategy</p> <p>The use of the ADRs and Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>A study into the future growth implications of Redditch (WYG1) examined all areas around the urban area of Redditch and found that development to the north and/or west of the town would be the most sustainable. There are other environmental, transport and delivery constraints to development in the South and East of Redditch, which make delivery of large-scale development impossible.</p> <p>An objective of the WMRSS (3.9 para d)</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None.</p> <p>Further consultation on Core</p>
301	Aware that there are other options in		Further consultation on Core

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>There are numerous other areas in the Redditch area that could be progressed for this development. Why not these and/or brownfield sites?</p> <p>Are any people already resident in the area in favour?</p> <p>Not happy with the consultation process, people have not had the opportunity to meet with the people making the decision.</p>	<p>The SHLAA and ELR identify all potential sites for development within Redditch Borough including brownfield sites and some greenfield sites because of a lack of available brownfield sites.</p> <p>There have been representations in support of development options received during this consultation period including from existing residents.</p> <p>There were a number of drop-in sessions during the consultation period that were well attended by residents. Newspaper and website notices advertised that the planning officers at Redditch would be available during office hours to talk about the consultation and residents did take this opportunity. Members of the Council are always accessible to members of the public.</p>	<p>None.</p> <p>None</p> <p>None</p>
302 HALL	<p>Previous plan dismiss Norgrove and Foxlydiat as development locations (reasons provided). It was considered that improvements were needed to road, sewerage and education, none of these have materialised.</p>	<p>The use of the ADRs and Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>
303 HOWIE	<p>Object to Bordesley proposals: - Building 3000 houses by the Birmingham Rd would ruin Bordesley and the surrounding area - Birmingham Road is a very busy Road and this many houses would considerably add to this. - The land would be far better used for farming to help feed the growing population</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
304 HAYWARD	<ul style="list-style-type: none"> - There is an issue with flooding in this area - There are more suitable sites for housing <p>Object to Webheath ADR proposal:</p> <ul style="list-style-type: none"> - infrastructure is already under stress with recent housing development at the NW end of Church Rd. Before further development is contemplated there should be upgrade to: <ol style="list-style-type: none"> a) ease traffic congestion in Heathfield Rd b) bring the SE end of Church Rd up to the same standard as its NW end in terms of a carriageway enhancement and pavement provision to ensure pedestrian safety - Green Belt status should be restored to as consultants consider Webheath ADR unsuitable for future development - RBC has a progressive record of Brownfield sites e.g. railway land, derelict factories and sites and garden development. Piecemeal projects of this sort put less strain on the infrastructure than the proposed mass housing scheme for Webheath 	<p>The use of the ADRs and Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. Necessary infrastructure will have to be in place to enable any potential development. A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR.</p> <p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location.</p> <p>The SHLAA and ELR identify all potential sites for development within Redditch Borough. However, cumulatively, development of all of these sites will mean that new infrastructure will be needed. The use of the ADRs and Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. The qualities of the type mentioned by the respondent when</p>	<p>Further consultation on Core Strategies and level of development to be delivered. To complete an Infrastructure Delivery Plan. To complete the Transport Assessment.</p> <p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered. To complete an Infrastructure Delivery Plan.</p>
305 HARRISON	<p>Webheath ADR should be returned to Green Belt to:</p> <ul style="list-style-type: none"> - maintain the character of our village - to protect flora and fauna - to protect the safety of country lanes 	<p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. The qualities of the type mentioned by the respondent when</p>	<p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>- Building a large housing estate will ruin this lovely area</p> <p>- we do not have the infrastructure in the village to take any more inhabitants</p>	<p>assessed on any piece of land do not fall within the purposes of including land in Green Belt , in accordance with PPG2 Green Belt s.</p> <p>The use of the ADRs and Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>Necessary infrastructure will have to be in place to enable any potential development.</p>	<p>None</p> <p>To complete an Infrastructure Delivery Plan.</p>
307 J. SMITH MP	<p>Object to these plans being developed by both RBC and BDC – plans have little in common apart from a political pact to merge senior management functions and now policies</p> <p>Object to Webheath ADR development: - in recent months, since the two Conservative Councils started collaborating the Bordesley site (which is on Bromsgrove land and has a large capacity) has been dropped as an option and Webheath ADR has come back to the fore. Support for Bordesley option as Labour colleagues on RBC have also raised concerns over Webheath option. Both Bordesley and Ravensbank developments (though on Bromsgrove land) will look like they are an integral part of Redditch. Both should become part of Redditch for clarity and fairness in terms of to which council</p>	<p>The Councils were required to work together to resolve the cross-boundary planning issues, regardless of the joint management functions. The Core Strategies will continue to be separate for Bromsgrove and Redditch.</p> <p>The residential and employment development targets for Redditch Borough were split: 4000 dwellings within the Borough and 3000 dwellings in Bromsgrove District adjacent to the Redditch Borough boundary. The Webheath ADR site is within Redditch which, should this site be progressed for development, would be to meet Redditch's needs within the Borough. The cross-boundary option in Bordesley is not an alternative to Webheath because it was an option to meet the cross-boundary development requirements that would also be needed to meet Redditch's needs.</p>	<p>None</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>residents pay their Council Tax.</p> <p>Object to development on Webheath ADR: - restricted road infrastructure and upgrading the infrastructure to serve new development</p> <p>- local schools, new doctor's services and shops are at capacity</p> <p>- difficulty removing foul water from buildings on the development</p> <p>- the site is hilly</p>	<p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. Council tax is not a matter for the Core Strategy.</p> <p>The use of the ADRs and Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. A Transport Assessment will be completed which will assess traffic implications of potential development.</p> <p>Necessary infrastructure will have to be in place to enable any potential development.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes.</p> <p>Topography is a consideration but not necessarily a constraint to potential</p>	<p>To complete the Transport Assessment.</p> <p>To complete an Infrastructure Delivery Plan.</p> <p>Should the relevant sites be progressed for development, investigate the potential to incorporate high sustainability measures of delivering a suitable sewerage system for relevant strategic sites.</p> <p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<ul style="list-style-type: none"> - the site is distant from the town centre making trips to many services unfriendly to the environment and more difficult for those without cars - Webheath ADR does not support the maximum use of Brownfield development for sustainable and affordable housing. - We must get the balance of housing provision right. Housing mix should reflect our local communities. Redditch needs 234 affordable homes built per year – only 53 were built last year. Wish to see a higher proportion of affordable and rented housing than some other Worcester towns. - amenities must be right – we need better sporting facilities – especially swimming - bus routes should be supported to any new significant developments - hospitals and schools must be able to deal 	<p>development.</p> <p>Officers acknowledge this is a disadvantage to the site. The transport assessment will make recommendations regarding provisions for more sustainable modes of transport should this site be progressed for development.</p> <p>The SHLAA and ELR identify all potential sites for development within Redditch Borough and a shortage of brownfield sites means that some greenfield development will be inevitable. Affordable housing could be provided on the Webheath ADR should this site be progressed for development.</p> <p>The type, size and tenure of housing required is set out in the Borough's Housing Needs Assessment.</p> <p>Necessary infrastructure will need to be in place to enable any development. Proposals for the redevelopment of the Abbey Stadium, inclusive of a new swimming pool facility have recently been granted planning permission.</p> <p>New bus routes should be supported where appropriate.</p> <p>Necessary infrastructure will have to be in</p>	<p>To complete a Transport Assessment.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>To complete an Infrastructure</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>with the increase in population and our roads with the traffic</p> <p>- environment must be protected from new developments and opportunities must be taken to insist on environmentally friendly specifications for housing stock.</p> <p>- would like to see better provision for car parking on new developments</p> <p>- would like to see disabled access adaptations built in as new</p> <p>- the area around Redditch Train Station is an eye sore and an embarrassment – the area adjacent to the station has potential to be redeveloped</p> <p>- any planning restrictions on these sites should be lifted</p>	<p>place to enable any development. A Transport Assessment will be completed which will assess traffic implications of potential development.</p> <p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to development. The Core Strategy for Redditch will ensure that new development in the Borough is built to high environmental standards by ensuring that it is in line with the national requirements for the Code for Sustainable Homes.</p> <p>Car parking provision will need to be provided in line with the Council's adopted car parking standards.</p> <p>The Core Strategy for Redditch will require that new developments (over 5 dwellings) meet the Building for Life Standards. One of the criteria of the Building for Life Scheme is to consider whether "internal spaces and layout allow for adaptation, conversion or extension".</p> <p>The Edward Street site near the train station is a Strategic Site within the Redditch Core Strategy which is planned for redevelopment.</p>	<p>Delivery Plan. To complete the Transport Assessment.</p> <p>Complete an analysis of available ecological information.</p> <p>None</p> <p>None.</p> <p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
308 CENTRO	<p>No preference towards any of the proposed schemes</p> <ul style="list-style-type: none"> - important to have strong correlations between objectives of proposed schemes and WMRSS especially policies T1-T12, the Regional Transport Strategy and the West Midlands Local Transport Plan - proposals should be implemented and well served by high quality public transport services. High quality public transport can contribute to climate change emissions; promote accessible developments and sustainable regeneration. - CENTRO are happy to assist with any cross boundary issues - Redditch falls within the West Midlands 'journey to work' area - so residents of any new development must have access to regional services and wider employment and education opportunities - Cross boundary issues should be given further consideration – rail station has been earmarked for improved rail services. Network Rail is committed to increase the frequency of train services which will increase the capacity of the Cross City Line and cope with new housing developments in the area. 	<p>In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Councils appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. It is envisaged that the transport evidence used in the preparation of the Phase Two revision of the RSS will be relied upon in evidencing Core Strategy policies and objectives.</p> <p>Noted. Officers will engage with Centro as appropriate.</p> <p>Noted. Redditch has high levels of accessibility and the location of its train station and accessibility to it is very good. It is agreed that the proximity to the town centre and transport links is a key determinant in strategic site selection.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. Officers are aware of the railway improvements.</p> <p>In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Councils</p>	<p>None.</p> <p>None.</p> <p>To complete a Transport Assessment.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>
309 LUMLEY/ REDDITCH COUNTY	<p>Disagree with the RSS and think that local councils should decide where and how many new houses should be built in their</p>	<p>In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Councils</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
CONSERVATIVES	<p>area. 7000 houses is not correct. If these houses were built, very strong concerns that they would not be occupied by Redditch residents.</p> <p>Webheath ADR: extremely concerned about infrastructure issues and the cost of preparing the land for development. Long standing issues of flooding that have not been addressed.</p>	<p>appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>The use of the ADRs and Green Belt within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. Necessary infrastructure will have to be in place to enable development in any location. The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess flood risk to the site. Development at Webheath ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will assess the impact of potential development and outline mitigation measures where necessary.</p> <p>Necessary infrastructure will have to be in place to enable any potential development.</p>	<p>To complete an Infrastructure Delivery Plan. A Level 1 SFRA has been completed. To complete Level 2 SFRA.</p> <p>To complete an Infrastructure Delivery Plan.</p>
310 MELLEY	<p>Brockhill has a problem already where there are no local facilities of schools.</p> <p>Objects to development at Webheath ADR: Some roads are already congested, which would get worse with more residents. The two first schools in Webheath are already over subscribed are at the recommended maximum size. Where will children from new houses go to school?</p>	<p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. A Transport Assessment will be completed which will assess traffic implications of potential development. Necessary infrastructure will have to be in</p>	<p>Further consultation on Core Strategies and level of development to be delivered. To complete the Transport Assessment. To complete an Infrastructure Delivery Plan.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Previous investigations into the suitability of the area have said that major improvements would be needed to the water and sewage services but this seems to have disappeared as a problem now, how can this be?</p>	<p>place to enable any potential development.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement these system. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites. Severn Trent Water has indicated that there is financial provision for necessary works in their financial programmes.</p>	<p>Should Webheath ADR be pursued as a development area, consider additional sustainability requirements necessary.</p>
311 WHITE	<p>Object to the need to build 7000 new homes in and around Redditch up to 2026</p> <ul style="list-style-type: none"> - Green Belt and open space land should be preserved - New houses should be affordable, social housing and not be 4 and 5 bedroom houses which encourages people from out of town to move here 	<p>The development targets consulted upon for Redditch Borough were based on projected need. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p> <p>Given the shortfall of brownfield sites for development in Redditch it is inevitable that some greenfield land will be developed in this plan period.</p> <p>All large developments are required to provide an element of affordable housing. The type, size and tenure required of these properties are set out in the Housing Needs Assessment.</p>	<p>None</p> <p>None</p> <p>None</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<ul style="list-style-type: none"> - So much land for employment should not be used - Factory and office units are lying empty everywhere – why build more? - These proposals would change Redditch forever and are unnecessary. These plans should be refused. 	<p>It is necessary to have employment land to ensure a balance between housing and employment and that Redditch achieves its aims for economic prosperity.</p> <p>Where employment units are currently vacant, it is the Council's aspiration that they are redeveloped for employment purposes. The employment required will aim to meet the needs of prospective employers.</p> <p>Development in any area is required to meet the demand and needs for the changing population.</p>	<p>None</p> <p>None</p> <p>None</p>
312 WHITE	<p>Do not believe Redditch needs 7000 houses. Birth rate is not increasing in Redditch apart from the immigrant population.</p> <p>Need social housing for families on the waiting list.</p> <p>Many houses are standing empty in Redditch.</p> <p>Not prepared to see Green Belt land and other green spaces in Redditch be developed. Wildlife and their habitats have</p>	<p>The development targets consulted upon for Redditch were based on projected local need. The latest population projections evidence that Redditch's population is increasing but that this is related to natural growth and not in-migration.</p> <p>Developments will be required to provide an element of affordable housing in accordance with the appropriate Housing Needs Assessment.</p> <p>There are a limited number of empty homes in Redditch which could contribute towards meeting development targets.</p> <p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>Complete an ecological assessment.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>already been reduced. Redditch has seen a great deal of development since the 1960's on green spaces.</p> <p>Surely all empty offices and industrial units could and should be occupied instead.</p> <p>There are empty shops in the Kingfisher centre, by the old market, and other parts of the town centre and on Mount Pleasant. No more shops are required to be built.</p>	<p>which will identify any constraints to development. Given Redditch's capacity constraints it is inevitable that some land on greenfield sites is developed as there are not enough brownfield sites within the Borough.</p> <p>Where employment units are currently vacant, it is the Council's aspiration that they are redeveloped for employment purposes.</p> <p>There are a minimal number of empty retail units both in and outside the Kingfisher Centre. The growth in population in Redditch's catchment area is projected to create a high demand for new retail and this needs to be provided to enable regeneration in Redditch Town Centre.</p>	<p>None</p> <p>None</p>
313 FRIENDS OF THE EARTH	<p>Questions how we mitigate the long term locking-in of the high carbon nature of any new housing?</p> <p>There should be a greater intensity of land that has already been developed (higher densities and building houses on 3 levels).</p>	<p>The Core Strategy will seek to ensure that the effects of new housing in particular the amount of carbon emitted from new dwellings is significantly reduced. This will be achieved by ensuring that new housing is built to the nationally required standard of the Code for Sustainable Homes. The Code requires new dwellings to reduce the amount of carbon emitted in the construction and running of a new home. It is anticipated that by 2016 all new housing will be zero-carbon.</p> <p>Within Redditch, development will be at differing densities in order to achieve the types of housing required for the Borough.</p>	<p>None</p> <p>None</p>

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	<p>In some instances higher densities will not reflect the nature of the character of the surrounding area and it is not recommended to increase density where this is the case.</p> <p>Car ownership should be reduced; the dependence on the car should be designed out.</p> <p>Space around housing should be better used for food growing, on a communal level or on an occupier owned level, growing food on and around housing.</p> <p>Who are we building housing for? Where are we in terms of affordability of the housing? Where is the social dividend? What are the real needs of the communities (rather than perceived needs)? Will the housing be run by Registered Social Landlords?</p> <p>Best practice cases should be used as examples.</p> <p>Need to link together land use, transport and other infrastructure. Design out the need for people to be moving around being car dependant.</p> <p>Housing that is low carbon, zero carbon and generative power should be achieved to</p>	<p>The Core Strategy will promote modal shift and reduction of car use but car ownership cannot be controlled through the planning system.</p> <p>The Core Strategy does not prohibit growing food around housing.</p> <p>Large housing developments will be required to provide an element of affordable housing which is usually managed by a Registered Social Landlord. In terms of the services and facilities required, these will need to be provided to enable any development to happen.</p> <p>Although each individual site is different, there is always scope to consider incorporating best practice ideas into development proposals.</p> <p>The Core Strategy will promote modal shift and reduction of car use. Necessary infrastructure will have to be in place to enable any development.</p> <p>The Core Strategy for Redditch will ensure that new development in the</p>	<p>None</p> <p>None</p> <p>To complete an Infrastructure Delivery Plan.</p> <p>None</p> <p>To complete an Infrastructure Delivery Plan</p> <p>None.</p>

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Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	ensure economic environmental sustainability.	Borough is built to high environmental standards by ensuring that new development is in line with the national requirements for the Code for Sustainable Homes, this includes the aim for residential dwellings to be zero carbon by 2016.	
314 SAMBROOK	Object to new housing in Webheath because WYG reported within the Preferred Draft Core Strategy consultation (page 6) that Webheath ADR is unsuitable for future development, Webheath ADR must be changed to Green Belt land as promised by Redditch Borough Council. The infrastructure will not sustain further housing, the road system cannot cope. There are lanes and not roads and no pavement.	The WYG report was a piece of evidence commissioned by Bromsgrove, Redditch and Stratford on Avon Councils, Worcestershire County Council, and the West Midlands Regional Assembly. The Preferred Draft Core Strategy is a separate document and a draft stage in Redditch's Core Strategy process. The WMRSS Phase II Revision Examination in Public considered the recommendations of the WYG study 'Future growth implications of Redditch Stage 2', however the Inspectors Panel Report (September 2009) did not accept these recommendations. Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. Necessary infrastructure will have to be in place to enable any development. A Transport Assessment will be completed which will assess traffic implications of	Further consultation on Core Strategies and level of development to be delivered. To complete an Infrastructure Delivery Plan. To complete the Transport Assessment.

Appendix A

Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Pumping sewerage uphill is not friendly to the environment or sustainable.</p> <p>Flash flooding will decrease protected species i.e. newts, bats and orchids.</p> <p>The RSS target of 7,000 houses is too high and the jobs market in Redditch is one of the highest in the midlands. Building such a large amount of properties would add unnecessary pressure to the jobs market.</p>	<p>development.</p> <p>It will be a requirement of the Developer to consider the sewerage system required, and subsequently to implement the system. Officers acknowledge that a pumping mechanism is less sustainable and additional sustainability requirements can be implemented to compensate for this on relevant sites.</p> <p>An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development. The Strategic Flood Risk Assessment Level 1 has recommended that a site specific flood risk assessment is conducted to assess flood risk to the site. Development at Webheath ADR would satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will also outline mitigation measures.</p> <p>The housing target for Redditch presented for consultation was based on the projected needs of the Borough. It should be noted that the plan period runs up to 2026, therefore this takes into account peaks and troughs in the market. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth.</p>	<p>Should the Webheath ADR be promoted for development, officers Should Webheath ADR be pursued as a development area, consider additional sustainability requirements necessary.</p> <p>Complete an analysis of available ecological information. To complete the SFRA Level 2</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

Appendix A

Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
315 WAG DVD	<p>Strong opposition to the development of Webbeath ADR as it is currently open fields, with wildlife, green fields, and nature and countryside views. There are many transport reasons against development of Webbeath ADR:</p> <ul style="list-style-type: none"> - roads cannot cope, more traffic will lead to a 'rat run' for commuters, dangerous drivers, 500 extra vehicles caused by housing development in Great Hockings Lane and Pump House Lane - Accidents on Middle Piece Drive - narrow footpaths on Crumpfields Lane - Blackstitch Lane cannot cope due to parking, 'rat run' for commuters', parking for parents to walk children to Webbeath first school - Heathfield Road is a bottleneck with hazardous parking, reversing on pavements and clogged roads due to Post Office, Shops and Village Hall - Church Road is a narrow County Road with no parking - Foxlydiate Lane is busy with dips and bends, there is a safety issue 	<p>The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this. There is also a target for the provision of employment land which also needs to be allocated to ensure a balance between housing and employment.</p> <p>The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets. An analysis of available ecological information will be carried out as part of the evidence base for the Core Strategy which will identify any constraints to potential development. A Transport Assessment will be completed which will assess traffic implications of potential development on the Webbeath ADR. Where members of the public deem an area to be unsafe they should contact the Worcestershire County Council Collision Safety Investigation Team directly. However the County Council have indicated that the Webbeath is not a particular concern in terms of accidents.</p>	<p>Further consultation on Core Strategies and level of development to be delivered. Complete an analysis of available ecological information. To complete the Transport Assessment.</p>

Appendix A

Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
318 WEBHEATH NEIGHBOURHOOD GROUP MEETING MINUTES	<p>due to obstacles, no pavements and cars parked near junctions</p> <ul style="list-style-type: none"> - Crumpfields Lane 30mph speed limit is not adhered to, lorries turn and overtake and there are no footpaths <p>WYG Report recommended that Webheath ADR should not be developed and should be returned to Green Belt.</p> <p>Concerns about whether existing road network in Webheath could cope with increased traffic. WYG Report states that existing road infrastructure would require 'significant upgrade'. Specific concern about Foxlydiat Lane which seems too narrow to cope with traffic</p> <p>Concerns that supportive infrastructure will not delivered due to financial constraints</p> <p>Concerns over additional risks of flooding at Norgrove Court as a result of further residential development.</p>	<p>Webheath ADR has never been designated as Green Belt. There are no exceptional circumstances to justify an alteration to the Green Belt boundary in this location. The use of the ADRs within Redditch and other sites for development will be consulted upon in the Core Strategy alongside the potential development targets.</p> <p>A Transport Assessment will be completed which will assess traffic implications of potential development on the Webheath ADR.</p> <p>Necessary infrastructure will have to be in place to enable development. Depending on the infrastructure needed it will usually be funded by the developer but there are other sources of funding for major infrastructure if it is required.</p> <p>The Strategic Flood Risk Assessment Level 1 has recommended that a site-specific flood risk assessment be conducted to assess flood risk to the site. Development at Webheath ADR would</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>To complete a Transport Assessment.</p> <p>To complete an Infrastructure Delivery Plan.</p> <p>Complete Level 2 SFRA</p>

Appendix A

Respondent No./Name	Summary of comments	Joint Officer response	Proposed action arising from the comment
	<p>Does Redditch Borough Council have any influence over where Bromsgrove District Council allocates land to develop housing for Redditch?</p> <p>Should growth demand be reviewed in light of the economic downturn?</p>	<p>satisfy the Sequential Test within Planning Policy Statement 25 'Development and Flood Risk'. A Strategic Flood Risk Assessment Level 2 will assess the impact of potential development and outline mitigation measures where necessary.</p> <p>The delivery of cross boundary development is uncertain given emerging changes to the planning system and the revocation of the RSS. However, location of any cross-boundary development would be decided through joint working between the two authorities.</p> <p>The housing target for Redditch presented for consultation was based on the projected needs of the Borough. It should be noted that the plan period runs up to 2026, therefore this takes into account peaks and troughs in the market. In light of the revocation of the RSS announced on 6th July 2010 there is now the opportunity to debate the Borough and District's appropriate level of growth. The Councils therefore will look to re-consult on their respective Core Strategies and the level of development to be delivered and the strategic locations for this.</p>	<p>Further consultation on Core Strategies and level of development to be delivered.</p> <p>Further consultation on Core Strategies and level of development to be delivered.</p>

The following representations relate to the Winyates Green Triangle site. This site was not presented for the purposes of this consultation; however Stratford on Avon District Council was consulting on its Draft Core Strategy at the same time. A small number of representations were received by RBC regarding the site; these representations were forwarded to Stratford on Avon District Council officers but are summarised here for information.

Appendix A

Respondent No./Name	Summary of comments	RBC Officer response	Proposed action arising from the comment
319 SMITH	<p>The reasons for not allowing residential development years ago must still be relevant, i.e. loss of habitat for wild animals/birds; destruction of ancient hedgerows; traffic on to Far Moor Lane. Roads will not cope with the additional traffic.</p> <p>How will industrial development meet the employment needs of Redditch? Vacant units all over Redditch and at Ravensbank.</p>	<p>A Transportation Study for the Winyates Green Triangle site has been undertaken which evidences that access to the site is difficult and expensive. An ecological Assessment is also being carried out which indicates that there are a number of constraints to development. Therefore delivery of development on this site is likely to be unviable.</p> <p>Where employment units are currently vacant it is RBC's aspiration that they are redeveloped for employment purposes. There is an identified need to plan for further economic growth for the Borough of Redditch.</p>	<p>Do not progress Winyates Green Triangle as a Strategic Site.</p> <p>None</p>
320 CPRE	<p>The Special Wildlife Site designation to the west of the site should be extended in to the triangle. The triangle must remain open space.</p> <p>The ADR at Ravensbank would be a better location for a Diversification Park. Far Moor Lane is not suitable for HGVs An environmental survey should be completed as there have been vole sightings.</p> <p>As an ADR (to correspond with the A435 ADR) it would allow scope for the suitability</p>	<p>It is not within the remit of the Core Strategy to designate Special Wildlife Sites. An ecological assessment is being carried out which indicates that there are a number of constraints to development.</p> <p>The need for development in this location was identified by the RSS Phase 2 Revision Panel Report and was considered necessary in addition to development at Ravensbank ADR. Transport and Ecological Studies that have now been undertaken indicate that delivery of development on this site is likely to be unviable.</p> <p>It is not the normal purpose of an ADR to safeguard land for the use as a Nature</p>	<p>Do not progress Winyates Green Triangle as a Strategic Site.</p> <p>Do not progress Winyates Green Triangle as a Strategic Site.</p> <p>None</p>

Appendix A

Respondent No./Name	Summary of comments	RBC Officer response	Proposed action arising from the comment
	<p>of development of any part of the site to be assessed at some future date, e.g. the Triangle as a Nature Reserve, the allotments to be kept, the Holding Ponds enhanced and the Ridge and Furrow Reserve site also to be Open Space. CPRE support the retention of the Tree Belt along the A435. The A435 corridor lends itself to being a linear park</p> <p>There are empty industrial premises in Redditch, brownfield sites must be used first.</p> <p>The three residential districts in this area do not have access to a park or Public Open Space.</p>	<p>Reserve or Park. The normal purpose on ADR designation is to safeguard land for future development.</p> <p>Where employment units are currently vacant it is RBC's aspiration that they are redeveloped for employment purposes. There is an identified need to plan for further economic growth for the Borough of Redditch.</p> <p>Winyates Green Triangle is adjacent to Winyates Ward which does have a deficit in provision of open space in comparison to the Borough standard. However, the Open Space Needs Assessment identifies that there is unrestricted access to a number of parks and play areas in the ward.</p>	<p>None</p> <p>None</p>
321 MCNERLIN	<p>Would ideally like it to be left free of development but if it has to be developed would prefer residential development. The site would be ideal for starter or housing association dwellings for young people. Would not like to see industrial units as Redditch has dozens of vacant units. Retail units in this area would have an impact on the residential area through increased traffic on already inadequate roads.</p>	<p>The need for employment development in this location was identified by the RSS Phase 2 Revision Panel Report and was considered necessary in addition to development at Ravensbank ADR. Transport and Ecological Studies that have now been undertaken indicate that delivery of development on this site is likely to be unviable. Where employment units are currently vacant it is RBC's aspiration that they are</p>	<p>Do not progress Winyates Green Triangle as a Strategic Site.</p>

Appendix A

Respondent No./Name	Summary of comments	RBC Officer response	Proposed action arising from the comment
322 FARQUHAR	<p>Any development on the triangle would have a negative on the value of homes.</p> <p>Neither Far Moor Lane nor the Coventry Highway is suitable for access roads without major road works. Far Moor Lane is already dangerous and tailbacks occur at peak times.</p> <p>Prior to cutting the fields were a haven for wildlife. Aggressive cutting of the fields should be halted.</p> <p>Hedgerows are used by nesting species; it would be disastrous to the wildlife if they were cut down for access.</p> <p>It would be inappropriate to develop a green field site when there are many vacant factories and offices in Redditch.</p> <p>There is poor public transport provision in the area and bus stops are inaccessible.</p> <p>The site would be well suited to a wildlife reserve with the re-introduction of pedestrian access.</p>	<p>redeveloped for employment purposes. There is an identified need to plan for further economic growth for the Borough of Redditch.</p> <p>The value of homes is not a material planning consideration.</p> <p>The need for development in this location was identified by the RSS Phase 2 Revision Panel Report and was considered necessary in addition to development at Ravensbank ADR.</p> <p>Transport and Ecological Studies that have now been undertaken indicate that delivery of development on this site is likely to be unviable.</p> <p>Redditch Borough Council cannot control the way in which the fields are maintained (i.e. the way in which they are cut or accessed) as the land is not within the Council's ownership.</p> <p>Where employment units are currently vacant it is RBC's aspiration that they are redeveloped for employment purposes.</p> <p>There is an identified need to plan for further economic growth for the Borough of Redditch.</p>	None
			Do not progress Winyates Green Triangle as a Strategic Site.

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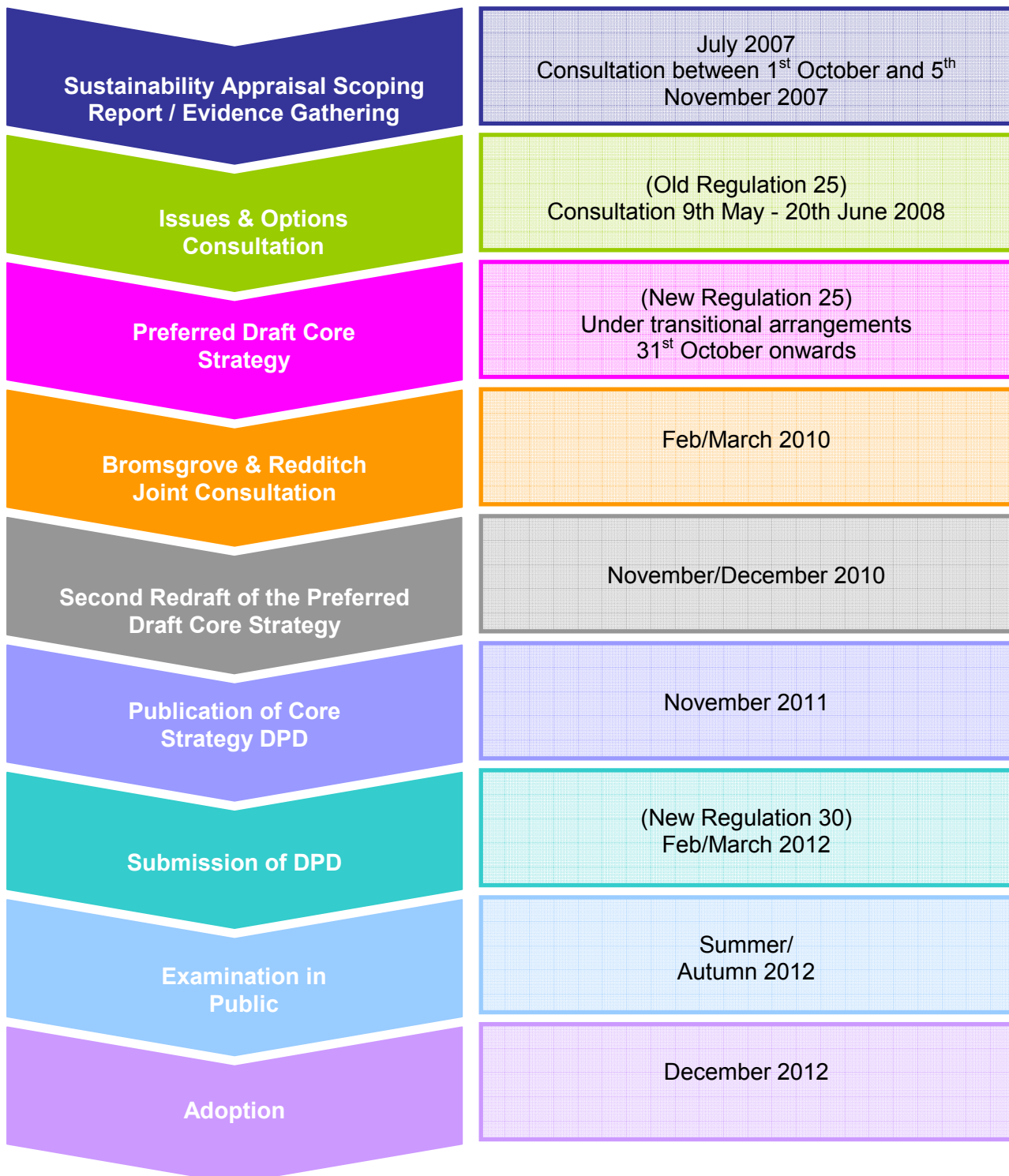
Introduction to the Borough of Redditch Core Strategy

A Borough of Redditch Core Strategy is one of the most important planning documents at the local level, as it provides a framework approach for growth of the Borough and it is the first DPD to be produced for the Borough of Redditch Local Development Framework (LDF). This Core Strategy should be read in conjunction with the Sustainability Appraisal (SA) Report and documents which provide evidence for the Core Strategy.

The Core Strategy Development Plan Document (DPD) sets out the state of Redditch now in the **Local Portrait**; what Redditch wants to be by 2026 in the **Vision** and **Objectives** by responding to the issues and challenges in the **Local Portrait**; how Redditch will get there in the **Policies** highlighting how much development should be delivered and broad locations for accommodating it; and how it will be delivered in the **Delivery Strategy** which will explore the delivery mechanisms and infrastructure requirements necessary to allow development to come forward and ensure it is carried out in an acceptable manner. Also included is a **Key Diagram** that presents the main elements of the Redditch Development Strategy in diagrammatic form.

Preparation process

The preparation of the Core Strategy DPD has been progressing for some time. It has been prepared in accordance with the Planning Act 2008, The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 and Planning Policy Statement 12: Local Spatial Planning. The regulations governing the production of Core Strategies have changed during its production, however the diagram below shows what Redditch Borough Council has done to prepare the Core Strategy DPD.



Once submitted, the Core Strategy will be subject to independent examination to test the 'soundness' of the strategy. These tests of soundness are set out in PPS12. It states that an inspector will check that the Core Strategy complies with the Planning and Compulsory Purchase Act 2004 legislation and determines whether the plan is "**JUSTIFIED, EFFECTIVE** and consistent with **NATIONAL POLICY**".

'JUSTIFIED' means that the document must be:

- founded on a robust and credible evidence base
- the most appropriate strategy when considered against the reasonable alternatives

'EFFECTIVE' means that the document must be:

- deliverable
- flexible
- able to be monitored

All Development Plans Documents will be tested to make sure that they are legally compliant. They must:

- Be prepared in accordance with the Local Development Scheme and in compliance with the Statement of Community Involvement and the Regulations;
- Be subject to Sustainability Appraisal meeting the requirements of the Strategic Environmental Assessment Directive
- Have regard to national policy;
- Generally conform to the Regional Spatial Strategy¹; and
- Have regard to any Sustainable Community Strategy for its area.

Local Challenges

One of the aims for planning is to produce a Vision for the future of places that respond to local challenges. This is set out in Planning Policy Statement 12 (Local Spatial Planning) at paragraph 2.1.

In order to make it easier for users to follow the progress from the broad-level Vision and Objectives through to the more specific policies, the document primarily follows seven key themes which run throughout derived from common challenges emerging from Redditch's evidence base, namely:

- Creating and sustaining a green environment:
 - Redditch is located within a highly sensitive landscape with the town's growth now nearing its natural limits
 - Redditch has a lot of distinctive green features which define Redditch as unique such as open spaces, GI network and unique road hierarchy which needs to be protected
- Sustainable places to live to meet our needs:
 - National and regional population projections indicate significant new demand for housing over the plan period due to natural growth
 - Land availability is scarce, particularly Previously Developed Land
- Creating a Borough where businesses can thrive:
 - Redditch's economic base is dependent on a manufacturing and must diversify into new or more high tech markets to retain its employment role and function

¹ The Government have stated its intention to abolish all Regional Spatial Strategies through the Localism Bill which was published in December 2010.

- Improving the vitality and viability of Redditch Town Centre and District Centres:
 - There are areas in Redditch Town Centre that are in decline and need regeneration
 - Redditch's former new town District Centres are suffering from safety and safety perception issues and other issues relating to the poor quality physical environment
 - The Town Centre has limited capacity to meet all of its retail and office development needs
- Creating safe and attractive places to live and work:
 - Redditch suffers from a poor perception of crime anti-social behaviour and the design of some areas can be improved to help reverse this perception
- Protecting and enhancing Redditch's Historic Environment:
 - Redditch has a rich needle-making heritage and historic buildings of local importance to protect
- Promoting Redditch's community well-being:
 - Health of the residents of Redditch needs to be improved

Other local challenges for this plan include setting the development targets for the Borough. These have been set in the West Midlands Regional Spatial Strategy (Phase Two revision) but this had only reached the preparation stage of being a Report of the Panel of Inspectors following Examination in Public (September 2008). There is now the expressed intention for Local Planning Authorities to set their own development targets which reflect what local people want for the area, so long as these development targets are justified and evidenced by the local authority. This Core Strategy is being consulted upon to understand what the community in Redditch thinks of the development targets in the draft strategy. These targets are only a starting point and there will be more opportunities for communities to feedback on what they think of these targets before the Core Strategy is submitted to the Secretary of State.

Cross-boundary Matters and Joint working

This Core Strategy relates only to the administrative area of Redditch Borough. However the planning decisions made by a Local Authority can impact on neighbouring authorities so it is important that when making decisions there is a joined up approach taken.

Redditch Borough Council has worked with neighbouring Bromsgrove District Council and Stratford-on-Avon District Council especially on the collection of evidence to inform the progression of the policies.

The West Midlands RSS plans that Redditch should accommodate urban extensions around the edge of Redditch and for a housing target of 4,000 dwellings within the Borough and 3,000 dwellings in neighbouring Bromsgrove District. There was also a requirement for 12Ha of employment land in neighbouring Stratford on Avon District on the 'Winyates Green Triangle' to meet Redditch's needs. Similar cross boundary targets were given for employment which required a total employment land requirement of 31ha for Redditch until 2026, with 25 hectares of land for employment to meet Redditch's needs within Bromsgrove.

Since this panel report, Redditch Borough Council in partnership with the landowner at Winyates Green Triangle has collected evidence on the implications of potential development at the Winyates Green Triangle employment site. This Transport Assessment concludes that the only viable access to the site is from Far Moor Lane. Other options are either not technically feasible or excessively costly making the development unviable. A Special Wildlife Site (SWS) corridor runs alongside Far Moor Lane, therefore this remaining access point would need to cross this corridor.

A detailed ecological assessment is being prepared to assess the ecology on site and to establish if the SWS could be crossed for access purposes. The initial findings of this ecological assessment are that the site is particularly sensitive to change and it would not be possible to develop without significant harm to the environment. Therefore this site is now considered undevelopable and it is not possible to achieve this aspect of the WMRSS Phase Two Panel report recommendation.

In February 2010 a joint consultation event was held between Redditch Borough Council and Bromsgrove District Council in order to gauge public reaction and to attempt to identify a suitable location for growth. Redditch Borough Council recognises that the needs for the Borough, based on 2006 population projections, currently exceeds what the town can accommodate and that these needs will have to be addressed². This Core Strategy consultation attempts to bring the Redditch only development strategy and policies up to date alongside the joint consultation on cross boundary development options in February 2010. Later in 2011, following more detailed evidence being collected and once some further clarity on the correct mechanisms for dealing with the Redditch growth issue is established, the Borough Council will be in a position to consult on all issues, both cross boundary and internal growth.

This could mean changes to the total development target figure given that Local Authorities are tasked with determining an appropriate development target, and following a review of the forthcoming Localism Bill.

What has influenced this Core Strategy?

The most important influence on the Core Strategy is what local communities, stakeholders and developers have to say on what the strategy is aiming to achieve. The Core Strategy needs the support of the community, and aims to help local people recognise that new development can benefit their communities by creating wider sustainable communities, and that new housing and economic growth can revitalise areas. Redditch can also benefit from a future 'New Homes Bonus', which will reward councils for building homes and working with their local communities. A consultation paper on the detail will be published very shortly by the Government with the new scheme coming into effect next April, and new homes delivered now will be rewarded under the scheme.

The Core Strategy also works within, and takes account of, the national and regional planning policy framework. This policy framework is set out in various Planning Policy Statements (PPSs) and Guidance (PPGs), the West Midlands Regional Spatial Strategy as well other local strategies and plans.

It should be noted that on 27 May 2010 the Rt Hon Eric Pickles MP, Secretary of State for Communities and Local Government, wrote to Council leaders highlighting the Coalition Government's commitment to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils.

The Core Strategy makes several references to RSS including, in some cases, reference to figures within it. Following a high court decision on the 10th November 2010 that the immediate revocation of the RSS in July 2010 was unlawful, the RSS returned to form part of the development plan for the area.

The evidence underpinning much of the RSS is not currently disputed by Redditch Borough Council, and the Core Strategy largely reflects the January 2008 adopted West Midlands Regional

² Future revisions of the Redditch Core Strategy will reflect the 2008 population projections.

Spatial Strategy and the emerging Phase Two RSS. The loss and then return of the RSS with development plan status therefore has little effect on the Redditch Borough Council Core Strategy because all content is underpinned by a justified and effective evidence base, and all RSS recommendations will be considered through the preparation of the Core Strategy and before its publication.

Another influence on the Redditch Core Strategy is the Worcestershire Waste Core Strategy (First Draft Submission Consultation, September 2010), the important related content of which is reflected in Core Strategy policy.

Sustainable Community Strategy

The need for cohesion between the Core Strategy and the aims of the Redditch Sustainable Community Strategy (SCS) is very important so that they are both aiming to resolve the same issues. The LDF will be a key mechanism towards resolving some of the aims in the vision and priorities of the Redditch SCS. The SCS for Redditch has the following set of overarching 'themes' (based on the themes of the Worcestershire Local Area Agreement³) that guide decision-making:

- Communities that are safe and feel safe;
- A better environment for today and tomorrow;
- Economic success that is shared by all;
- Improving health and well-being;
- Meeting the needs of children and young people;
- Stronger communities;

The Vision in the Core Strategy has provided the necessary expression to the vision of the SCS. Significant contributions can be made to achieving these themes and the priorities of the SCS through this Core Strategy.

West Midlands Regional Spatial Strategy (WMRSS)

The adopted WMRSS (Jan 2008) identifies Redditch Town Centre as a Strategic Centre.

The number of new homes for Redditch between 2006 and 2026 was recommended in the Phase Two Panel Report (September 2009) as around 7,000 dwellings, 4,000 within Redditch Borough and 3,000 adjacent to the Borough in Bromsgrove District.

The WMRSS Panel Report also required a total employment land requirement of 31ha for Redditch until 2026, with 25 hectares of land for employment to meet Redditch's needs, within Bromsgrove and 12 hectares of land for employment to meet Redditch's needs, within Stratford-on-Avon.

Also Redditch Borough's comparison retail targets were set as 30,000 m² between 2006 and 2021 and a further 20,000 m² between 2021 and 2026. For office development within or on the edge of Redditch Town Centre this was set at 45,000 m² between 2006 and 2026.

Although these targets were not adopted in a final Phase Two version of the RSS, these were the most up to date draft allocations with status and have informed the production of this Core Strategy.

Sustainability Appraisal

³ On 14th October 2010 DCLG announced the abolition of Local Area Agreements, the implications of this in Worcestershire are not yet fully known but will be reflected in the Core Strategy

All Development Plan Documents must be accompanied by a Sustainability Appraisal, which incorporates a Strategic Environmental Assessment (SEA). Draft Sustainability Appraisals were produced alongside every stage of the Core Strategy so far. An update to the Sustainability Appraisal also accompanies this consultation Core Strategy which can help with decision making on what might be the best solutions to resolving some of Redditch's local challenges.

Delivery and Infrastructure

Redditch Borough Council has been undertaking discussions with key stakeholders and also those stakeholders with responsibilities to deliver infrastructure, and will continue to liaise with stakeholders in refining the contents of the Core Strategy. This ensures that the options taken forward to resolve Redditch's local challenges are actually deliverable. The Core Strategy is underpinned by evidence to demonstrate that there is a realistic prospect of the Core Strategy being delivered. A detailed Delivery Strategy will be presented alongside the published/submitted version of the Core Strategy once decisions can be made about the locations of all of Redditch's development target locations.

Consultation

The preparation of the Core Strategy has been progressing for some time. The initial stage was the Sustainability Appraisal Scoping Report / Evidence Gathering which began in July 2007 with public consultation carried out between October and November 2007. This stage is formally known as 'Pre-production'. A series of events and activities took place including joint events alongside consultation on the Sustainable Community Strategy for the Borough and other citizens and stakeholder panels.

The next stage of the Core Strategy commenced the actual production when the Issues and Options Document was produced which presented those matters relevant to Redditch Borough (Issues) and the ways in which they could be addressed through the application of planning policy (Options). The Core Strategy Issues and Options were the subject of public consultation, between May and June 2008 in line with Regulation 25. The process is explained in the 'Statement of Public Consultation'. The outcome of the consultations can be found in 'The Outcome of the Core Strategy Issues and Options Consultation'.

Between 31st October 2008 and 8th May 2009 the Borough Council initiated ongoing participation on the development of its Preferred Draft Core Strategy. A draft Core Strategy was issued on 31st October accompanied by evidence base documents and a Sustainability Appraisal (SA). Other evidence base documents and a refresh to the SA were also issued for receipt of comments on 27th March 2009.

A joint consultation on development options followed the receipt of the WMRSS Panel Report⁴ between Redditch Borough Council and Bromsgrove District Council which asked people for their views on the options for accommodating the cross boundary development within Bromsgrove District. This consultation was held in February and March 2010.

This is now a re-drafted Core Strategy which takes account of all responses received on the consultation version of the Core Strategy so far, but many other things have changed since previous consultations, such as the intention to abolish RSSs. As previously stated there needs to

⁴ The West Midlands Regional Spatial Strategy Phase Two Revision Report of the Panel was issued in September 2009

be more information collected before all of the locations around the town for further development can be consulted upon, but this will follow shortly.

A questionnaire accompanying this Core Strategy, questionnaires can either be found online at www.redditchbc.gov.uk/corestrategy or questionnaires will be available to collect at consultation events and directly from Redditch Town Hall.

Consultation on this Core Strategy commences on 21st January 2011 and will end on 4th March 2011, lasting a total of six weeks. Details of the consultation events can be found on Redditch Borough Council's website at www.redditchbc.gov.uk/corestrategy and also in the local newspapers. Your responses should be received no later than **5pm on 4th March 2011**.

More information

If you would like any further information on the Core Strategy, the Local Development Framework or any other related matter, please see Redditch Borough Council's website at www.redditchbc.gov.uk/corestrategy or if you would like to make a comment on the Core Strategy please get in touch at:

Development Plans
Redditch Borough Council
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Local Portrait

Redditch is like no other place.

To understand Redditch's distinctiveness the Core Strategy paints a 'local portrait' of Redditch setting out its main issues, problems and challenges, so that it becomes clear that the vision and policies of the Core Strategy aims to resolve some of these issues.

Profile

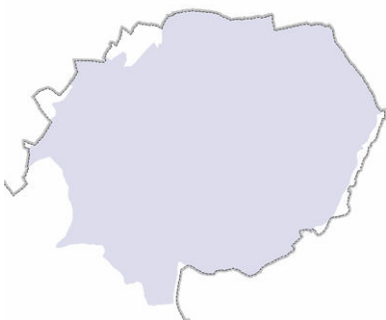
Redditch Borough is within the County of Worcestershire and borders Warwickshire County to the east and southeast. It is surrounded by Bromsgrove District to the west and north, Stratford District to the east and southeast and Wychavon District to the southwest. The Borough is situated at the outer edge of the Green Belt boundary for the West Midlands. Redditch offers easy access to the countryside and prominent local areas, including culturally rich areas such as Stratford upon Avon and naturally rich areas such as the Cotswolds. The Borough lies 15 miles south of the Birmingham conurbation and Birmingham airport is approximately 25 minutes drive time away.

Redditch Borough consists of the main town of Redditch, the villages of Astwood Bank and Feckenham and several other hamlets. It covers an area of 5,435 hectares (13,430 acres) with a population of 78,813 (2001 census).



The Borough is split into the urban area of Redditch in the north, accounting for 50% of the area and 93% of the population; and the rural area to the south with 7% of the population. The rural area consists predominantly of Green Belt land, but also open countryside, as well as the villages of Astwood Bank and Feckenham.

Redditch was formerly a market town until 1964 when it was designated as a New Town; a status it maintained up until 1985. During this period the Redditch Development Corporation was responsible for the growth of Redditch, predominantly to the east of the town.



Redditch Urban Area



Astwood Bank



Feckenham

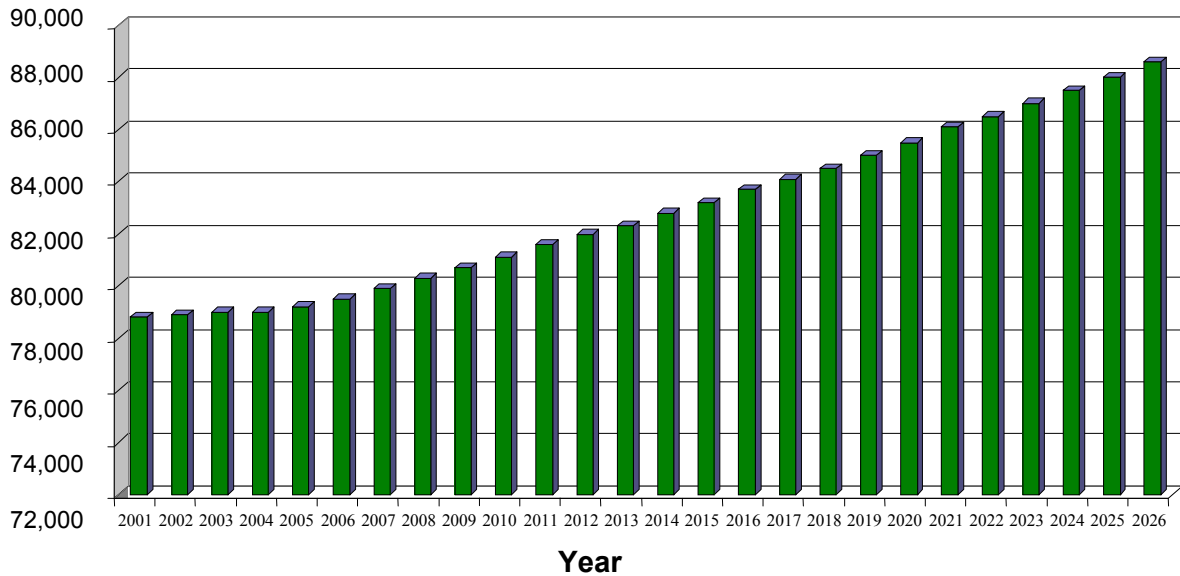
People

Redditch Borough has a significant black and ethnic minority population (5.2% of the overall population) compared to Worcestershire, as well as a considerable Polish community. These groups contribute to the diversity and culture of Redditch.

Redditch Borough has similar crime levels in comparison to the national average of England and Wales, but the number of offences per 1000 population is increasing in Redditch. (It has increased from 20.3 offences per 1000 population in Redditch, compared to the England and Wales average of 24.9 in 2006 to 44 offences per 1000 population in Redditch, compared to the England and Wales average of 45 in 2009/10).

The current population of Redditch Borough is more than 78,000 (2001 census) and this is projected to rise to more than 86,000 by 2026. The graph below shows the Borough's projected population up to 2026 (based on figures from Worcestershire County Council).

Population Projections 2001-2026

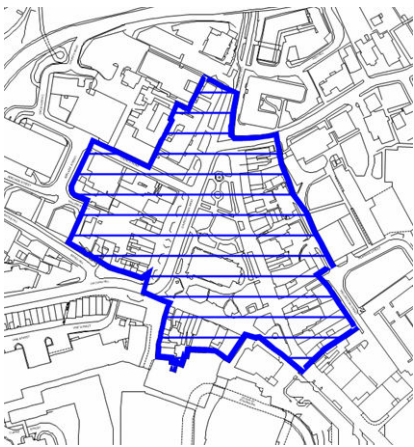


Environment

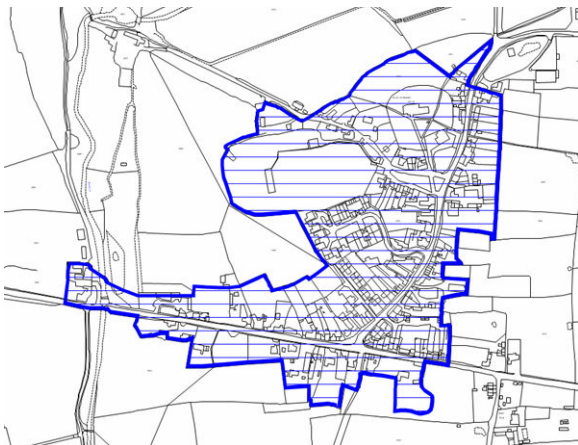
In terms of the environmental aspects of Redditch Borough, there are six Sites of Special Scientific Interest, amounting to 54.7 hectares; these are examples the country's very best wildlife and geological sites. The Borough has 22 Special Wildlife Sites (188 hectares) and there is also more than 87ha of land designated as Local Nature Reserves, comprising 5 separate sites of semi-natural ancient woodland. There are two areas of designated parkland, including Arrow Valley Country Park which follows the course of the River Arrow and Morton Stanley Park in the east of the urban area. Redditch has three parks that currently hold the prestigious Green Flag Award; Arrow Valley Country Park, Morton Stanley Park and Overdale Park in Astwood Bank. The Green Flag Award is the national standard for parks and green spaces in England and Wales as a way of recognising and rewarding the best green spaces in the country. Redditch Borough has high levels of open space in comparison to surrounding districts; this is one of the features that make Redditch distinctive. Indeed, the design of open space was integral to the design of the new town, with the New Town Planning Proposals requiring that outside space and landscape must be woven in to the fabric of the town.

The urban area of Redditch has a long and complex history, with many key archaeological sites beyond the limit of the medieval town as defined by the Central Marches Historic Towns Survey. The Borough has a rich local history evident in the 160 Grade II* and Grade II Statutory Listed Buildings, 8 Scheduled Ancient Monuments and over 500 other historic assets (non-listed historic buildings, archaeological sites and historic landscape features) recorded on the County Historic Environment Record for Redditch Borough. There are more than 50 buildings of 'local interest' which, although not statutorily listed, have features of architectural, historical or townscape significance to the Borough.

There are two conservation areas in Redditch Borough, one of which is located in Redditch town centre (Church Green) and the other in Feckenham village. The Church Green Conservation Area is focussed around the Church of St Stephen and an area of open amenity space surrounded by a number of statutory listed buildings. The Feckenham Conservation Area incorporates most of the historic village of Feckenham and includes the parish church, the village square, a Scheduled Ancient Monument and a number of residential buildings which date from the sixteenth century.



Church Green Conservation Area



Feckenham Conservation Area



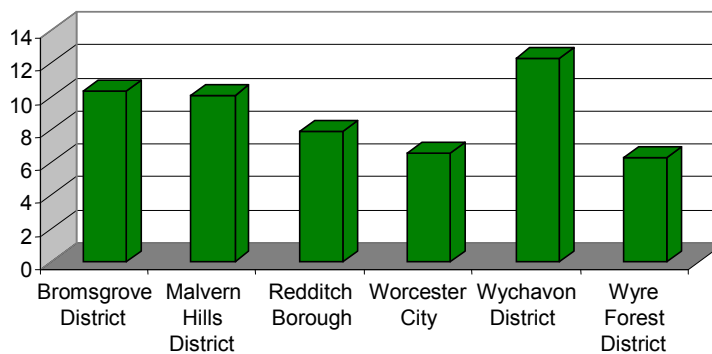
Redditch Borough takes an active and determined role in the fight against climate change. It boasts the first dwellings to have been assessed against the 'Code for Sustainable Homes' built to Code Level 3 and has committed to participation in the Nottingham Declaration, signed in 2006, as well as the Worcestershire Climate Change Pledge signed in March 2008. The use of renewable energy in the Borough continues to grow, with solar panels being installed on the roof of the Town Hall and the Countryside Centre which also boasts micro-wind turbines, solar hot water panels, and a wood-burning stove. Redditch has the third lowest CO2 emissions per person amongst all other districts in Worcestershire, as is identified in the graph below. It also produces a considerably

lower total amount of CO₂ per year for the domestic sector (206 Kt) than the national average (384.6 Kt) (based on data from 2003). Since 2005 Redditch has had the second highest reduction per capita in the county (6.4% reduction) compared to a 4.2% reduction for Worcestershire.

Growth to the South and South-West of Redditch is constrained principally because these locations would significantly increase private transport use, having a detrimental impact on existing road congestion within Redditch and neighbouring Stratford on Avon District. The cost of necessary highway works, the distance from the town centre, cost of sewerage system upgrades and the likelihood of this leading to an overtly car-bound travel behaviour pattern constrain the potential locations of development.

Amount of CO₂ produced per person in 2006 (CO₂ Tonnes)

CO₂ Emissions per Capita 2006



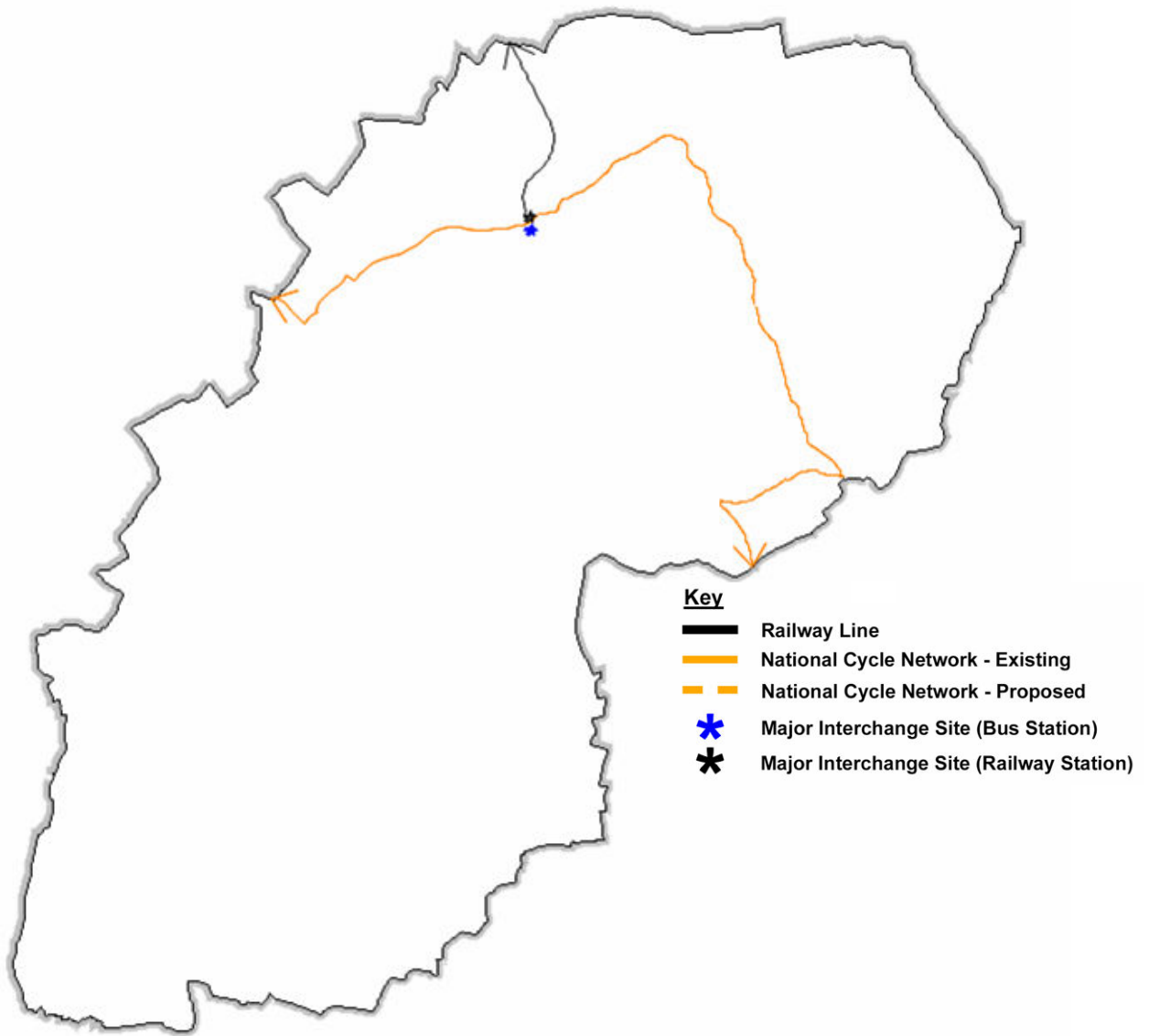
Worcestershire Districts

Transport

Redditch Borough has good transport links, with the M42 (Junction 3) located under 5 miles away and the M5 around 6 miles from Redditch town centre. The rail station for Redditch is located in the town centre and services run every 30 minutes to and from Birmingham New Street station and on to Lichfield. There are segregated public transport only routes in the four New Town District Centres (Church Hill, Matchborough, Winyates and Woodrow), which are used only by buses and emergency vehicles. Although the 'bus only' lanes give high priority to bus use, they do not enjoy the natural surveillance of other roads and are therefore subject to anti-social behaviour.

The urban area of Redditch generally enjoys free-flowing traffic and relatively little congestion. One key advantage for Redditch in terms of transport is its size. As the Borough is relatively small, distances covered travelling to work are low. Redditch has one train station that is very well used, two public transport interchanges in the Town Centre (bus and rail), bus-only lanes running through a number of the District Centres and a specific road hierarchy tailored to the New Town layout. These features contribute to the ease of travelling around the Borough. Redditch experiences one of the lowest rates of Road Traffic Collisions (RTCs) per 1,000 population in Worcestershire. In 2006-7, there were 159 RTCs within Redditch, a rate of 2 per 1,000 people.

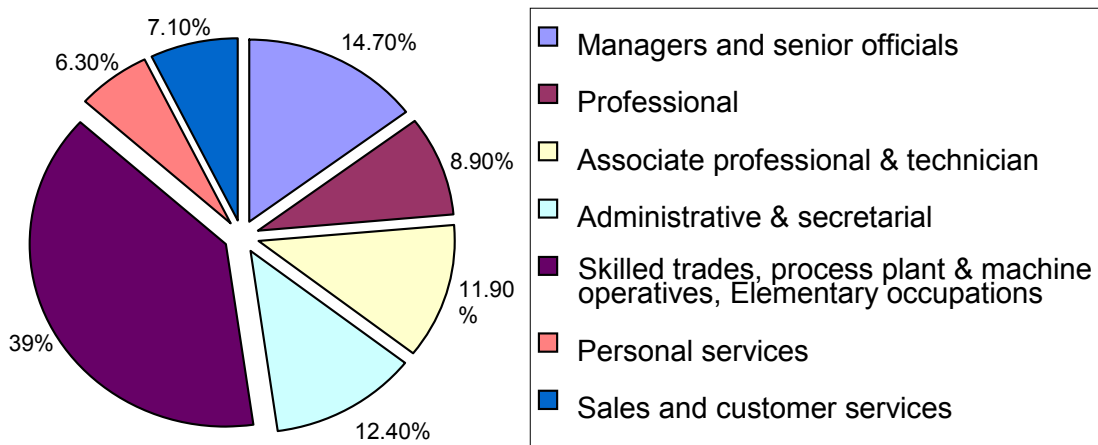
Transport Map



Economy

For the period June 2006 - June 2007 4.4% of Redditch Borough's economically active population was unemployed. Latest figures show that for the period April 2009 - March 2010, 8.7% of Redditch Borough's economically active population was unemployed, this is lower unemployment compared to 9.3% in the West Midlands but higher unemployment that across Great Britain which is 7.9%. 76% of the Redditch population aged 16- 64 is economically active. This is slightly lower compared to 76.6% in the West Midlands and 76.5% across Great Britain. (Source: Nomis Official Labour Market Statistics).

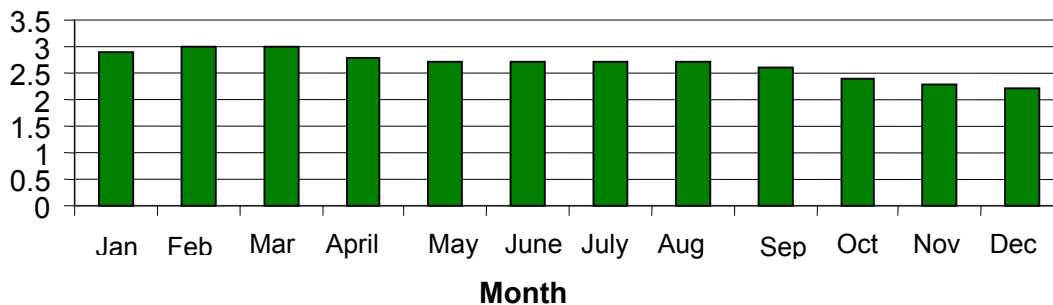
Employment by Occupation (2001 Census)



Redditch Borough has a high proportion of manufacturing businesses when compared with the rest of the County and region. In addition the Borough has a high proportion of employees in the distribution, hotels and restaurant sector. There are a lower percentage of managers/senior officials, professional or associate professional & technician workers in Redditch Borough compared to Worcestershire and Great Britain but more than in the West Midlands. There are a higher percentage of process plant and machine operatives and elementary occupations in Redditch Borough compared to Worcestershire and Great Britain, but the figure is on a par with the West Midlands.

Unemployment in Redditch Borough January - December 2007

Unemployment Rate



There are a number of overseas companies established in the Borough such as AT&T and Marubeni-Komatsu and the headquarters of GKN and the Law Society are located in Redditch.

Redditch Town Centre is the focus for shopping in the Borough and the surrounding area. The Kingfisher shopping centre boasts big name department stores, the flagship Debenhams store as well as a range of high street names and smaller, independently run shops. There are a number of District Centres situated throughout the urban area as well as local parades of shops, groups of shops and corner shops. The New Town District Centres (Church Hill, Matchborough, Winyates and Woodrow) suffer from a poor image as their inappropriate design means that they are inward looking and have crime and anti-social behaviour problems.

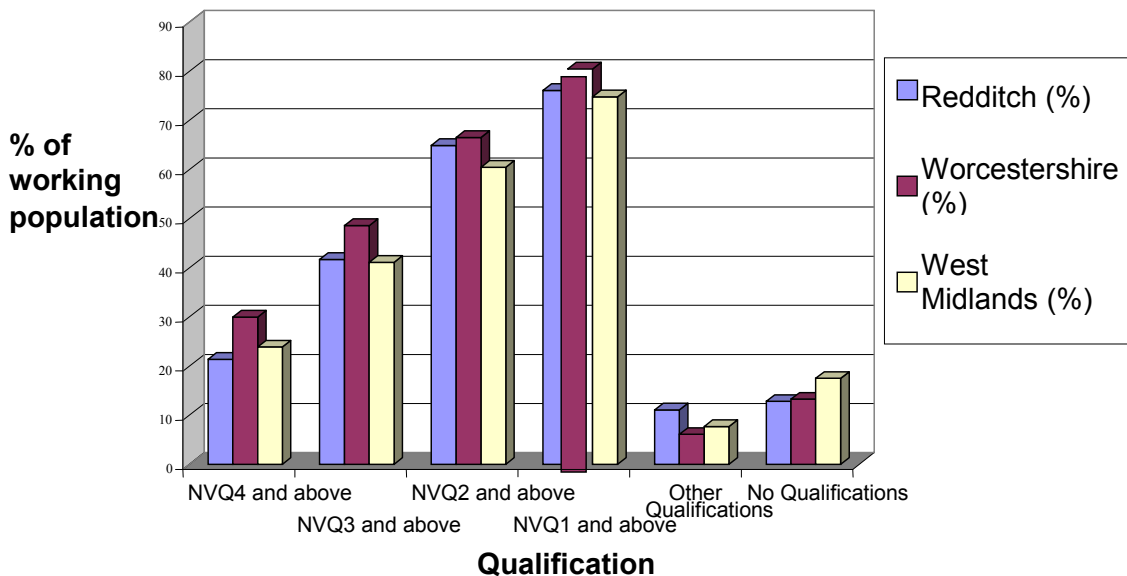
Education

Redditch follows a three tiered schooling system that sees pupils progress from first, middle to high school. Over thirty schools in Redditch conform to this system and cater for some 12,000 pupils.

Around 25% of the Borough’s population is under the age of 19. Young people in Redditch are more likely to be in post-16 education than their peers nationally. Some 40% of students attending schools in Redditch reach the government benchmark of 5 A* - C grades at GCSE in 2009, a fall since 2005 which saw 48% reaching this target. This is compared to 49.8% as the national average.

The graph on the next page is constructed from annual samples of the population undertaken by Nomis.

Qualifications January 2006 - December 2006



It suggests that overall Redditch’s working population has higher qualifications than the West Midlands but less than the rest of Worcestershire. Around 12% of Redditch’s working population have no qualifications. It is important to maintain and improve the skills base of the community in order to secure continued economic development.

Housing

In 2010 (January to July 2010) the average house price in Redditch was £169,768, lower than the average for Worcestershire (£196,850) but higher than the Regional average (£161,456). This is

significantly higher than in 2006 (January to March 2006) when the average house price in Redditch was £150,501, lower than both the average for Worcestershire (£184,936) and the national average (£184,925).

As a percentage of housing stock, Redditch Borough has a high amount of affordable housing (24%) in comparison to the Worcestershire-wide average (16%), the West Midlands average (21%) and the UK (19%). However, supply still does not meet demand.

As Redditch Borough has a relatively young population, single pensioner households are lower than the Worcestershire average (11.1% in Redditch Borough and 13.7% for Worcestershire); however there are a high percentage of one person households (14.7% for Redditch Borough compared to 12.9% for Worcestershire).

With a young population and the growth in single person households nationally, a trend that is likely to continue, there is a need for the market to respond accordingly, but also to produce housing that is sustainable and adaptable for the future changing population of Redditch.

Generally house prices in Redditch, as well as ownership levels, are lower than neighbouring districts. However, Redditch Borough does offer a vast amount of choice in terms of housing stock, with housing that covers every size, style and type of accommodation. Moreover, although geographically smaller than the neighbouring district of Bromsgrove, Redditch holds the same level of housing provision. Redditch Borough, through its varying type, style and location of housing, seeks to accommodate the needs of the whole of the Borough's population. This means that housing in Redditch Borough aims to be socially inclusive, building and providing for those who require it, including social housing, intermediate ownership housing, as well as elderly and single person households and private housing of different types in accordance with the Borough Council's Housing Needs Assessment.

Whilst there is a travelling show peoples' site in the Borough, currently there is no provision for gypsies and travellers.

Health

The 'Health Profile for Redditch 2010' (NHS) suggests that the health of people living in the Borough is generally similar to the national average.

Redditch has the lowest amount of residents with limiting long term illnesses compared to all other Worcestershire districts; this may be attributed to Redditch's younger population profile. However, an ageing population is projected for the Borough. It is anticipated that the over-65 age group will account for around 15% of the total population by 2011.

Life expectancy for men living in the most deprived areas of Redditch is almost 7 years shorter than for men living in the least deprived areas. For women the corresponding difference is over 6 years.

Rates of early death from heart disease and stroke and from cancer have fallen over the past ten years and are similar to the England average.

The proportion of children in Reception year who are classified as obese is similar to the England average. Levels of physical activity in schools are better than the England average. It is estimated that levels of healthy eating and obesity in adults are worse than the England average. Rates of road injury and deaths are lower than the England average.

Culture & Leisure

Cultural attractions within the Borough include the Forge Mill Needle Museum which explores the Borough's needle heritage, Bordesley Abbey which offers access to a medieval Cistercian Abbey, and Arrow Valley Park, which centres on the 12 hectare (30 acre) lake and adjacent Countryside Centre. The Town Centre offers the 420 seat Palace Theatre as well as a multi-screen cinema located in the Kingfisher Shopping Centre.

Sports facilities across the Borough cater for traditional pastimes such as football, golf, swimming and lawn bowls, whilst a skate park encourages enthusiasts from further a field.

The profile of Redditch Borough is dynamic and diverse. From its conception as a market town, Redditch has continued to evolve and adapt in all areas in line with the times. Changes in its profile have reflected changes in society and in the future Redditch will experience further change as it continues to evolve.

A full and detailed description of the distinctiveness of Redditch Borough is available in a document entitled 'Local Distinctiveness in Redditch Borough', produced by the Development Plans team and available on the Borough Council's website www.redditch.whub.org.uk.

Vision

The Redditch Sustainable Community Strategy has provided a foundation to develop a Vision for the LDF. The vision and priorities of the SCS have been considered in the formulation of the Core Strategy DPD. The SCS vision is for:

"Redditch to be successful and vibrant with sustainable communities built on partnership and shared responsibility. We want people to be proud that they live or work in Redditch. By which we mean:

Successful: a diverse economy with low unemployment, and a high quality of life for all;

Vibrant: cohesive communities with excellent cultural and leisure facilities, and a shared pride in the environment and history of Redditch Borough;

Sustainable: ensuring that future generations can enjoy the same quality of life as today by respecting the five principles of living within environmental limits, ensuring a strong, healthy and just society, achieving a sustainable economy, promoting good governance and using sound science responsibly;

Partnership: organisations and residents working together to achieve maximum results;

Shared Responsibility: everyone playing their part, with a thriving voluntary sector and well-run public services enabling active community participation by people of all ages and backgrounds".

The Vision has also been formulated based on the aspirations of the Redditch community and sets out how Redditch Borough wants to be by 2026:

Creating and Sustaining a Green Environment

By 2026, Redditch Borough will be distinctively 'green'. The Green Strategy for Redditch focuses on:

- Climate change mitigation and sustainable buildings because the Borough has had low Co2 emissions in the past which it wants to maintain;
- Open space because green spaces are a unique feature of Redditch as a former New Town;
- Sustainable travel because of the distinctive road hierarchies and bus routes with good accessibility which will be maintained and enhanced;
- Natural environment because Redditch has an abundance of green buffers and tree-lined highways which give the urban area a rural atmosphere;
- Landscape because there is a distinctive mix of old and new in an extremely unique setting making Redditch recognisable and because of its geology and landform have established sensitive environments;
- Flood Risk and Water Management because of the identified risk; and
- Green Belt matters because some changes to the Green Belt in Redditch may be necessary.

To achieve this green strategy, Redditch's character, biodiversity, water environment, open space and landscape will have been maintained and enhanced. Also, new and existing low carbon communities will be highly accessible and attractive, making a positive contribution to mitigating and adapting to the effects of climate change. Sustainable modes of transport will be supported and delivered as well as the infrastructure needed to support planned development.

Sustainable Places to Live to Meet our Needs

To support the sustainability of Redditch's three settlements, new growth will have been achieved in a sustainable way. To achieve the settlement strategy, Redditch Town will be the main settlement in the Borough and focus for development. Astwood Bank will be a sustainable settlement and Feckenham will cater for local needs.

In the past, Redditch hasn't been able to bring all designated employment land into use, meaning that local residents may have had to travel outside the Borough for work. To support a strategy for a balance between the housing and employment land, Redditch will have maintained an appropriate balance. The amount and type of housing and employment will have been determined in consultation with local communities.

Creating a Borough Where Businesses Can Thrive

Redditch will be an enterprising Borough and local skills levels will have improved. This Enterprise and Skills strategy is important because economic conditions are generally poor in comparison to the rest of Worcestershire and the manufacturing base compounds this in Redditch. To achieve the Enterprise and Skills strategy, the Borough will contain diverse employment areas, support existing business sectors and clusters while looking for opportunities to diversify the economy, promote a skilled workforce, aim for vibrant centres, and ensure a prosperous rural community whilst protecting the countryside.

Improving the Vitality and Viability of Redditch Town Centre and District Centres

Retail in Redditch will be successful. The retail strategy is important for the Borough because Redditch Town Centre attracts important shops and facilities that otherwise wouldn't be supported by a population of its size and also because there are parts of the Town Centre and District Centres that suffer from poor design and other big issues.

To achieve the retail strategy Redditch will have achieved regeneration. The Town Centre will be vital and vibrant, supported by regenerated District Centres at Church Hill, Matchborough, Winyates and Woodrow. In particular, the regeneration of the Town Centre will improve connectivity between key sites. Centres will be defined in a Hierarchy of Centres where the needs of the catchments are met.

Creating Safe and Attractive Places to Live and Work

Redditch will have achieved high quality and safe design of its new buildings. This high quality and safe design strategy is important because there is a poor perception of safety amongst residents and the uniqueness of Redditch's build environment must be supported. All new development including residential areas in Redditch will be of a high quality and safe design and contribute towards creating distinctive, sustainable places and communities that reflect the local character and are tailored to the needs of the people that live in the Borough.

Protecting and Enhancing Redditch's Historic Environment

Redditch has a special built environment and heritage based upon the town's transition from a market town with a needle-based industry, through to a New Town and, in 2026 what will be an enterprising and successful urban area with other historic settlements in the Borough. To deliver the historic strategy, the historic assets of the Borough will have been preserved and enhanced.

Promoting Redditch's Community Well-being

Redditch's tourism, leisure and cultural facilities will be improved. There will also be provision of a range of other attractive facilities so that communities are sustainably provided for. To achieve this attractive facilities strategy there will be a focus on new and enhanced leisure provision specifically in the Town Centre and for the Abbey Stadium. New and enhanced leisure provision will achieve healthy communities as well as provision for healthcare facilities and enhancements to existing healthcare.

Finally Redditch Borough will contain excellent services and infrastructure to support its communities.

Objectives

To deliver the Vision a set of 12 non-prioritised Objectives have been developed that reflect the aspirations of the vision and provide direction for the Core Strategy policies. These are:

1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;
3. To reduce the causes of, minimise the impacts of and adapt to climate change;
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;
11. To protect and enhance water, air and soil and minimise flood risk;
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.

Creating and Sustaining a Green Environment

Redditch Borough's natural environment is one of its main distinctive features, the abundance of trees and wildlife provide the urban area with rural features that make it special. The purpose of the following policies is to protect and enhance these distinctive features and to ensure the adoption of good design principles in all new development. Many features of the natural environment are particularly sensitive to flood risk and climate change. The policies in this section seek to ensure that any risks to the natural environment from these sources are minimised.

Any changes that occur in the Borough as a result of future development should seek to protect and enhance the landscape character of the Borough. Of particular importance is the abundance of trees which is a distinctive feature in the Borough, and which also form an integral part of the Green Infrastructure network. It is important to consider the landscape types that surrounds the Borough when considering how new development comes forward. The Worcestershire Landscape Character Assessment details the principles of these landscape types and also shows that the landscapes that surround the Borough are of a medium and high sensitivity. When designing new spaces around the Borough these sensitivities should be considered early on in the design stage to ensure that landscape issues are adequately addressed.

Sites of National Wildlife Importance, important for their wildlife or geological features in the Borough are home to a range of different and important habitats and species. Although not afforded particular protection there are other features of the Borough which can provide valuable wildlife habitats and biodiversity including trees, hedgerows, grassland, ponds, and other wetland habitats. It is essential to maintain and protect these areas of local and national wildlife importance, a recent review of the Boroughs Sites of Special Wildlife importance have designated new sites and removed sites that have lost value over time. The sites that are deemed to have special importance will be protected and enhanced through the application of the policies in this section.

A Climate Change policy has been included in order for new developments in the Borough to mitigate and adapt to the effects of Climate Change. This will be achieved through the application of sustainable design and construction principles. Developments in Redditch Borough have previously achieved high standards of efficiency and traditionally low carbon emission and this will be continued through the provision of this policy. It is essential to achieve high standards of carbon reduction to ensure the Redditch contributes to the targets set out at the national level in the Climate Change Act. As Redditch is designed around private car use, reducing the emissions from this mode of transport is a constant challenge for the Borough to address. Ensuring that carbon emissions are significantly reduced from the built environment is one way of ensuring that the overall contribution Redditch makes to climate change is minimal. This issue has guided the content of this policy, to ensure that developments are climate-resilient and to ensure that construction is as sustainable as possible. Worcestershire County Council have demonstrated that the use of renewable energy cannot be a major source of energy within the Borough (Planning for Renewable Energy in Worcestershire Technical Research Paper) therefore this policy addresses the need for Redditch Borough to ensure that new developments are constructed in an efficient and sustainable manner, to ensure development will be effective in the long term. It is essential to ensure that climate change is mitigated against and that measures are taken to adapt to the long term effects that affect the local environment for example flooding. The content of the climate change policy has been informed by all of these issues and the local evidence base.

Successful, prosperous, safe and healthy living in the Borough is dependent upon the sustainable, efficient and safe movement of people and goods. Ensuring that Redditch maintains and improves

the efficiency of the transportation system and achieves a crucial modal shift towards public transport is critical to deliver the Vision of the Strategy. Redditch Borough is a New Town and its design is heavily reliant on private car use. The design of the Town allows people to move around easily by road, due to the nature of these roads there is little congestion, making this a self-fulfilling cycle. It is essential that a modal shift occurs to reduce this dependence on the private car in order to reduce carbon emissions, which contribute to climate change. A modal shift reduces the impact of emissions on the natural environment and reduces the Borough's contribution to climate change.

Policy 1 Climate Change

It is now accepted that the world's climate is changing. It is everybody's responsibility to make sure we all do as much as possible to protect the environment and reduce our contribution to climate change. We must protect future generations from the consequences of our actions.

To achieve sustainability, new developments must have regard for the need to be climate-resilient. Therefore the following standards must be met in order to ensure adaptation and mitigation to climate change:

- i. in the first instance development should be located in accessible locations and take account of the accessibility between any development site and key facilities considering how flexible and smarter working practices can be maximised;**
- ii. the energy efficiency of the development has been maximised through its siting and orientation, and through the adoption of energy conservation measures, including natural ventilation and lighting;**
- iii. achieve low carbon development by requiring new residential development must meet the national standard of the Code for Sustainable Homes;**
- iv. new non-domestic development must be assessed against the BREEAM assessment method;**
- v. proposals for medium and large-scale development (greater than 5 residential units or 1,000 square metres for non-residential developments) should be accompanied by a sustainability statement demonstrating that at least the 'good' standards, and wherever possible 'best practice' standards, as set out in the West Midlands Sustainability Checklist for Development, are achieved for each category in the Checklist;**
- vi. demonstrate that the use of sustainable, locally sourced and recycled materials has been considered;**
- vii. the retrofit of the existing housing stock with improved insulation and water saving devices will be sought and**
- viii. low carbon vehicle infrastructure in appropriate developments and locations will be encouraged.**

Reasoned Justification

The need for development to be located in accessible locations and to employ flexible and smarter working practices contributes to reducing carbon emissions from travel.

New development should seek, as a priority, to reduce their demand for energy by maximising the efficiency of the development. Natural ventilation is one way of making a building efficient; natural ventilation is a natural process of supplying and removing air from an indoor space. Guidance from national Building Regulations can assist in ensuring that buildings are built and run in an efficient manner.

This Policy seeks to ensure that the national timescales for achieving the Code for Sustainable Homes are met, the timescales are as follows:

All new housing to meet Code Level 3 by 2010

All new housing to meet Code Level 4 by 2013

All new housing to meet Code Level 6 by 2016

BREEAM (BRE Environmental Assessment Method) is a widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and is used as a measure to describe a buildings environmental performance (<http://www.breeam.org/index.jsp>).

A sustainability statement should demonstrate that at least the 'good' standards, and wherever possible 'best practice' standards, as set out in the West Midlands Sustainability Checklist for Development, are achieved for each category. Due to the large amount of small sites Redditch Borough is likely to accommodate, a justified threshold for Redditch is 5 dwellings. The Sustainability Checklist for the West Midlands is an online tool that identifies a range of different economic, social and environmental sustainability issues. The tool enables users to assess to what extent a development site proposal will deliver on the different aspects of sustainability. Applicants are encouraged to use this tool to consider the sustainability of their proposal. The tool can be found at <http://www.checklistwestmidlands.co.uk/>.

The use of sustainable, locally sourced and recycled materials will be required in order to prevent negative effects on the natural environment. Using locally sourced materials prevents extensive distances being travelled during the construction process. The use of sustainable, locally sourced and recycled materials can be maximised through the use of recycled material on site, which also reduces the amount of waste going to landfill sites.

Retrofitting existing housing stock with improved insulation and water saving devices contributes towards mitigating the emissions from the largest contributor of carbon emissions from the built environment. Improvements will be sought in areas of the Borough with particularly low efficiency levels, the use of the Worcestershire Warmer Heat Loss Map will aid in identifying these areas <http://gis.worcestershire.gov.uk/website/warmerworcestershire/>.

Low carbon vehicle infrastructure in appropriate developments and locations will be encouraged as this ensures that a reduction in carbon emissions from travel is realised.

If it is unviable for developments to meet any requirements set out in this policy for specific reasons it is for the applicants to demonstrate why this requirement would be unachievable.

This Policy seeks to support the target set out in the Climate Change Act which requires that emissions are reduced by at least 80% by 2050, compared to 1990 levels.

Policy 2 Natural Environment

The natural environment is one of the assets of Redditch Borough that make it special, therefore it is essential to ensure the natural environment is protected and enhanced and that good design principles are adopted, particularly to ensure features of the natural environment are incorporated into new development.

This policy seeks to deliver Objective 1 of the strategy, this Objective is 'to maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity'. This policy particularly focuses on ensuring that all development maximises opportunities for biodiversity, wildlife and ecological connectivity regardless of its location. This Policy also addresses the aims of Objective 4 which seeks to 'protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features'. This policy seeks to ensure that the landscape value in the Borough is enhanced through the provision of new development. This policy also fulfils the aims of Objective 11 which seek to 'protect and enhance water, air and soil and minimise flood risk.

The need for a high quality natural environment is integral to deliver the Vision of the Core Strategy. In order to achieve this all proposals will be expected to:

- i. incorporate water efficiency measures and appropriate SUDS techniques that utilise detention/ retention methods. For Redditch suitable methods include greywater recycling, rainwater harvesting, green roofs, permeable surfaces, swales and ponds, which are all features of the natural environment;**
- ii. protect and enhance the quality of natural resources and Green Infrastructure including water, air, land, wildlife corridors, species, habitats and biodiversity;**
- iii. integrate with biodiversity and geodiversity through enhancing, linking and extending natural habitats;**
- iv. remediate contaminated land, where necessary;**
- v. demonstrate the Borough's distinctive natural landscape is protected, enhanced or restored, as appropriate and proposals are informed by, and sympathetic to, the surrounding landscape character;**
- vi. existing trees, woodlands and hedgerows (including ancient hedgerows) have been retained and their appropriate management encouraged. Particular emphasis should be placed on the expanding and linking of ancient semi-natural woodlands; and**
- vii. where appropriate, contributions towards the maintenance and/or management of woodland, which would be negotiated on a site-by-site basis**

Reasoned Justification

The Strategic Flood Risk Assessment Level 1 explains that Redditch Borough is dominated by loamy and clayey soils which impedes drainage and renders infiltration techniques for Sustainable Urban Drainage Systems largely impractical. Due to this there are certain types of SUDs that are more suited to Redditch Borough.

Where contamination of a site is suspected on a site coming forward for development, a site investigation and analysis will be required followed by the proper remediation of all hazardous materials, suitable for the particular site in question.

The Landscape Character Assessment for Worcestershire (www.worcestershire.gov.uk/lca) informs the evidence base for this Core Strategy. The Landscape Character Assessment describes the key characteristics that define landscapes, in addition to identifying the sensitivity of those landscapes to change. It will be used in the process of assessing the impact of proposals on the character of landscape, ensuring that landscape character and sensitivity are fully considered in the context of individual planning applications. This is particularly important in the landscapes surrounding the urban areas of Redditch where there may be increased pressure from development. Here, the Landscape Character Assessment will be particularly important in ensuring that development relates to the sensitivity of the location and is appropriate to the landscape character, strengthening and enhancing the character and local distinctiveness wherever possible.

Landscaping proposals associated with new developments should seek to maximise woodland planting, wherever appropriate using indigenous species, and should aim to complement or enhance the landscape character of the particular area. Reference should be made to the Worcestershire Landscape Character Assessment to inform this.

Trees, woodland and hedgerows (including ancient hedgerows) are important in Redditch's landscape and provide patterns of features which give areas local distinctiveness. They are highly valued by local communities and Redditch's woodlands are often used for informal recreation. Trees and woodland are also often of historic value. Ancient hedgerows are those which support the greatest diversity of plants and animals and should be retained and managed appropriately in all situations.

Any development proposals which would lead to an unacceptable increase in pollution will be resisted, particularly where it would harm the air quality of the Borough. The Borough Council will consult with the relevant agencies in determining the level of increase in pollution which will be unacceptable. In accordance with the national Air Quality Strategy (DEFRA 2007) the Borough Council supports the objective of protecting and improving air quality. Proposals for development which would adversely impact upon air quality will be resisted. The maintenance of air quality will be required and, where possible, an improvement to air quality will be sought.

Policy 3 Flood Risk and Water Management

The potential of flood risk should be considered at all stages of the planning and development process, particularly when considering the possible risks, implications and steps needed to prevent general flooding affecting new or existing development.

Successful water management contributes to the quality of the landscape and townscape in some locations and also provides beneficial effects for important habitats or species. It can also provide enhanced recreational facilities, offer opportunities for education, and often provide an attractive interest point which is valuable in the creating of new sustainable developments.

A. Flood Risk

In considering all proposals for development, the following principles will be applied:

- i. the expectation that all development should fall within Flood Zone 1;**
- ii. where land in Flood Zones 2, 3a or 3b ('Functional Floodplain') is developed, a comprehensive Flood Risk Assessment (FRA) will be required to be submitted by the applicant.**

Any development sites that are located in areas that are subject to flood risk will need to demonstrate that there are no other reasonable options for development in accordance with the 'Sequential Approach' and 'Exception Test', if applicable, as set out in PPS25 (Development and Flood Risk).

Any development in areas subject to flood risk will need to demonstrate that adequate flood protection has been incorporated and that effects elsewhere have been fully assessed and mitigated against.

The Borough Council will seek opportunities to use developer contributions to fund flood risk management schemes where these are not provided directly by the developer and are directly related to the proposed development.

B. Water Management

The Water Cycle Strategy identifies a need for sustainable water demand management techniques to be employed in Redditch. Therefore, every new development will require the inclusion of Sustainable Drainage Systems (SUDs) and will be required to treat all surface runoff on site. Developments will also be expected to incorporate greywater recycling and rainwater harvesting where practicable.

The development of any new site should not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through overloading of sewage treatment work.

Water treatment infrastructure associated with new development, where appropriate will be required.

Reasoned Justification

This policy should be read in conjunction with the Strategic Flood Risk Assessment (SFRA) for Redditch Borough (2008). This Level 1 SFRA maps all forms of flood risk and can be used to locate new development in low flood risk areas (Zone 1). Where development cannot be located in Flood Zone 1 the 'Sequential Test', as defined in PPS25: Development and Flood Risk, should be applied; the SFRA Flood Maps provide the basis for this.

If, once the Sequential Test has been applied, insufficient sites are identified the 'Exception Test' (as defined in PPS25) can be applied. This may, in certain circumstances, justify development taking place in Flood Zone 2 or Flood Zone 3. Applications for development should also be accompanied by a Flood Risk Assessment to demonstrate how flood risk from all sources of flooding to the development itself and flood risk to others would be managed by fully taking into account climate change impacts. FRAs will be required alongside Planning applications for development proposals of 1 hectare or greater in Flood Zone 1 and all proposals for new development located in Flood Zones 2 and 3. The minimum requirements for a FRA are as follows:

- be proportionate to the risk and appropriate to the scale, nature and location of the development;
- consider the risk of flooding arising from the development in addition to the risk of flooding to the development;
- take the impacts of climate change into account as per Annex B of PPS25;
- be undertaken by competent people, as early as possible in the particular planning process, to avoid misplaced effort and raising landowner expectations where land is unsuitable for development;
- consider both the potential adverse and beneficial effects of flood risk management infrastructure including raised defences, flow channels, flood storage areas and other artificial features together with the consequences of their failure;
- consider the vulnerability of those that could occupy and use the development, taking account of the Sequential and Exception Tests and the vulnerability classification as per Annex D of PPS25, including arrangements for safe access;
- consider and quantify the different types of flooding (whether from natural and human sources and including joint and cumulative effects) and identify flood risk reduction measures, so that assessments are fit for the purpose of the decisions being made;

- consider the effects of a range of flooding events including extreme events on people, property, the natural and historic environment and river and coastal processes;
- include the assessment of the residual risk after risk reduction measures have been taken into account and demonstrate that this is acceptable for the particular development or land use;
- consider how the development will modify run-off and promote the use of Sustainable Drainage Systems (SUDS) to mitigate that impact; and
- be supported by appropriate data and information, including historical information on previous events.

Should new flood defence measures be considered to be the only option to mitigate against flood risk to enable a specific development proposal, these defences will be expected to be provided and financed by the developer of the site. Any future maintenance costs are also to be met by the sites developers.

This policy should also be read in conjunction with the Water Cycle Strategy for Redditch Borough (2008). The Water Cycle Strategy provides more detail on the implementation of greywater recycling, rainwater harvesting and SUDs.

All new development will require a suitably designed drainage system in order to mitigate the risk of surface water and overland flooding as well as the risk posed by the overloading of local sewers and watercourses.

Consideration should be given to source control within the surface water drainage proposals, which can be achieved through a range of techniques. The Water Cycle Strategy has concluded that Redditch Borough suffers from negligible permeability due to the underlying geology. It will therefore not be possible to utilise infiltration based SUDs in the Borough and alternative techniques will therefore be needed. It is recommended that within the assessment of the feasibility of SUDs for all development sites, that an infiltration test is conducted. It is considered that all development sites are able to incorporate some form of SUDs; the scale of these techniques should be proportionate to the scale of development proposed. All surface water run-off should be properly treated i.e. reused or incorporated back into the water cycle system. With regard to sustainable water demand management, through the use of SUDs techniques and the requirement for new developments to be assessed against either the Code for Sustainable Homes or BREEAM water demand will be significantly lowered.

Please refer to Policy 2 (Natural Environment) for details on the appropriate SUDS that are suitable in Redditch.

Policy 4 Sustainable Travel and Accessibility

As a New Town Redditch Borough is designed with a focus on private car use, this needs to be reduced with a modal shift achieved focussing on public transport to ensure that emissions from transport sources in Redditch are minimal. This Policy seeks to contribute towards the achievement of Objective 3 which is “to reduce the causes of, minimise the impacts of and adapt to climate change” and Objective 6 which is to “to encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel.”

Transport will be co-ordinated to improve accessibility and mobility, so that sustainable means of travel, reducing the need to travel by car and increasing public transport use, cycling and walking are maximised. This will be achieved by:

- i. meeting development requirements in accessible locations and taking account of interactions between uses;
- ii. delivering a comprehensive network of routes for pedestrians and cyclists that is coherent, direct, safe, accessible and comfortable to use, building on, adapting and extending the network that exists, in particular focusing on and following 'desire lines' of the pedestrian and ensuring that all members of the community can comfortably move around the Borough;
- iii. ensuring that infrastructure for pedestrians and cyclists is provided and that it facilitates walking, cycling and public transport. Proposals should incorporate appropriate, safe and convenient pedestrian and cycle access as an integral feature of the proposed design. Where appropriate, the provision or improvement of off-site cycle routes, footpath links and related infrastructure will be sought;
- iv. where proposals for development are likely to have an adverse impact on the network of footways, cycle routes or Primary Route Network, particularly on the National Cycle Network route, development will not normally be permitted, unless the impacts can be mitigated against, cycleways will be sought which run adjacent to footpaths;
- v. support the provision of coach parking where appropriate;
- vi. increasing access to and from Redditch Railway Station for users, particularly where access points create a gateway;
- vii. a Transport Assessment will be required where it is considered that development will have significant transport implications; and
- viii. a Travel Plan will be required alongside certain developments in order to achieve the sustainable transport objectives of this Core Strategy.

Reasoned Justification

At the heart of this policy is the importance of improving accessibility and mobility, whilst avoiding past trends of increased car traffic and longer journeys. The various measures detailed are set out to bring about behavioural change and create the right conditions for people to choose to live in close proximity to their workplace and to choose sustainable means of transport.

The Borough has a network of footpaths and cycleways but there are deficiencies and in some areas their surroundings are considered threatening and uninviting as they offer refuge for anti-social behaviour. Fundamental to this approach is the need to view developments through the eyes of pedestrians, cyclists and public transport users. New footpaths and cycleways should follow the desire line of the user i.e. the shortest and most easily navigated route between origin and destination. All measures should promote pedestrian and cycle priority, convenience and safety, including safer routes to school and cycleways as necessary. In order for these measures to be effective, pedestrian routes should form an integral part of the development process, generating good quality access and meaningful links within and between developments. Therefore it is essential to integrate the provision of these facilities in the design stage of any new development, especially in those developments of significant size or journey generating capacity. All members of the community should be able to move around the Borough in a safe and convenient manner this includes disabled and visually impaired members of the community. To aid in developing these provisions reference should be made to the Designing for Community Safety SPD.

The Borough Council is committed to the protection of the existing cycle network in Redditch Borough, particularly the National Cycle Network route (See Transport Map). Where it is considered that a proposal has an adverse impact on the continued safety and convenience of the network, it will not normally be allowed.

A Transport Assessment would be required where development proposals impact on the Primary Route Network. This is to ensure that the function of the network is maintained. It should be noted that new accesses on the Primary Route Network will not be encouraged and should not inhibit the strategic function of these routes. See Local Portrait.

Proposed access for cyclists in the design of new development should be well connected to the wider cycle network and be safe and convenient for the user, having due regard to 'Secured By Design'. The provision of cycle routes and facilities will be expected to be undertaken at the developers' expense, and where appropriate, contributions from the developer will be sought towards provision off-site.

Coach parking within close proximity to the Town Centre would ensure that Redditch Borough is accessible to visitors that choose to travel in a sustainable manner

The Borough Council supports where appropriate the Safer Routes to School initiative and the Quiet Lanes initiative.

A Transport Assessment will be expected where proposals for development exceed the following thresholds:

Use	Threshold from and above which a TA will be required (gross floorspace)
Residential	100 units
Food retail	1000m ²
Non-food retail	1000m ²
Cinemas and Conference facilities	1000m ²
D2 (other than cinemas, conference facilities and stadia)	1000m ²
B1 including offices	2500m ²
Higher and further education	2500m ²
Stadia	1500 spectator capacity

A Travel Plan will be expected where proposals for development exceed the following thresholds:

Use	Threshold from and above which a Travel Plan will be required (gross floorspace)
Shopping, leisure and service facilities	1000m ²
Employment facilities	2500m ²
Stadia	Seating capacity of 1500 or more

A Travel Plan will also be expected in the following circumstances:

- where employment, shopping, leisure and services in, or near to any air quality management areas that are introduced to the Borough;
- where there are local initiatives for the reduction of road traffic, or the promotion of public transport, walking or cycling; or

- where a Travel Plan would help address a particular local traffic problem associated with the planning application, which might otherwise have to be refused on local traffic grounds.

Policy 5 Green Infrastructure

As a former New Town, Redditch has high levels of open space compared to surrounding districts and this positively contributes to the distinctiveness of the Borough. The open space provision includes the Green Flag Award winning Arrow Valley Country Park and Morton Stanley Park. There is also a wider Green Infrastructure Network across Redditch Borough which must be protected and enhanced because of the wide ranging benefits it can provide to communities.

The Green Infrastructure (GI) Network and Open Space provision make an important and valued contribution to the Borough of Redditch and its distinctiveness.

The existing GI Network will be safeguarded and new development will be required to contribute positively to the GI network, in line with the findings of the Redditch Borough GI Strategy and to support the Worcestershire Sub-Regional GI Framework. Opportunities will be sought to improve the network for the benefit of people, wildlife and the character and appearance of the Borough.

Open Space will be protected and, where appropriate, enhanced to improve quality, value, multi-functionality and accessibility. New development will be required to provide open space in accordance with the Council's Open Space Provision Supplementary Planning Document.

The Borough Council will, where appropriate, produce Green Infrastructure Concept Statements to guide masterplanning and development of Strategic Sites.

Reasoned Justification

The Green Infrastructure and Open Space of Redditch Borough are of great importance for protecting the environment, meeting recreational needs, providing wildlife habitats and maintaining an attractive townscape and historic environment.

In line with Planning Policy Guidance 17, the Borough Council will protect Primarily Open Space of all types and further information on the strategy for specific typologies of Open Space is contained in the Borough Council's Open Space Provision Supplementary Planning Document (SPD). The Open Space Provision SPD recognises Open Space, sports and recreational facilities of high value which may need protecting and sets out local standards for the provision of Open Space, sports and recreational facilities.

A Green Infrastructure Strategy will be completed which identifies and assesses the existing Green Infrastructure network and make recommendations on how the network can be enhanced. Green infrastructure includes the network of green spaces and natural elements across the Borough. These areas are important in enriching the quality of life of local communities, improving health, supporting regeneration and creating attractive environments.

A level of protection also needs to be provided to the 'corridors' between sites such as hedgerows and watercourses. PPS9 (Nature conservation), refers to the importance of countryside features which act as wildlife corridors between habitats or act as 'stepping stones' between habitats, and to the value of these links in maintaining the range and diversity of flora and fauna. In considering proposals for development within these corridors, or for development that would potentially affect their function as a link in maintaining the flora and fauna of the Borough, the Borough Council will require applicants to provide sufficient information to enable an assessment of the proposals likely impact.

Green Infrastructure Concept Statements will be produced having regard to the emerging Green Infrastructure Strategy for Redditch Borough and the emerging Sub-Regional Green Infrastructure Strategy being produced by Worcestershire County Council.

Sustainable places to live which meet our needs

The policies contributing towards achieving a strategy of sustainable places to live which meet our needs will deliver the objective:

"To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites"

Redditch Borough Council, as Local Planning Authority has an important role to play in ensuring the efficient and sustainable release of land for development. Dwellings should be provided at the correct locations to ensure that the most deliverable and sustainable areas of the Borough are developed first. This is also required with the development of other non-residential development types of uses. There is a need to ensure that pressure for development on greenfield land is kept to a minimum, and that those sites released first benefit from, and maximise the use of, existing and planned infrastructure. Sufficient dwellings should be provided to ensure that everyone has access to a home that meets their needs, and the provision of an appropriate level of affordable housing delivery across all types and tenures, is critical to meeting the needs of all our residents.

Policies in this section also provide some guidance on the types of locations where it would be best to develop. The Accessibility Study and Settlement Hierarchy were used to determine which settlements within the Borough should be considered as the main settlements, sustainable settlements, or local needs settlements. The Study also defined the functions that each settlement should be fulfilling to meet the needs of its community. A Sustainability Appraisal accompanying this Core Strategy for consultation has helped to determine which locations are more preferable, and this is reflected in the policies setting out the most sustainable settlements to develop within and the types of sites which should be developed.

Policy 6 Settlement Hierarchy

The Settlement Hierarchy categorises the Borough's settlements based upon their role and function, so that it is clear how all of Redditch Borough's settlements are likely to be developed sustainably and how they will serve their communities.

The location and scale of new development should accord with the following settlement hierarchy and reflect the services present, accessibility, and character and local distinctiveness of each settlement.

- **Redditch urban area, as the Main Settlement shall be the focus for development as it provides the highest level of services and facilities provision.**
- **Astwood Bank is a Sustainable Rural Settlement that offers an appropriate range of services and facilities. Development within the settlement boundary, as defined in the local portrait map, will be the focus for local needs development which is genuinely required to meet the needs of Astwood Bank and the surrounding rural community.**
- **Feckenham is a small, rural settlement which offers limited local facilities but has important conservation and historic merit. In order to preserve and enhance these characteristics, development within the settlement boundary, as defined in the local**

portrait map, will provide for identified local needs only in accordance with PPG2 (Green Belts) and PPS7 (Sustainable Development in Rural Areas).

The remainder of Redditch's rural area offers sparse development patterns with no local service provision. These hamlets will provide for identified local needs only in accordance with PPG2 (Green Belts) and PPS7 (Sustainable Development in Rural Areas).

Where development in the rural area has demonstrated a proven local need, measures should be put in place through the use of planning conditions or planning obligations to ensure that the development continues to meet this need in perpetuity.

Reasoned Justification

The Core Strategy aims to deliver sustainable patterns of development which are appropriate and proportionate to their location, and adequately provide for the communities that they serve.

Redditch urban area is the obvious primary focus for development as it is the main settlement within the Borough and provides the functions and services for the majority of the Borough's residential and economic population. Therefore future development should continue to be directed towards the Borough's most sustainable settlement in order to maintain and enhance its important role within the settlement hierarchy. Due to the compact and built up nature of Redditch's most sustainable settlement, it is important that future development which cannot be accommodated within the urban area is directed to the most appropriate and sustainable locations on the edge of the urban area, i.e. strategic sites at Brockhill East and Brockhill West. However, ignoring the needs of Redditch's other settlements, is likely to lead to their decline, and in some cases, a loss of their sustainability. Without careful consideration of the roles they play and level of functions they provide, they could be affected by unnecessary and inappropriate development, which compromises their local character and function.

The Accessibility Study and Settlement Hierarchy for Redditch Borough has determined the role and function of other recognised settlements in the Borough, and assessed Astwood Bank and Feckenham against a series of key services, facilities and activities to determine what constitutes an appropriate level of development.

'Local needs' refers to the anticipated requirements, for example, housing, generated by local growth or other trends, with the exception of inward migration. In the context of Redditch's rural settlements, 'local needs' relates to the provision of local residential, business and community needs to maintain the vitality of the communities they serve.

Policy 7 Development Strategy

The Development Strategy is needed so that there is clarity on the best way of distributing development within Redditch because it is important that development is delivered in the most sustainable way possible. The policy sets out what type of development can come forward, its location, and its appropriate timeframe within the Plan period. This Development Strategy would not change following consultation on locations for development around Redditch.

All Strategic Sites for development can come forward immediately in accordance with the policies in the Development Plan. The locations of Strategic Sites and the development

principles they are expected to meet can be found in Strategic Site Policies (Policy 29 to Policy 32).

With regard to residential development, the most sustainable sites must be developed earlier in the Core Strategy period in accordance with Policy 6 (Settlement Hierarchy), with the exception of local needs housing, which should come forward throughout the Plan period as and when 'need' arises.

In all cases, the suitability of sites to be brought forward for development will be determined following receipt of how all necessary infrastructure to enable development will be funded and delivered.

Should the required rates of housing or employment delivery not be achieved, the Council will endeavour to bring sites forward through proactive planning measures such as Supplementary Planning Documents, Development Plan Document review and compulsory purchase.

In order to plan and provide for future development demands, certain lands within Redditch Borough at the edge of Redditch's urban area are identified as Areas of Development Restraint (ADR); namely A435 ADR and Webheath ADR. ADRs will be safeguarded to meet longer term development needs beyond 2026, subject to a reassessment of the ADR's suitability to deliver appropriate development and its associated infrastructure at that time. This could ensure at least 15 years of continuous housing delivery required by PPS3 – Housing. In the interim, development proposals on ADR land will be subject to policies controlling development in the Open Countryside.

Reasoned Justification

There is a requirement in national planning policy that Redditch should have a continuous supply of land for development throughout the Plan period. In order to ensure this requirement is met all development within the Redditch urban area, as the Borough's principal sustainable settlement, would be required for development immediately as there is limited land availability and little choice about the locations for development within the Borough.

The unique economic conditions require local authorities such as Redditch, to quickly recover and deliver development to meet its needs. There are no known major constraints to delivery of development in Redditch that would warrant a phasing policy, and the priority for the re-use of previously developed land accompanied by a proactive approach to bringing forward Town Centre and District Centre regeneration, will deliver much of Redditch's brownfield development.

The two ADRs at A435 and Webheath are not considered to be deliverable during this Plan period as there is insufficient evidence in place to demonstrate a realistic prospect of delivery during the life of this Strategy, particularly on transport and waste water infrastructure. This has an impact on housing provision in Redditch which is detailed in Policy 8 - Housing Provision. This deviates from RSS Phase Two recommendation that there are no good reasons (evidence) not to build on Redditch ADRs, but this position is justified because of deliverability concerns of the sites which have arisen since the RSS Panel Report recommendation was received.

The identification of an ADR does not necessarily imply that it will be allocated for development purposes when the Plan is next reviewed and neither does it necessarily imply that the whole of each ADR is suitable for development as constraints may render parts of the area unsuitable for development. Furthermore, before an ADR is deemed suitable to meet development targets, there

must be strong evidence in place to ensure all necessary infrastructures can be delivered which is required to serve the development and its environs. In response to PPS3 – Housing, provision has been made to enable a continuous delivery of housing for at least 15 years from the adoption date of the Plan.

Policy 8 Housing Provision

Redditch Borough Council, as local Planning Authority has an important role to play in ensuring that sufficient homes are provided to ensure everyone has access to a home that meets their needs.

Provision is made for the construction and completion of around 2,200 new dwellings within Redditch Borough between 2011 and 2026. Details of the sites expected to contribute to meeting this target can be found in Appendix 2.

A total of around 3200 houses will therefore be provided between 2006 and 2026 within Redditch Borough.

The Borough Council seeks to achieve a mix of housing types in terms of size, scale, density, tenure and cost which reflects the Borough's housing needs. When considering proposals for new residential development, consideration will be given to the extent that the proposed scheme reflects these requirements in accordance with the current Strategic Housing Market Area Assessment.

In order to achieve a supply of flexible and inclusive housing in the Borough that caters for life-long occupancy, all new residential development, including affordable housing, will be expected to comply with the Lifetime Homes Standard. The private sector development industry will be encouraged to implement the concept of lifetime homes within their development schemes prior to its mandatory introduction in 2013.

Reasoned Justification

Land identified in the SHLAA which could contribute towards Housing Provision exceeds the target of around 2,200 dwellings between 2011 and 2026. However, the two ADRs at A435 and Webheath, which are identified in the SHLAA, are not considered to be deliverable during this Plan period as there is insufficient evidence in place to demonstrate a realistic prospect of delivery during the life of this Strategy. It is important that their development potential and deliverability can be revisited at a future date. Therefore, provision has been made in Policy 7 – Development Strategy, to safeguard these areas for future development consideration as ADR.

It is important that everyone's housing needs are met and there is an adequate mix of dwellings across all types and tenures. The Borough's housing needs will be regularly monitored and reassessed through updates of the Strategic Housing Market Assessment. Due regard should be paid to the most up to date version of this Assessment to properly determine the appropriate housing needs for Redditch at any time.

'Lifetime homes' is an initiative to encourage a more thoughtful approach to house building which incorporates technologies and good design principles to allow for the flexible use of our living spaces over our lifetime. It is acknowledged that the requirement for lifetime homes is not expected

in advance of 2013. However, paragraph 20 of 'Lifetime Homes: Lifetime Neighbourhoods' states that voluntary take-up of the concept by the building industry would be encouraged and supported.

Policy 9 Effective and efficient use of land

Land for development is a finite resource. Whilst it is acknowledged and accepted that some greenfield land must be used to meet development targets, there remains a need for prudent re-use of previously developed (brownfield) land within the Borough which, has the potential to contribute towards meeting Redditch's development needs. Furthermore, the greenfield land that is used for development should be developed efficiently to maximise its potential.

Effective and efficient use of land must be sought in all new development schemes.

With respect to residential development, this will be achieved in the following ways:

- i. the reuse and regeneration of Previously Developed Land (PDL) is a national priority. A target of 15% of all new dwellings in Redditch Borough will be sought on PDL;**
- ii. densities of between 30 and 50 dwellings per hectare will be sought in Redditch Borough, and 70 dwellings per hectare will be sought on sites for residential development that are within or adjacent to Redditch Town Centre and the District Centres;**
- iii. higher densities will be sought in locations close to public transport interchanges; and**
- iv. higher densities will also be sought in other locations where it can be demonstrated that there will be no detrimental impact on the amenity, character and environmental quality of an area.**

Lower densities will only be considered acceptable where it has been demonstrated that there are site specific limitations which negate standard densities being met, or where there would be a detrimental impact on the amenity, character and environmental quality of an area if the standard densities were to be pursued on-site.

Schemes for the development of private residential gardens will generally not be supported unless they lie within existing settlements, integrate fully into the neighbourhood, and can clearly demonstrate that there would be no detrimental impact on the amenity, character and environmental quality of the neighbourhood, unless there are substantial overriding environmental, social and economic benefits to justify the development.

With respect to non-residential development, schemes which propose the re-development of 'tired' or derelict sites will be considered favourably.

There will be a presumption against development on PDL where it can be clearly demonstrated that over time, land has been afforded beneficial amenity value or where biodiversity issues would be compromised through redevelopment of the site.

Reasoned Justification

Encouraging development on previously developed land allows maximum use to be made of vacant and previously developed sites; thus reducing the pressure for development on greenfield sites and maximising the use of existing infrastructure.

A target of 15% of all new dwellings on previously developed land is a target informed by the sites identified in the Strategic Housing Land Availability Assessment. The national requirement for 60%

of new housing to be provided on previously developed land (PPS3 – Housing) is clearly not deliverable in Redditch due to its tight administrative boundaries which are surrounded by Green Belt, and the nature of its previous New Town status, which limits the amount of development that may have reached the end of its natural life and is prime for redevelopment within the urban area. The Borough Council's previous brownfield development target, identified in the Worcestershire County Structure Plan 1996 – 2011, stipulated 25% of all residential development on brownfield land. The Borough Council was able to more than double the brownfield delivery against this target during the period up to 2011. Therefore, exceeding previous brownfield development targets, limits the scope and potential during this Plan period.

There are no targets for other development types on previously developed land. However, the Borough Council considers it prudent to encourage regeneration and redevelopment of sites which may be tired or have remained vacant for a number of years, in order to revitalise these parts of the town, thereby encouraging future investment in Redditch.

There are some instances where redevelopment of brownfield land should be resisted, such as previously cleared sites which have, over time, become part of the open and green character of an area and value is placed on the contribution these areas make to the community or biodiversity. In these instances, the contribution these sites make to the character of the area will be afforded careful attention before their redevelopment is considered.

PPS3 – Housing, no longer specifies minimum density targets and considers that appropriate density levels should be set by local authorities. Based upon past density rates achieved in Redditch at a time when minimum density requirements were set, it is considered that continuation of these density ranges will continue to be achievable and in keeping with the character of existing development within the Borough. There may be instances when achieving minimum density targets will compromise the character of the surrounding area or there are physical limitations within the site boundary. In these circumstances, the character of the surrounding area and the sites' physical constraints will be afforded careful attention before higher density development is considered.

Homes with large back gardens are common feature in some of the older districts in the Borough and previously a number of housing completions have come from developments on garden land. Although garden land was previously defined as brownfield land in PPS3, garden land has now been removed from this definition. This does not mean that all development on garden land should be refused but rather that careful consideration should be given to any proposals and whether there are any mitigating factors. One of the most important considerations will be the retention of the existing character of residential areas. Development which significantly increases the proportion of ground coverage or the scale of proposed buildings is likely to be out of keeping with its surroundings and therefore is likely to be unacceptable and will be refused. Development of garden land will only be supported where it full integrates into the neighbourhood and is in keeping the character and quality of the local environment unless it can be demonstrated there are significant overriding mitigating circumstances.

Policy 10 Affordable Housing

The Government believes that everyone should have the opportunity of a decent home, which they can afford, within a sustainable mixed community. There is a national commitment to providing high quality housing for people who are unable to access or afford market housing.

Affordable housing is defined as including social-rented and intermediate housing (PPS3, Annex B). Those in need of affordable housing include vulnerable people, key workers and those trying to make the transition from social-rented housing to home ownership. A sufficient supply of intermediate housing can help address the needs of key workers and those seeking to gain a first step on the housing ladder, reduce the call on social-rented housing, free up existing social-rented homes, provide a wider choice for households and ensure that sites have a mix of tenures.

Redditch has the lowest affordability ratio in the South Housing Market Area. However, despite Redditch being the most 'affordable' district in the sub-region, the lower quartile multiplier implies even at this level, many people will be excluded from purchasing market housing.

The Borough Council will seek to create sustainable communities by requiring that a mixture of dwellings with regard to size, type and tenure that reflect local housing need, are provided on, and integrated into, each site.

All proposals for new residential development, irrespective of site size or capacity, will be expected to contribute towards the provision of affordable housing.

Applicants should refer to the Borough Council's most up to date Housing Market Assessment to determine the appropriate level and mix of affordable housing provision required for their development proposal.

In exceptional circumstances, where the economic viability of affordable housing contributions is questionable, and they can be fully demonstrated, the Borough Council may negotiate a more appropriate level of affordable housing provision, or deferred payment scheme where appropriate, with the applicant.

Although low cost market housing is not a form of affordable housing it can contribute to the creation of a sustainable housing market and therefore schemes which incorporate a portion of low cost market housing will be looked upon favourably.

Reasoned Justification

The Borough Council recognises the continuing need to provide housing across all market sectors within the Borough and that Strategic Housing Market Assessments (SHMA) continue to report a need for affordable housing in Redditch. Over time, the size and type of housing in the greatest demand may alter; therefore it is imperative that the required need identified in the most up to date SHMA is provided for at that time.

As PPS 3 - Housing advocates local planning authorities setting lower thresholds where affordable housing provision is required; Redditch Borough Council intends to test the viability of affordable housing provision on a range of site sizes and the viable options relating to cash contributions on smaller sites. Furthermore, the Borough Council will test the appropriateness of its current contribution standard of 40% affordable units on sites of 15 dwellings/ 0.5ha. This viability testing will support the Council's requirement of affordable housing provision relating to all proposals for housing development.

However, exceptional circumstances may arise due to economic conditions, for example, which may render a site undeliverable if the full affordable housing requirement were to be pursued. If exceptional circumstances arise, and can be clearly demonstrated, the Borough Council will negotiate an appropriate, deliverable scheme with the applicant.

Low cost housing does not form part of the national definition of affordable housing, it is classed as intermediate affordable housing, which provides housing at prices and rents above those of social rent, but below market prices or rents. Given the nature of the housing market and the current difficulties in obtaining mortgages, there is a place in the housing market for accommodation of this type, to ensure more people have the opportunity to acquire a home to meet their needs. Opportunities to increase the supply of all market types will be encouraged and negotiated by the Borough Council.

Policy 11 Gypsies Traveller and Travelling Showpeople

It is important to ensure that the needs of all of the members of the Redditch Borough community are catered for. In order to address the needs of Gypsies, Travellers and Travelling Showpeople, provision will be made to meet their needs in the appropriate locations.

Provision will be made for new Gypsy, Traveller and Travelling Showpeople pitches, in line with the requirements of the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2008). As such a minimum of 14 'yards' will be provided to meet the needs of travelling showpeople and a temporary stopping site of 18 pitches will be provided to meet Redditch's need.

Proposals for these new sites will be required to demonstrate that they:

- i. are located in close proximity to existing facilities and transport networks with satisfactory access and highway arrangements;**
- ii. where appropriate, are located on Previously Developed Land;**
- iii. are well screened and landscaped and will not cause unacceptable harm to the character and appearance of the surrounding area;**
- iv. will not result in disturbance or loss of amenity to any neighbouring development; and**
- v. have a satisfactory water supply, sewerage and refuse disposal facilities.**

There will be a presumption against proposals in the Green Belt, unless exceptional circumstances are demonstrated in line with PPG2 Green Belts.

Reasoned Justification

National planning policy requires that all Local Authorities are guided by a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment. Redditch Borough is guided by an assessment which was carried out in 2008 for the South Housing Market Area.

The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment for The South Housing Market Area of the West Midlands Area (2008) was commissioned by the South Housing Market Area Partnership. The purpose of the assessment is to provide information on the accommodation needs of Gypsies and Travellers for sub-regional and District/Borough level planning policy to set the appropriate number, type and distribution of additional pitches to be provided.

The Assessment recommends that an additional 'Showpeople' site should be provided for which is a minimum of 14 'yards'. 'Yards' can be anything from 100ft x 100ft up to 150ft by 200ft (Gypsy and Traveller Accommodation Assessment for The South Housing Market Area, March 2008). The

Assessment also recommends that a temporary stopping place of not less than 18 pitches should be provided.

A Landscape Character Assessment has been carried out for Worcestershire which considers the areas of the Borough that are most sensitive to development. It also details mitigation measures for proposals with regard to surrounding landscape impact. Any proposals for future sites will be considered with this assessment in mind. Proposals must also consider the requirements of Policy 6 (Settlement Hierarchy) and Policy 7 (Development Strategy).

Creating a Borough where Businesses can Thrive

One of the key objectives to delivering the theme of 'Creating a Borough where Businesses can thrive' is 'to have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels'.

Existing Employment Areas are coloured purple on the Local Plan No.3 Proposals Map. Employment Land is described as B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution). One of the key roles of the planning system is to ensure that sufficient and attractive land is available for employment related development.

The LDF must identify a range of employment sites to meet the needs for future employment growth in the Borough. The policies in this section seek to guide new employment development to the appropriate locations, as well as protecting existing employment land where appropriate. In addition, the section encourages skills growth in order to assist in creating opportunities for existing and new businesses to diversify into more advanced sectors.

As the economy is changing rapidly the Borough needs to adapt and remain competitive, so achieving economic growth within Redditch is a significant issue. Redditch Borough's economy needs to develop in a way that:

- Provides opportunities for the local population to access good quality jobs and in so doing, the skills of the workforce must match the expectations of new and existing businesses;
- Respects the local environment, particularly in the rural area; and
- Ensures economic development occurs in the most appropriate locations.

In order to achieve this it is important to:

- Guide the location of employment development in a way that can be monitored;
- Protect employment land from inappropriate development to ensure economic growth is not prohibited in the future;
- Ensure economic development in rural areas takes account of the impact it has on the local environment;
- Assist in diversifying the economy; and
- Deliver employment needs for Redditch following consideration of the RSS Phase Two Revision (Panel Report Recommendation).

The Core Strategy has been through a series of consultation phases, this consultation has helped to inform and shape the policies that are now contained within this section as well as wider evidence base documentation. The following Evidence Base documents have particularly assisted in the preparation of this section:

- Employment Land Review (All publications);
- Historic Environmental Assessment for Redditch;
- Offices Needs Assessment; and
- Redditch Economic Development Strategy.

In addition, more of Redditch Borough's development targets are to be consulted upon.

The Employment Land Review has assisted with identifying potential locations for employment growth. The Office Needs Assessment carried out a similar function, solely relating to office provision in the Town Centre over the plan period. The Office Needs Assessment identified a figure

of 30,000sq.m of provision to be accommodated in the Town Centre; however the assessment acknowledged that only 22,000sq.m could be accommodated within the town centre boundary. This means that the remaining 8,000sq.m needs to be accommodated outside of the Town Centre, and therefore this requirement should be met within the wider employment land requirement. Based on this addition, the employment land requirement is 33.3ha. This Office Needs Assessment is a sound justification for deviation from the RSS office development targets of 45,000sq.m.

In terms of the Redditch Economic Development Strategy, this section of the Core Strategy seeks to complement this in assisting the delivery of some of the economic priorities. The Historic Environment Assessment identifies the loss of farmsteads as an issue; therefore this issue is given consideration in the development of rural economic development policy.

Policy 12 Location of New Employment

The availability of suitable land is crucial to the economic well-being and development of Redditch Borough. The Employment Land Review assessed numerous sites to meet projected growth needs in the Borough. These sites were assessed against a range of criteria to ensure that there is a balanced portfolio of employment sites.

This policy seeks to strategically guide the location and development of employment land, whilst aiming to remain flexible in a changing economic climate.

A. Principal land allocations

Provision is made for 33.3 hectares of land which are available for employment uses for the period up to 2026 as listed in the document entitled 'Redditch Borough Council Employment Land Review update'. Total provision for a minimum of 9 hectares is made for a rolling 5 year programme. This represents a 'balanced portfolio; of employment land.

In terms of the most appropriate end use, applicants should undertake consultation with the Borough Councils Economic Development department to ascertain whether the proposed end use meets the economic aspirations of Redditch. Given the changing economic climate it is not considered appropriate to restrict uses in the Core Strategy, however it is important to note that where the Councils Economic Development team do not consider that a proposal is in line with economic priorities in the Redditch Economic Development Strategy the application should not be permitted.

B. Other employment sites

Sites other than those set out in the Employment Land Review may come forward for development, redevelopment or change of use. Within the Redditch urban area these will be judged against the following principles as applicable;

- i. Close proximity to suitable transport routes, having regard to the scale and nature of the traffic likely to be generated;**
- ii. Within easy reach of existing residential land with or without the use of private transport, where amenity is not negatively affected;**
- iii. In all cases, development should be acceptable in terms of their impact on biodiversity and the wider environment and demonstrate adequate Infrastructure including Green Infrastructure.**

C. Impact on the Highway

Uses which generate high vehicular movement particularly for warehouse and distribution proposals can have impacts on the highways. Where proposals are going to increase traffic, it will be for the applicant to demonstrate that the local transport system is capable of accommodating the additional traffic safely. This should be demonstrated in line with the requirements set out in Policy 4 (Sustainable Travel and Accessibility) of the Core Strategy.

D. Waste facilities

It may be necessary for new sites to be developed for waste facilities to be able cope with demands from new growth. Employment Land in the Borough can be suitable locations for these new facilities. Where a site is proposed for a waste facility, the above policy considerations should be given due consideration, particularly the impacts on residential amenity.

Reasoned Justification

A figure of 33.3ha is proposed for the Borough of Redditch. A figure of 31ha was proposed in the RSS evidence base, the additional 2.3ha is as a result of the Council's Office Needs Assessment which deemed that 2.3ha of land was needed outside of the Town Centre for office development due to capacity issues within the Town Centre (See Policy 14 Office Development). The RSS evidence base is the most up to date and there are no reasons to invalidate the evidence for these employment requirements.

As stated in the introduction of this Core Strategy consultation on all of Redditch Borough Council's development targets including office and employment will follow next year, as these targets should reflect the amount and location of housing development.

The Employment Land Review and Strategic Site policies identify appropriate sites for employment purposes. These sites have been thoroughly assessed in order to identify their appropriateness for employment purposes. It is likely that over the course of the plan period other sites will be proposed for employment purposes, in order to ensure that these sites are assessed appropriately a set of principles have been developed which any site must achieve.

With employment site designations there is a need to consult with all necessary Consultees as set out in the Council's adopted Statement of Community Involvement. In addition to these Consultees, the Highways Authority should be consulted to ensure schemes are appropriately planned so they do not have a significantly detrimental impact on the Highway.

Worcestershire County Council in the 'Waste Core Strategy: First Draft Submission' has identified a need for new waste facilities in the Borough. Redditch Borough Council acknowledges this need for waste facilities and reference is included within this policy. No specific employment sites are designated for waste provision, although a flexible approach should be taken if a proposal for a waste facility comes forward during this plan period.

Policy 13 Development within Employment Areas

The Borough has a large supply of existing employment stock, it is necessary for the Core Strategy to decide on the best approach for maintaining this stock because having a suitable supply is crucial to the economic well-being of the area. Land values for employment uses are generally lower than for retail, housing and certain entertainment activities so there is often pressure to develop for these other uses. Once such other uses are developed on traditional employment land, they may cause a constraint for further industrial development and impede the function of existing employment premises because of potential environmental and amenity issues associated with incompatible land uses.

Development will not be permitted where it would restrict the current or future use or development of employment areas for employment purposes.

When considering applications for non employment uses consideration should be given to National Planning Policy, particularly PPS4, in addition, non employment development will only be permitted when:

- i. such development would not cause or accentuate a significant shortage of land for employment use in the area concerned;**
- ii. it is no longer viable as an employment area either following a period of unsuccessful marketing or undertaking a viability assessment. Consultation must be undertaken with the Economic Development unit by the applicant to ascertain this; and**
- iii. the site is no longer appropriate for employment use because of at least one of the following reasons and these problems are incapable of resolution in the foreseeable future:**
 - it impinges upon residential amenity;**
 - it causes substantial highway or traffic problems;**
 - it creates other adverse environmental effects; or**
 - technical reasons such as land stability or fundamental infrastructure problems.**

Reasoned Justification

Having an available supply of employment land is essential to the economic well-being and development of Redditch. The purpose of this policy is to ensure that employment land is protected in order to support existing sites and businesses. For the purposes of this policy employment land is defined as Use Classes B1 (Business), B2 (General Industry) or B8 (Storage and Distribution).

PPS 4 sets out the National Planning Policy guidelines for economic development. PPS 4 emphasises that it is not always appropriate to maintain land for employment purposes; however it also identifies certain requirements for applications for uses such as retail units outside the Town Centre. In Redditch Borough there have been a number of applications for A1 uses on employment land, therefore referencing this National policy helps to reinforce tests such as the sequential and impacts assessment tests.

In addition to PPS 4 the criterion contained within the policy are considered to add strength to appropriately protecting employment sites. The criteria have been developed due to the following:

- In some instances it may be the case that designated employment land or a site specifically identified for employment development is no longer needed due to a decline in the need for employment land or because that type of employment land is not suitable. Where the applicant can identify that the loss of a piece of employment land would not constrain the**

future supply of employment land, and the land being lost is demonstrated by the applicant that it is not suitable for employment purposes, it is then possible that the land could come forward for an alternative use. However, at the time of preparing this plan, the most suitable uses for those sites identified in the Employment Land Review are employment uses.

- In considering the impact of the loss of the site on the employment land supply, regard will be had to the individual and cumulative impact of the loss and the qualitative nature of the supply of land. Economic Development Officers at the Council will assess whether a loss of an employment site would have a detrimental impact on the supply of employment land. In some instances it is feasible that a site cannot be developed for employment purposes due to site constraints inter alia. In these cases an alternative use may be sought if this can be demonstrated by the applicant.
- An additional set of reasons are included within the policy which are designed to outline where there is the possibility that the land is unlikely to come forward for employment issues due to on-site/adjacent site issues. It is up to the applicant to clearly demonstrate that one of the criterion listed relates to the proposed site.

Policy 14 Office Development

The Council aims to create a Borough where there is the opportunity for businesses to thrive. This is achieved through numerous means such as the Core Strategy and Local Strategic Partnership. Offices are a fundamental contributor to delivering high quality and high density employment uses. In addition to this, offices generally create very little traffic so direct access to major roads is unnecessary but to succeed they need to be in an attractive environment.

An Office Needs Assessment has been adopted by the Council, this assessment related to the town centre. The conclusions of this assessment identify some areas for the Council to improve upon, such as the marketing of the town centre. Therefore the Borough Council will strive to achieve the recommendations set out in the Office Needs Assessment.

The Redditch Economic Development Strategy emphasises the need for the economy to grow. It is anticipated that any revision of the Redditch Economic Development Strategy will make greater reference to offices and the type of sectors the Borough should be aspiring to accommodate. This is likely to occur following the adoption of the Core Strategy; therefore consideration of office development should be made in liaison with Economic Development.

In the first instance, Offices should be located within or on the edge of Redditch Town Centre (see Town Centre Map) where their accessibility is maximised, particularly by public transport. Based on a local assessment, the Council has a need to deliver at least 30,000sq.m of office development for the Town Centre. However, the Town Centre, at this stage can only accommodate 22,000sq.m of office floorspace within its boundary. In total there is a remaining 8,000sq.m of office floorspace that needs to be accommodated for Town Centre related office development. Therefore this remaining requirement will need to be met outside of the Town Centre. In line with the Strategic Site policies it is expected that some office development will be incorporated as part of Strategic Site development.

In the first instance office development must be located within or on the edge of the Town Centre providing additional floorspace, unless they would create unacceptable local environmental or infrastructure problems. Where office development can not be accommodated in the Town Centre this should be justified against the requirements set out in PPS 4, specifically Policy EC14, EC 15, EC 16 and EC 17 as appropriate.

Reasoned Justification

An Office Needs Assessment has been produced by the Council, and this sets out the level of provision, as identified in the policy, for office provision over the plan period. The Town Centre first approach for offices is in line with National Planning Policy and is considered the most suitable approach to development because of the high level of accessibility in the Town Centre.

Policy 15 Rural Economy

The overarching policy for Economic Development in rural areas is founded in PPS 4 'Planning for Prosperous Communities'.

Sustainable rural economic development within the Borough will be promoted especially any proposals which deliver economic, social and environmental benefits for local communities.

When considering a proposal for the change of use, re-use or conversion of a building in a rural area, priority will be given for employment purposes although any changes of use must consider wider implications such as impact on character of the area and farmstead character, vitality of local surroundings and impact on road network.

Proposals for conversion or change of use to residential use will be examined with particular care to ensure that it would not have an adverse impact on local economic activity and where this is likely the proposal will not be permitted.

Reasoned Justification

This policy seeks to ensure that economic diversification in rural areas is maximised by prioritising conversion or the change of use of buildings for employment purposes in suitable locations whilst protecting the rural environment.

In the rural area, proposals for the change of use, reuse or conversion of buildings will be scrutinised to ensure that it is acceptable in terms of its scale and impact, that it does not undermine the sustainability objectives of the Development Plan, that there are no harmful effects on town and village vitality, and that it does not undermine any other aspects of the rural economy.

The policy also allows for suitable existing built resources to be brought back into productive use. Proposals which are likely to result in a significant increase in transport journeys or length of journeys to work by car are unlikely to be acceptable since they would conflict with the aim of moving towards a sustainable pattern of development.

Examples of buildings which may be suitable for conversion under this policy include barns and other farm buildings.

Policy 16 Diversification of the Economy

The Redditch Economic Strategy sets out the economic priorities for the Borough, it is important that the Core Strategy supports the spatial planning implementation of these priorities. One

fundamental area of the Redditch Economic Development Strategy that the Core Strategy can assist with related to the current business make up.

Redditch Borough has a high proportion of manufacturing businesses when compared with the rest of the County and Region. In addition the Borough has a high proportion of employees in the distribution, hotels and restaurant sector. Combined, these sectors make up around 50% of the employed workforce. It is both important to support these existing businesses and help create opportunities for businesses to diversify. It should be noted that the diversification of a business does not necessarily mean that a business will enter a new sector e.g. from manufacturing to professional services, it can mean that the business diversifies the products it makes or starts selling to new markets. In order to support the Redditch Economic Development Strategy there is a need to support and develop linkages between business and education to ensure that the skills are in place locally to support any changes to business structures. In addition it is also paramount that electronic communications infrastructure are enhanced in order to support business efficiency, and enabling businesses to diversify and become more competitive

The Borough Council will seek to support and strengthen links with local Higher Education Establishments and businesses to see how employment opportunities can be enhanced by encouraging a dynamic business base in the Borough and improving skills development within the workforce.

The Borough Council will also seek enhancements to the electronic communications network in order to support the efficiency, diversification and competitiveness of businesses.

Reasoned Justification

There is an identified need to diversify the economic base of Redditch Borough in order to ensure the local economy is not overly exposed to changing economic climates. If the economy diversifies there is likely to be a gap in the jobs being offered and the skills available to fill these jobs i.e. the skills required to fill these jobs may not match those held by the local population. As a consequence there needs to be some form of joined up working between businesses and education establishments to ensure that this gap is plugged.

The policy is designed to be flexible and it purposefully does not identify any sectors for the economy to diversify into because it may be the case that strengthening the manufacturing sector is the way forward or alternatively a new sector may emerge that the Borough can easily access. It is important to take a flexible approach to business development and support business where possible.

The policy also references electronic communications enhancements, it is expected that as part of new development a contribution will be sought to enhance electronic communications. Electronic communication enhancement could include the implementation of super fast Broadband. However the details of appropriate electronic communication will be set out in the Infrastructure Delivery Plan.

Improving the vitality and viability of Redditch Town Centre and District Centres

Redditch Town Centre is located 14.5 miles south of the Birmingham conurbation and a similar distance from Solihull, with Birmingham International Airport approximately 30 minutes drive time away. Whilst Redditch has no 'High Street', the traditional heart of the centre is around Church Green and St. Stephens Church, with an outdoor market located at Church Green. The other main focus point in the Town Centre is the Kingfisher Shopping Centre. Originally opened in the 1970's, the Kingfisher Centre is the main shopping area in Redditch and has undergone substantial development since the millennium which has contributed to it becoming one of the largest covered shopping centres in the West Midlands.

Redditch Town Centre plays an important role in supporting local economic growth, encouraging investment and providing a range of services and facilities for the population of Redditch and the wider area. Existing retail areas lie predominantly within the Town Centre and District Centres. Within the Town Centre, retail is the predominant land use, but the Centre also fulfils a commercial and administrative role and includes provision for leisure activities. It is important to note that compared to other comparable sized towns there is a requirement for improved convenience food retailing and for leisure facilities. What also has to be considered is a way to drive the night time economy beyond that of the cinema, quick service restaurants and pubs in the Town Centre. There is also a gap in restaurants catering for families and this influences the perception that Redditch is not an evening destination.

The policies within this strategy aim to protect and strengthen the retail role of Redditch Town Centre and to encourage a wider range of services and facilities including employment, leisure, entertainment and housing. The strategy focuses on regeneration including a number of strategic sites which help achieve the retail vision and objectives and the vision of the Town Centre Strategy. The quality and attractiveness of Redditch Town Centre relies upon a number of additional elements including a clean, secure and attractive environment designed for pedestrian use; convenient and well managed traffic access; parking close to the Centre; traditional activities such as markets; good access for pedestrians, cyclists and public transport. Town Centre regeneration is a priority for the Council.

Current local planning policy contained within the Borough of Redditch Local Plan No.3 designates Redditch Town Centre and a Peripheral Zone which is an area of generally mixed-use development adjacent to the Town Centre. Emerging Core Strategy evidence suggests that there are a number of development opportunities within the existing Peripheral Zone that would result in an expansion of the currently designated Town Centre into the Peripheral Zone. As a result, it is suggested that the currently designated Peripheral Zone is re-designated and becomes part of the Town Centre.

Policy 17 Town Centre and Retail Hierarchy

Government policy recognises the role of planning in promoting sustainable patterns of development. A key element of this is the shaping of development patterns to reduce the need to travel. This is particularly important for activities such as shopping and leisure, which are undertaken regularly and form an essential part of our lives.

Planning policy aims to locate uses that attract large numbers of people, such as shopping, in existing town and local centres. The scale of development must be appropriate to the size of the centre and the geographical area it serves.

National and regional policy recognises a shopping 'hierarchy'. The larger centres provide the largest number of shops and contain the larger shop units (both food and non food), drawing in trade from the larger geographical and population areas. The range of centres within the hierarchy is aimed at promoting accessibility without needing to travel too far for retail needs.

This retail hierarchy helps to concentrate on providing for retail growth in tandem with the needs generated by economic and population growth and relative to the role and function of the centres in the retail hierarchy.

In order to achieve this, prior to commitments, Redditch Borough Council will seek to plan for approximately 30,000sqm of comparison floorspace for the period up until 2021 and aim to make provision for an additional 20,000sqm floorspace between 2021 and 2026 within the Town Centre. This will meet the needs of Redditch Borough and will incorporate regeneration opportunities.

The maintenance of the vitality and viability of the Town Centre can be assured if the following principles are applied to development within the Town Centre or to development for Town Centre uses:

- i. promoting the redevelopment and diversification of the Town Centre by providing vibrant mixed use areas;**
- ii. promoting the appropriate re-use and redevelopment of land and existing floorspace within or immediately adjacent to the Town Centre;**
- iii. promoting a vibrant and safe, high quality, evening economy comprising a mix of leisure and entertainment uses suitable and accessible for all members of the public;**
- iv. include new retail comparison and convenience provision where possible;**
- v. encourage appropriate small specialist shops;**
- vi. provide a regular outdoor market;**
- vii. development in accordance with the retail hierarchy detailed below:**

Tier 1 Town Centre - Redditch Town Centre should:

- i. serve the Borough as a whole and be the preferred location for leisure, entertainment and cultural activities;**
- ii. be the preferred location for major retail developments, large scale leisure, tourist, social and community venues and large scale office uses (Class B1a) , and other uses that attract large numbers of people.**

Tier 2 District Centres – Matchborough, Winyates, Woodrow, Church Hill, Headless Cross, Crabbs Cross, Batchley, Lodge Park and Astwood Bank should:

- i. provide day to day needs, supported by a limited range of other shops and non-retail services serving their local communities;**
- ii. be appropriate for environmental enhancements.**

Tier 3 Local Shops/Parades which are individual shops or small groupings of shops should

- i. providing essential day to day services for local communities**

This Plan sets out a hierarchy of centres where investment in retail and other development of an appropriate scale and nature will be promoted, and existing provision enhanced to facilitate sustainable development.

Reasoned Justification

The Hierarchy of Centres directs proposals for Town Centre uses to the most appropriate Centre reflecting the need to maintain the centre's role and function. The vitality and viability of these centres will be maintained and where appropriate enhanced.

The Council has identified specific roles for each of the centres and will use planning policies to maintain and, where necessary and appropriate having regard to national, regional and sub-regional guidance, improve the shopping function and environment of these centres. Whilst in many instances this will serve to maintain their position within the retail hierarchy, it is recognised that the role, function and relative importance of centres may change over time in pursuit of this objective.

For the purposes of this policy major retail developments are those where the comparison retail element exceeds 10,000 m² gross floorspace. Large scale office developments are considered to be those greater than 5,000 m² gross floorspace and large scale leisure developments are those greater than 10,000 m² gross floorspace.

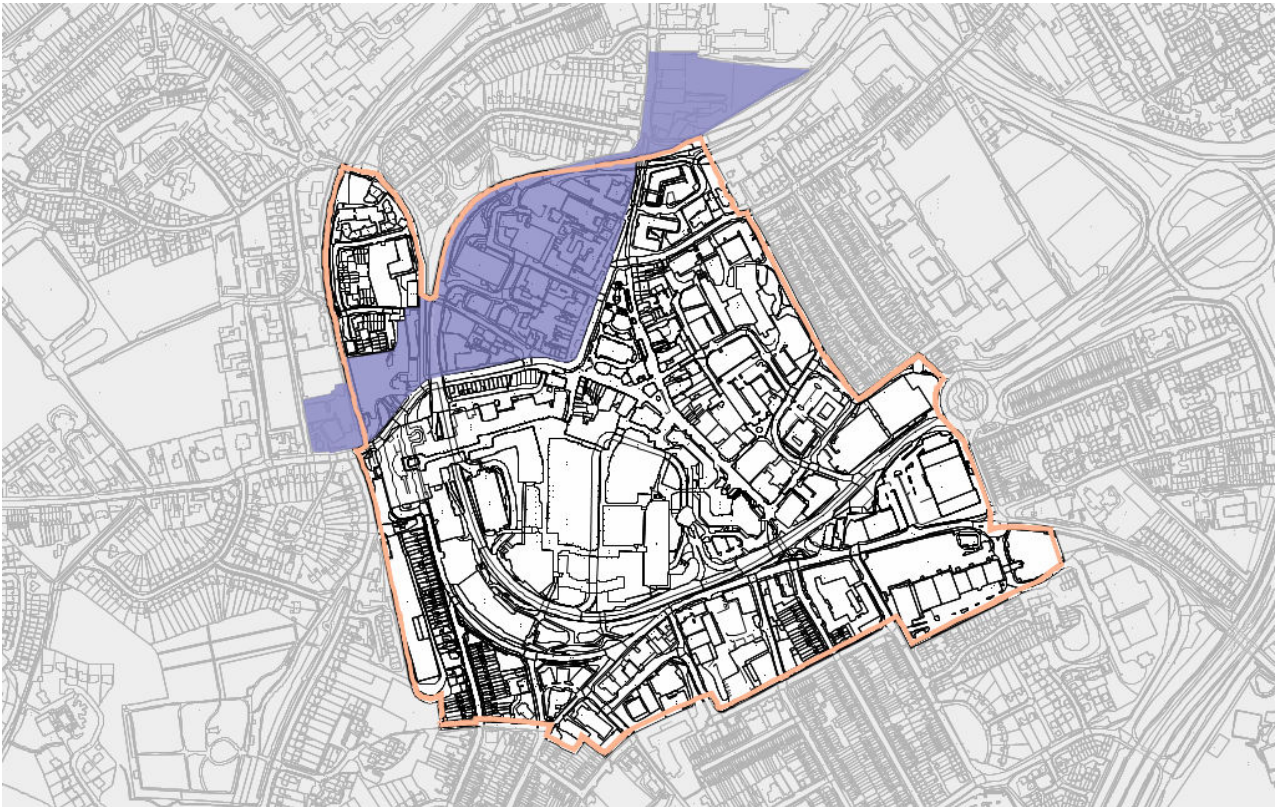
Policy 18 Regeneration for the Town Centre

It is perceived by many that the Kingfisher is seen to be central to Redditch Town Centre. If perceptions are to be shifted to encompass the whole centre, then this is an issue which must be tackled. In order to put Redditch Town Centre 'on the map' and encourage additional niche/specialist retailing, the dominance of the centre as merely a mall / retail destination must be addressed. This will increase the attractiveness of the town to new occupiers. The town centre emphasis should be on creating a distinctive environment that compliments rather than conflicts with the strong offer presented by the Kingfisher Centre. It should seek to strengthen the linkages of the Kingfisher to the rest of the town centre.

There are a number of current development opportunities that have great potential to reinforce and strengthen the town centre, creating confidence in Redditch as a place to invest in. In addition, the redevelopment of the area around the train station could create a new gateway to the centre and improve the image and impression of the centre. There are also a number of other locations across the centre where redevelopment could contribute to a strong and viable future.

In order to support the regeneration of Redditch Town Centre and to resolve accessibility concerns in and around the Town Centre, 3 parcels of land within and on the periphery of Redditch Town Centre have been identified and amalgamated for consideration as one Strategic Site. Three of the parcels of land including land at Prospect Hill, Edward Street and Church Road have each been the subject of a Supplementary Planning Document as individual sites. Due to the opportunities to create linkages between these sites, they have been amalgamated to form one Strategic Site.

Town Centre Map



The Town Centre Regeneration policy below sets out principles which could be expanded during any detailed masterplanning or future DPDs. Flexibility has been incorporated into the policy to enable any of the three parcels of land to come forward for development in advance of others, so that progress towards achieving this policy is not held up.

In order to secure the regeneration and future of Redditch Town Centre regard should be had to both the retail vision within the core strategy and the Redditch Town Centre Strategy. This strategy contains a vision and five key guiding principles in order to shape the town up to 2026. These guiding principles are interrelated and in combination they will contribute to realising the vision for Redditch Town Centre;

- **Realise the Potential Development Opportunities**
- **Improve and Diversify the Town Centre Offer**
- **Improve the Physical Environment**
- **Expand on the Business and Cultural Offer of the Town Centre**
- **Increase Residential Accommodation**

In addition the strategy identifies the following as priority projects;

- **Tackling the ringway**
- **Improving public spaces and car parking**
- **Sense of Arrival and Signage**
- **Improve the café and restaurant offer**
- **Enhancements to Church Green**
- **Tackling the train station**

- **Rejuvenation of Silver Street/Royal Square**
- **Improved Lighting, Safety and Security in the Town Centre**
- **Public Art Programme**
- **Encouraging Town Centre Living**

The above projects are considered as priorities in terms of delivering the changes needed to ensure the future of Redditch as a sustainable town centre. Their importance lies in the role they have to play in realising the potential of the Town Centre. To deliver significant amounts of the Borough Councils residential, retail and office requirements development within strategic sites for the Town Centre should not compromise the above projects and should achieve the following principles:

- i. **incorporate a mix of uses including residential, employment (B1), retail and leisure;**
- ii. **promote excellent accessibility by a range of sustainable transport modes, incorporating any necessary infrastructure improvements; and**
- iii. **include safe and well designed buildings and places;**

The following mix of uses should be applied to individual proposals:

- ii. **Church Road / North West Quadrant is the preferred location for convenience and comparison retail as part of a mixed-use development also incorporating food and drink and leisure developments;**
- iii. **Edward Street is appropriate for employment use (B1). Convenience retail uses are also appropriate if it can be demonstrated that convenience retail cannot be accommodated at Church Road / North West Quadrant;**
- iv. **Prospect Hill should provide a mixed-use development of Offices (B1) and residential uses.**

The Borough Council would not insist that all four parcels be redeveloped together. However individual proposals for each parcel should ensure that appropriate considerations have been made to the potential linkages between the sites and increased accessibility within the Town Centre and the Kingfisher Shopping Centre.

Reasoned Justification

The Town Centre is currently dominated by the Kingfisher Centre, which is a major attraction and synonymous with the image of Redditch. However the centre has much more to offer to residents and visitors alike. The layout and disposition of buildings in parts of the centre interferes with connectivity and works against improving the balance between the Kingfisher Centre and the remainder of the town. In addition, there is a perception that the centre has a limited café and restaurant offer and night time activities, which in turn can be linked with the feeling of the centre being unsafe after dark. The introduction of a mix of uses beyond the offer of the existing Kingfisher Centre and the opportunities created through the redevelopment and introduction of new residential units within the central area should assist in the re-balancing of the town centre, through raising activity levels and providing natural surveillance which will improve the 'feel' of the centre. Diversifying the mix of uses on Church Green would improve the town centre offer and image. The regeneration of St Stephens Church, introducing complementary uses to support its role as the 'traditional heart' of the centre will add to the vibrancy and activity which flows to and from this area. Improvements to night time activities and economy can add to the quality and mix of uses in the area.

In addition to the above this policy is to be applied to 3 parcels of land known as 'Prospect Hill', 'Edward Street' and 'Church Road / North West Quadrant' with the purpose of regenerating these locations in order to support the role and function of the Town Centre.

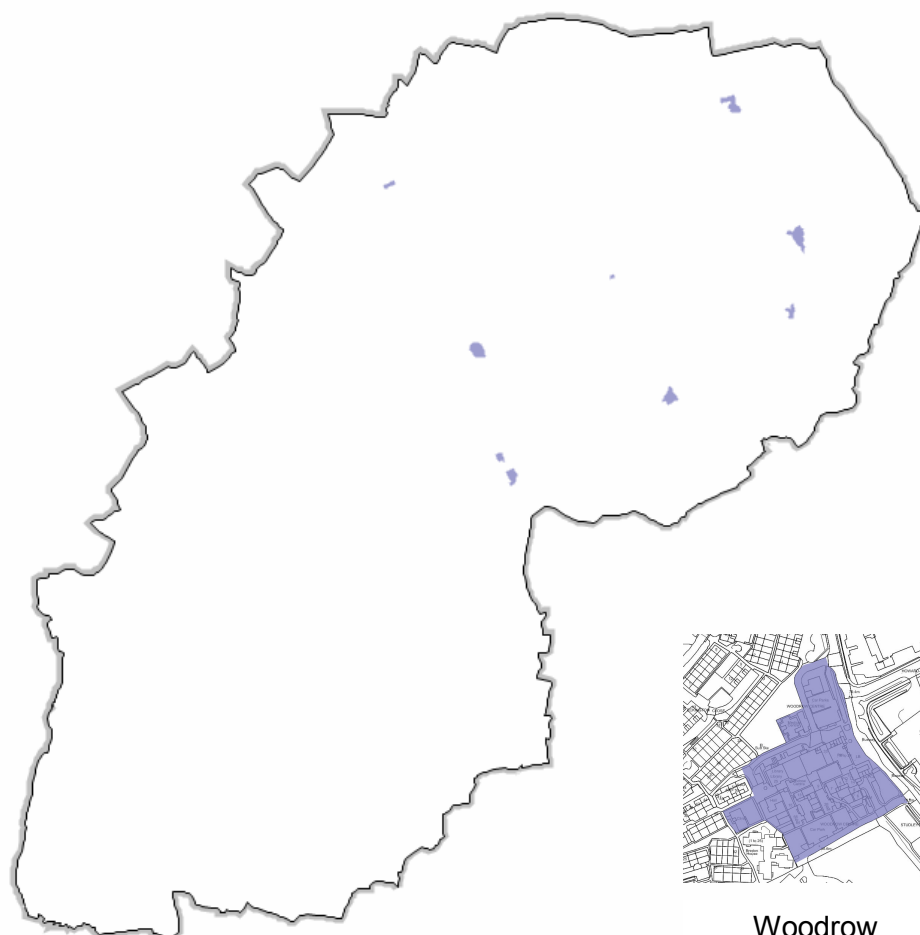
The Church Road / North West Quadrant site measures approximately 5.35 Hectares in area. The site is located in the Abbey ward of Redditch and is bounded by Unicorn Hill to the south, the Ring Way to the north and west and Church Green west to the east. The site includes the temporary car park number 7, Smallwood Health Centre and the former bus depot which are all in need of redevelopment. The Retail and Leisure Needs Assessment for Redditch Borough (2008) recommends that this site should be the preferred location for retail development. This should not be in the form of a new shopping centre as it is considered that the town is unlikely to be able to support two major shopping centres in the short to medium term in terms of retailer demand. Due to the overriding need for convenience goods floor space it is recommended that redevelopment of this site provides a food store as part of a mixed-use development incorporating food and drink and leisure needs. Proposals incorporating non-food retail units of varying sizes in order to meet the need for comparison floorspace would also be supported. Proposals should ensure that strong pedestrian links are created throughout the site and these should link to other parts of the Town Centre and adjacent sites.

The Edward Street site is approximately 0.48 hectares in area and located adjacent to Redditch Train Station near to the western fringe of the Town Centre. It is bounded by the railway station and car parking to the east, residential units on the opposite side to Bromsgrove Road to the south and modern industrial units to the west and north. The site runs parallel to the railway line and consequently provides the first impression of Redditch for visitors arriving by train. The Retail and Leisure Needs Assessment for Redditch Borough considers that this site may have potential for future retail development in the long term but that there are constraints relating to lack of visibility and accessibility difficulties, making the Church Road / North West Quadrant more sustainable and therefore more preferable.

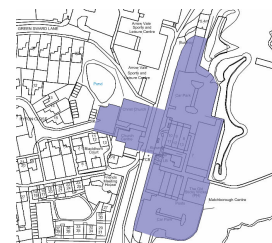
The site at Prospect Hill is located directly adjacent to the Town Centre on the northern side of the Redditch Ringway. It is some 1.3 Hectares in area and provides car parking provision for Grosvenor House and St Stephens House office units situated on the opposite side of the Redditch Ringway. At present the site is not used to its full capacity for car parking due to the steep gradient across the site and poor quality of surfacing material. As this site is surrounded by both residential and office-based developments a mix of B1 and residential development are the preferred uses.

Policy 19 District Centre Redevelopment

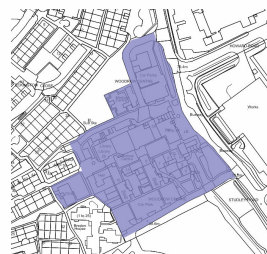
The District Centres in Redditch Borough were identified as a significant issue for the Core Strategy to consider, particularly in relation to the District Centres at Church Hill, Matchborough, Winyates and Woodrow, because at present their poor image, issues of anti-social behaviour and inappropriate design are making them suffer. It is important to ensure that new facilities and services are provided at an early stage of development to ensure sustainable communities are provided and that the Centre's maintain their local retailing role. All District Centres have an important role to play in providing shopping and other facilities for their local population.



Church Hill



Matchborough



Woodrow



Winyates

District Centres play an important role as foci for local needs shopping and community facilities. This policy relates to Church Hill, Winyates, Matchborough and Woodrow District Centres. To achieve the Vision, the promotion of the vitality, viability and sustainability of these District Centres will be sought therefore the following principles will apply when considering proposals for redevelopment:

- i. be consistent in scale and function with its role as a District Centre;
- ii. not result in the unacceptable loss of retail floorspace, recognising its primarily retailing role;
- iii. propose a scheme where the uses are compatible with one another;
- iv. have well designed buildings and spaces. Special consideration should also be given to how to clearly define public and private spaces;
- v. propose a scheme that takes opportunities to design out crime and make the District Centre feel safer.
- vi. propose a scheme with good accessibility to and from the neighbouring residential areas particularly in terms of walking and cycling; and
- vii. consider re-using vacant upper floors.

Proposals for a mixed use redevelopment at a District Centre must ensure that the uses on the site are compatible with one another and that the development minimises any disruptive effects that may arise due to a mix of uses.

Reasoned Justification

The Council will look favourably on development proposals that will help revitalise and improve the shopping and community facilities of District Centres providing they are in keeping with their primarily retailing role and actively support the redevelopment of Church Hill, Matchborough, Winyates and Woodrow District Centres and their status as Strategic Sites. In relation to the types of shopping facilities they provide, District Centres in Redditch are equivalent to the definition of 'Local Centres' in PPS4, and the four District Centres forming these Strategic Sites are former New Town District Centres which have been identified as being in need of redevelopment. PPS 4 states that local authorities should proactively plan to support shops, services and other important small scale economic uses (including post offices, petrol stations, village halls and public houses) in local centres and villages.

Proposals for a mixed use redevelopment at a District Centre must ensure that the uses on the site are compatible with one another and that the development minimises any disruptive effects that may arise due to a mix of uses. The ultimate scale of the redevelopment of any of the District Centres must have a retail floorspace comparable with the existing centre; unless any significantly higher retail floorspace thresholds can be justified.

Good quality design is also a focus of the policy, as this can help improve the vitality and viability of the District Centre and help to resolve issues with the existing District Centres where it is not clear where public and private space meets. The most important aspect of the design of the District Centre is that it makes a positive contribution to design out crime and anti-social behaviour. Related to this, if residential dwellings are to be included part of any proposal, the dwellings should be designed so that natural surveillance of the site is created.

In order to improve patronage and enhance passing trade to the District Centres consideration needs to be given to the accessibility within and around the District Centre. Opportunities to create passing trade are essential to the success of the redevelopment. The creation of or improvement of accessible and safe walking and cycling routes to and from the District Centre would be required to accompany the redevelopment to improve accessibility.

Policy 20 Health of District Centres

It is important to maintain the appropriate balance of uses in the town, district and local centres to maintain their vitality and viability, particularly during the day so that centres continue to serve the retail and other needs of local communities. The policy will apply to proposals for hot food takeaways and for restaurants and drinking establishments where the hot food takeaway is more than an ancillary element of the business.

District Centres are primarily designed to fulfil a retailing role. Significant groupings of non retail uses can be detrimental to the role of a District Centre.

Proposals for new or a change of use to Class A5 Uses (Class A5 and A3 or A4 with A5 uses) in District Centres will only be permitted where it will not result in the overall proportion of A5 (Class A5 and A3 or A4 with A5 uses) uses exceeding 25% of the total percentage of units within that Centre. Where this figure has been exceeded already in some District Centres, new proposals will be resisted. To ensure that retailing needs of communities is maintained, A5 (Class A5 and A3 or A4 with A5 uses) uses within local centres/parades of shops will only be considered where the intensity of the non-retail uses has not become too great and where there are no negative effects on the environment.

Reasoned Justification

Whilst other uses play a valuable role, there should not be an over-concentration of non-retail uses. There has been an increase in the number of hot food takeaways in many Centres in the Borough over recent years, many of which are only open during the evenings and serve the night time economy. This has led to an increase in closed and shuttered units during the day time. There has also been an increase in associated problems particularly of litter and anti social behaviour. The Centres are at risk of not maintaining their primarily retailing role for local communities; however this policy seeks to maintain the health of the retailing role of Redditch's District Centres and also goes some way towards contributing to the health of Redditch residents by seeking to control hot food takeaway establishments being concentrated in any centre.

A 25% threshold for the A5 (Class A5 and A3 or A4 with A5 uses) uses is appropriate for all of Redditch's District Centres; however in Redditch's Local Centres and parades of shops no threshold applies. At the time of any proposal for the creation of a new A5 (Class A5 and A3 or A4 with A5 uses) use within a local centre or parade of shops, consideration will be given to the intensity of the non-retailing uses present at that local centre, or parade of shops at that time. If the intensity of non-retailing uses is too great, or where there are other detrimental environmental effects, the proposal would not generally be supported.

Protecting and Enhancing Redditch's Historic Environment

The historic environment of Redditch Borough contributes to the Borough's local character and distinctiveness. The historic environment of Redditch Borough includes, but is not limited to, archaeological sites, statutorily and locally listed buildings, Scheduled Ancient Monuments and Conservation Areas. These assets must be protected and, where possible, enhanced to ensure the heritage of Redditch Borough is conserved for future generations. The policies in this section contribute to the achievement of Objective 1 'To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity.'

Policy 21 Historic Environment

The Borough Council will seek to ensure that historic features are adequately protected from potentially harmful development. However, a balance must be struck between delivering the required amount of sustainable development the Borough needs and the protection and enhancement of the historic environment. The historic environment also forms an integral part of the Borough's Green Infrastructure network.

All development should aim to protect and promote the historic character and local distinctiveness of the Borough. Opportunities should be sought to develop Green Infrastructure networks that can enhance the amenity value of the historic environment.

The Borough Council realises the regeneration potential of the Borough's local heritage and distinctive character. Heritage-led regeneration will be encouraged, particularly related to the Town Centre Strategic Site, but also at any other site of historic value.

Opportunities to mitigate the effects of Climate Change through the use of sustainable building technologies including the use of renewable energy will only be encouraged where it will not compromise the quality of the historic building.

Reasoned Justification

A Historic Environment Assessment (HEA) has been completed for Redditch Borough and will be used to inform a Green Infrastructure (GI) Strategy. The GI Strategy will identify how areas of high historic amenity value can be linked through the development and the potential enhancement of Green Infrastructure networks. Reference should also be made to Policy 5 (Green Infrastructure).

The Edward Street and Church Road Sites within the Town Centre have been identified as in need of regeneration. The sites contain both statutorily and locally listed buildings which the Council consider make a valuable contribution to the historic environment. Policy 18 (Regeneration for the Town Centre) provides the principles for development on individual Town Centre sites that have been identified for redevelopment. The Church Green Conservation Area located within the Town Centre is centred around St Stephen's Church and includes a wide range of buildings that date from the late eighteenth century. Whilst the conservation of the historic qualities of the built and natural environment are the principle objectives of the Conservation Area designation, the opportunity for new development to enhance and contribute towards the life and character of these areas is welcomed by the Borough Council where this accords with the special architectural and historic interest.

This policy should be read in conjunction with Policy 1 (Climate Change) and Planning Policy Statement 5, Policy HE1.

Policy 22 Local List

Redditch Borough Council recognises that some buildings are of local architectural and historic interest but do not benefit from protection under statutory controls. Planning Policy Statement 5 'Planning for the Historic Environment' does, however, cover both designated heritage assets and those that are not designated but which are of heritage interest. The Borough Council has collated and maintained a 'Schedule of Buildings of Local Interest' since 2004, also known as the 'Local List'. There have been losses from the Local List in recent years through demolition and major alteration to buildings. Future losses should be avoided in order to deliver Objective 1 'To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity'. Applications for the demolition of Locally Listed buildings will be resisted unless it can be demonstrated that retention would be impractical.

The Local List was reviewed in 2009 when potential new entries were assessed and existing entries were re-assessed to establish whether they should be retained on the Local List.

The Borough Council will maintain a Schedule of Buildings of Local Interest (the Local List) which will record buildings that are of local and historic interest to the Borough.

A procedure for reviewing the Schedule of Buildings of Local Interest and, if applicable, the review of the criteria against which buildings are assessed will be established. Until this procedure is established, buildings that are highlighted to the Borough Council for possible inclusion on the Local List will be assessed against the existing criteria with appropriate consultation with owners.

Applications for works (alterations and extensions) to locally listed buildings or affecting the setting of a locally listed building will be subject, where applicable, to the policies contained in Planning Policy Statement 5: Planning for the Historic Environment. The Borough Council will not grant planning permission for a development scheme which proposes the demolition or adverse alteration of a locally listed building, unless it can be demonstrated that it is impractical to retain the locally listed building in whole or in part. Demolition of a locally listed building will only be permitted where it can be demonstrated that efforts have been made to find an alternative use or owner for the building, where the cost of repairing or maintaining the building outweighs the importance and value derived from the building and its existing use, and that all attempts to access additional sources of funding have failed. Should demolition of a locally listed building be approved, appropriate recording of the property must be provided to a recognised standard, prior to development taking place.

Reasoned Justification

The historic built fabric of Redditch contributes to a sense of local identity. Historic buildings reflect the local building characteristics in their style, materials or layout amongst other factors as well as giving an insight in to past lifestyles. For example, some buildings in Redditch relate to the historic needle-making and other metal-based industries which the town is best known for.

The Borough Council will continue to maintain and review the Local List. A procedure for reviewing the Local List will be established in line with any guidance published. A series of criteria have been established with which to assess potential entries for the Local List. When appropriate, buildings currently included on the Local List will be re-assessed against the criteria to confirm whether or not they continue to meet the requirements for inclusion.

Creating Safe and Attractive Places to Live and Work

Good design improves the local environment, helps it to fit in with its surroundings and creates a distinctive sense of place. In Redditch Borough it is important that residents and visitors feel safe and enjoy their environment. A well planned environment in which to live and work can help to fight crime and the fear of crime. By using good design the opportunities to commit crime can be limited and this can have an effect on the quality of people's lives.

Policy 23 High Quality and Safe Design

As Redditch is a former New Town its principles of design are unique and valued by the community. Despite its attractiveness there are areas within the Borough that are perceived as unsafe to residents, for example the subways. A particular aim of this policy is to resolve the issue of the perception of crime within the Borough, which is disproportionately high. To improve this and build upon past successes, the Vision has an aspiration that all new spaces within Redditch are of a high quality and incorporate the concepts of safe design.

To create an attractive, well designed, safe, high quality environment all places and spaces in Redditch Borough should contribute positively to the local character of the area through respecting and enhancing the local context. This means responding to and integrating with the distinctive features of the surrounding environment, particularly if located within a historic setting.

There are nine criteria that have been developed which should be incorporated into the design of new spaces, as they will ensure that Redditch has achieved its Vision of creating safe and attractive places to live and work:

- i. Encouraging community safety and 'design out' vulnerability to crime by incorporating the principles and concepts of the 'Secured by Design' award scheme;
- ii. Continue to endorse and pursue the principles of a structured road hierarchy and seek to extend such principles to any new development;
- iii. Being of high quality in design and layout, achieved by meeting the CABI Building for life Standard 'Silver' (*or good*) Standard for developments over 20 dwellings and 'Gold' (*or very good*) Standard for developments over 50 dwellings;
- iv. Aid movement by ensuring all development areas benefit from accessibility, connectivity, permeability and legibility, particularly aiding sustainable modes of movement such as walking and cycling;
- v. Being of an appropriate design and siting with distinctive corner buildings, landmarks, gateways and focal points at key junctions and other important locations;
- vi. Locally distinctive and historic features should be protected and enhanced to improve the visual quality of the local environment;
- vii. Key vistas should be protected and enhanced to create visual links between places in the Borough;
- viii. Include where appropriate, public art that is well designed, integrated within the overall design and layout of the development, located where it can be easily observed, improves public outdoor space and legibility and creates landmarks; and
- ix. Design appropriate links to ensure improved accessibility between new development and green open spaces and historic or archaeological sites that may be in the vicinity.

Reasoned Justification

The 'Secured by Design' Scheme focuses on crime prevention at the design, layout and construction stages of homes and commercial premises and promotes the use of security standards (www.securedbydesign.com). This scheme or any relevant scheme at the time should be adhered to in order to encourage community safety and 'design out' vulnerability to crime.

The current pattern of roads in the Borough has been inherited from two previous distinct phases of development - the Redditch Development Corporation and the New Town Master Plan. Despite their interdependence, both systems retain many of their individual features. It is a structured hierarchy of highways with each level serving a well defined role. However, this hierarchy exists side by side with the roads within the older areas of Redditch which display no such clarity of purpose, the Borough Council does recognise that not all roads in the older part of the town, comply with the principles of the structured road hierarchy.

The roads are designated according to their intended use and design standard. The main principle of the Redditch road system is to create areas of high environmental quality and high pedestrian and cycle safety.

Roads in the urban area are divided into four classes: Primary Distributors, District Distributors, Local Distributors and Access Roads. For definitions of these road types and guidance on their implementation please see the Glossary.

The CABE 'Building for Life' Scheme helps to ensure that a high standard of design is achieved. 'Building for Life' is a national standard for well-designed homes and neighbourhoods. The Building for Life Assessment uses 20 criteria to measure the design quality of new housing developments (www.buildingforlife.org).

Legibility is the degree to which places can be easily understood. As identifiable visual landmarks, public art can have a considerable role to play improving legibility and aiding orientation.

Public art has a significant role to play in brightening and enlivening the environment. Public art must be sited and designed so as to improve the quality of public outdoor space, to improve the legibility of the area and enhance local distinctiveness.

In order to meet the requirements of this policy, proposals should incorporate the guidance presented within the Supplementary Planning Documents 'Designing for Community Safety' and 'Encouraging Good Design'.

Ensuring appropriate links between new development and open spaces has numerous benefits including health, a reduction in car use, promotes recreation and also tourism.

Promoting Redditch's Community Well-being

The Borough Council is committed to the improvement and enhancement of the well-being of the Borough's residents. This plan can assist this by supporting the provision of new and improved tourism, leisure and health facilities and recognising the potential for the natural environment to provide opportunities for leisure and recreation. This plan also safeguards land for leisure, health and related uses, to ensure the objectives "To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium" and "Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning" are achieved. There is also provision for the identification of additional cemetery space likely to be needed in the Borough before the end of the plan period.

Policy 24 Leisure and Tourism

At present the Borough has a number of leisure and tourist attractions which include Forge Mill, The Needle Museum, Bordesley Abbey, Arrow Valley Country Park, Arrow Valley Countryside Centre and the Palace Theatre. Large scale redevelopment of the Abbey Stadium complex has also recently received planning permission for a new pool hall building and associated facilities.

Although these attractions exist, the number of visitors to the Borough is low in comparison to surrounding districts and therefore is considered an important issue for this plan to deal with.

The existing built leisure provision in the Borough is considered to be in need of upgrade. There is however a good supply of designated open space and other land which provide for the recreation needs of the Borough. These include allotments, sports pitches, equipped play areas, school playing fields, community open space and water courses.

Tourism and/or leisure proposals, including new build, extensions or additions to existing facilities will be promoted and supported where:

- i. they support sustainable tourism or leisure developments and benefit the economy of the Borough and enhance community facilities;**
- ii. the proposal is located in places that are sustainable and accessible by a choice of transport modes and where additional visitor numbers can be accommodated without detriment to the local environment, principally Redditch Town Centre.**

Consideration should also be given to the potential of the natural environment, including Public Rights of Way to provide opportunities for leisure and recreation activities, whilst ensuring that this does not place undue pressure on the natural environment.

Reasoned Justification

Tourism facilities may include museums, visitor centers and also accommodation such as hotels or guest houses. For the purposes of this policy, leisure facilities include intensive sport and recreation uses, cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centers, indoor bowling centers, and bingo halls, all of which are main Town Centre uses as identified in Planning Policy Statement 4: Planning for Sustainable Economic Growth. Any relevant development proposals will therefore be required to comply with the relevant

PPS4 tests and reference should be made to Core Strategy Policy 17 (Town Centre and Retail Hierarchy) and Policy 18 (Regeneration for the Town Centre).

In considering new proposals or extensions or additions to existing facilities, regard will be had to any environmental or transportation impacts that any new facility might create. Such considerations will include, for example, the means by which people will access and travel to the facility and any impact on nature conservation or landscapes. Public Rights of Way provide an important recreational resource; the improvement of links to existing Public Rights of Way will therefore be encouraged.

The natural environment is a valuable resource which can also provide leisure and recreation opportunities. However, a balance must be achieved between providing for leisure and recreation and protecting and enhancing the natural environment. A Green Infrastructure Strategy will be completed for the Borough which will identify opportunities for enhancement of the GI network.

Policy 25 Abbey Stadium

The Abbey Stadium complex provides a significant amount of the Borough's sport and recreation offer. It is considered important to safeguard the Abbey Stadium and land within its curtilage for future leisure and leisure-related uses.

The Borough Council will safeguard land within the curtilage and land adjacent to the Abbey Stadium Complex for development which is for leisure and leisure-related uses. Proposals for development on this land should:

- **be developed for following land uses:**
 - **Assembly and leisure (D2);**
 - **Hotels (C1)**
 - **Ancillary Retail and Food & Drink Facilities (A1 and A3/4/5);**
 - **Training and other facilities falling under Class D1 (Non-Residential Institutions) or C2 (Residential Institutions).**
- **be sensitive to adjacent land uses. In particular, development on the land between the A441 and the crematorium on the teardrop shaped area of land requires significant landscaping in order that it does not adversely impact on the adjacent cemetery and crematorium; and**
- **protect and enhance the River Arrow, its associated ecological habitats and its floodplain.**

Reasoned Justification

The Abbey Stadium Complex makes an important contribution to the Borough's indoor and outdoor sport and recreational provision. The Borough Council recognises that the land within the curtilage and adjacent to the Abbey Stadium can also contribute the Borough's wider leisure-related need.

The site is located around 1.5km north of Redditch Town Centre and is therefore considered out of centre. Any proposals for large scale development or redevelopment in this location will be required to satisfy the relevant tests required by Planning Policy Statement 4.

The scale, type and siting of development on the boundaries with the existing cemetery/crematorium will require sensitive consideration and opportunities to retain and enhance the existing vegetation screens should be fully exploited. Proposals will be required to respect the visual amenity of the Arrow Valley Country Park through appropriate boundary treatments and landscaping, both within the site and where it abuts the Country Park. Any development north of the River Arrow shall respect the setting of Bordesley Lodge Farmhouse.

In this location, the River Arrow corridor is a designated Special Wildlife Site. Appropriate measures will be required to protect and enhance the River Arrow. Appropriate mitigation measures will be required to ensure that the ecological value of the wildlife corridor is not undermined and reference should be made to Policy 2 (Natural Environment). Where development proposals affect the floodplain of the River Arrow, an assessment of flood risk should be made in accordance with the requirements of Planning Policy Statement 25 and reference should be made to Policy 3 (Flood Risk and Water Management).

Policy 26 Health Facilities

An issue identified through the development of the Core Strategy has been the need for health related facilities in appropriate locations. This policy seeks to encourage health related development in locations that are accessible, in so doing the policy looks to the hierarchy of centres (Policy 17 Town Centre and Retail Hierarchy) as a means of defining the most appropriate locations. In addition to this the health policy makes reference to the Alexandra Hospital, which is the main provider of acute medical services for the Borough and wider surroundings and therefore this is a logical location for additional health care facilities.

In addition to the provision of health facilities there are opportunities for the wider planning process to have a positive impact on healthy living by considering the health benefits of the proposal. This is considered important because where developments contribute to the healthy living of the local community other cumulative impacts are likely to arise such as improvements in sustainability. Therefore this policy also seeks to identify ways that a development can improve and take account of its health related implications.

Support will be given to the principle of the provision of new or improved primary health care and related activities. These health facilities, should be located where they are accessible and ideally within Redditch Town Centre or the District Centres in accordance with Policy 17 (Town Centre and Retail Hierarchy). Alternatively, health-related development can be located within the curtilage of the Alexandra Hospital.

The Borough Council will continue to safeguard land within the curtilage of the Alexandra Hospital for development which is intended for genuine health-related purposes. Strategic Site Policy 31 (Land to the Rear of Alexandra Hospital) sets the requirements for a mixed used development which aims to assist in the delivery of the Core Strategy vision and objectives. The policy takes account of the need to be sensitive to the functioning of the hospital and also the need to set aside land in the curtilage of the hospital for health related facilities.

Reasoned Justification

The Hierarchy of Centres, as set out in Policy 17 (Town Centre and Retail Hierarchy) states that Redditch Town Centre, at Tier 1 of the hierarchy should be the main location for uses that attract large numbers of people. District Centres, at level 2 should serve a community's day to day needs.

The Town and District Centres also represent areas of the town which are accessible by a range of modes of transport. Consequently these locations are considered the most suitable and sustainable for the development of new health facilities. In addition, there is also land within the curtilage of the Alexandra Hospital safeguarded for health related purposes.

The Alexandra Hospital is the main provider of acute medical services in the Borough and is governed by the Worcestershire Acute Hospitals NHS Trust. The hospital is located in the south of the urban area of the Borough on a site currently dominated by healthcare and health-related facilities. This represents the highest concentration of key healthcare facilities in the Borough and is widely accessible by public transport making this an ideal location for increased health related provision.

Genuine health related facilities include:

- GP premises
- Dental practices
- Nursing homes
- Hospital related facilities directly related to the delivery of healthcare and any necessary supporting uses that enable the proper functioning of the hospital.

Policy 27 Health

Certain developments provide the opportunity to have a significant positive impact on healthy living, consequently when developing a planning proposal there is a need to consider its potential health implications. The aim of the policy is to assist in developing proposals which actively seek to improve the healthy living of the local community who would be directly and indirectly affected by the proposal.

For any development proposal of more than five dwellings, or for economic development proposals, it is necessary for the applicant to demonstrate that the scheme adequately identifies linkages to opportunities for individuals to take part in sport/exercise and also outline the health benefits of the proposal.

Reasoned Justification

As part of delivering the objectives of the Core Strategy it is appropriate to seek health promotion thorough good planning. This policy requires that developments consider the impacts of the proposal on health in Redditch. All proposals of more than five dwellings and economic development applications are expected to identify the health impacts of their proposal based on the principles outlined within this policy.

For the purposes of this policy economic development (as defined in PPS 4) is defined as:

- B Use Classes⁵
- Public and Community Uses; and
- Main town centre uses (as defined in PPS 4)

Identifying the opportunities to take part in sport and exercise is a potential measure that can be used to identify the potential health benefits of a proposal. There are numerous opportunities to improve and outline these linkages such as promoting linkages to footpaths and cycle routes, and

⁵ The Town and Country Planning (Use Classes) Order 1987 (as amended)

specific exercise opportunities within the proposal. In addition to this the design of new developments can assist in creating a healthy environment in numerous ways, for example a design that promotes walking or access to public transport routes are considered to offer more health benefits than those developments that are solely focused on their own site plan. When identifying linkages a summary should be given which illustrates how the end user can access the different facilities e.g. walk time, drive time, and public transport time.

Policy 28 Cemeteries

There are three cemeteries and one Crematorium in Redditch Borough that are owned and managed by the Borough Council. The Crematorium and the largest cemetery (Abbey Cemetery) are located at Bordesley Lane. The other cemeteries in the Borough are smaller in size and burial plots there are no longer generally available. At current burial rates it is likely that land currently identified for burials will be exhausted by the end of the plan period.

The Council will continue to ensure that there is sufficient cemetery land to meet the needs of the Borough. In order to do so, it will be necessary to identify a new cemetery within the plan period.

Reasoned Justification

The Borough Council will seek to allocate land within the Borough for a new cemetery before the end of the plan period. Reference should be made to Saved Policy C(CF).2 of the Borough of Redditch Local Plan No.3.

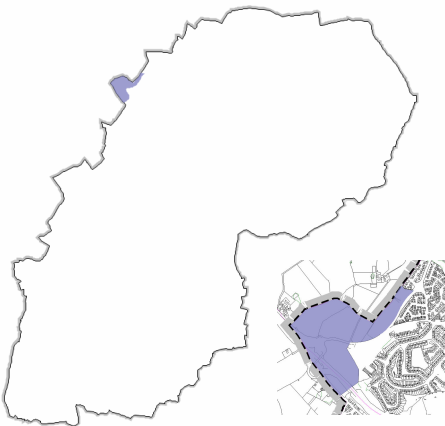
Strategic Sites

Strategic Sites are those identified sites which are considered central to the achievement of the Plan's Vision and Objectives. They relate to the provision of large-scale housing development, employment, and related community and health facilities. The Sites each have a specific policy attributed to guiding their development to ensure the comprehensive delivery of sustainable development for Redditch communities.

There are other Strategic Site policies included within the key theme of 'Improving the vitality and viability of Redditch Town Centre and District Centres', however these Strategic Sites are Redditch Town Centre and former New Town District Centres which makes them essential policies to deliver against that key theme, rather than be grouped with other Strategic Site Policies.

The delivery of the Strategic Sites below will help achieve many of the Core Strategy objectives and wouldn't necessarily achieve more beneficial outcomes against one strategy area over another; therefore these policies are located separately in this section.

Policy 29 Brockhill East



Brockhill East is located on the north west boundary of the Redditch urban area and is ideally located to support a significant amount of housing, employment and community facilities. Furthermore, as development of this site progresses, it will positively enable development of IN67 to come forward to contribute towards the Borough's employment needs.

A strategic site at Brockhill East is appropriate for mixed use development comprising around 825 dwellings, employment (including 6.6ha at site IN67) and relevant community facilities and services including, amongst other things, a local centre, a first school (capable of conversion to a primary school) and public transport network. Development of the Brockhill strategic site should ensure that the following principles are applied:

- i. **incorporate a mix of housing types and provide the Borough Council's current standard of affordable housing provision;**
- ii. **implementation of development at IN67 to be delivered concurrently with other phased development within the strategic site;**
- iii. **employment uses within this strategic site (designated as IN67) should be restricted to B1 Office use only. Office development elsewhere within this strategic site should not exceed a cumulative total of 5000m² gross floorspace for the whole of the strategic site unless it can be demonstrated that:**
 - **there is a clear need for office development which cannot be satisfied within the Town centre;**
 - **there will be no adverse impact on committed office development schemes within the Town Centre; and**

- the sequential approach set out in PPS4 has been applied.

Furthermore, sympathetic development of steeper slopes within the strategic site which consider mixed use/ live-work units will be considered more favourably;

- iv. be accessible by a choice of modes of transport, incorporating any necessary infrastructure improvements;
- v. work with, and respect the topography of the site and avoid any excessive remodelling of land;
- vi. provide and enhance open space provision in line with the requirements set out in the Open Space Provision SPD;
- vii. ensure that drainage system upgrades identified in the Water Cycle Strategy are in place prior to development;
- viii. incorporate appropriate SUDs systems to attenuate and balance any surface water runoff;
- ix. flood risk to the area to be informed by a site specific flood risk assessment and all measures to mitigate flood risk must be fully implemented;
- x. delivery of effective shared school/ community facilities including building and playing pitches;
- xi. provide Green Infrastructure based on the needs identified in the Green Infrastructure Concept Statement for Brockhill East;
- xii. a defensible Green Belt boundary to be created in line with PPG2; and
- xiii. all aspects of development of the Brockhill East strategic site shall be in accordance with other policies and proposals contained within this Core Strategy.

Reasoned Justification

The Brockhill East strategic site was previously designated as an Area of Development Restraint (ADR), Green Belt and employment use (IN67). Due to the high level of housing need and limited locations for development, exceptional circumstances existed to remove land from the Green Belt to form part of the strategic site for development. Furthermore, early release of the land for housing development enables the IN67 site to be delivered for development in tandem as infrastructure costs are considered more feasible than delivery of employment development alone.

B1 (Offices) is considered the most appropriate type of development for the topography of the site. However, the amount of office development on IN67 should not have a detrimental impact on the provision of office development located in the Town Centre.

Given the topography of the site, open space provision should be a useable and beneficial space which is easily maintained. The Green Infrastructure Concept Statement for Brockhill East should guide the provision of green infrastructure. However, the watercourse and mature trees that exist are important features of the site and should be retained and improved due to their conservation value and contribution to the landscape.

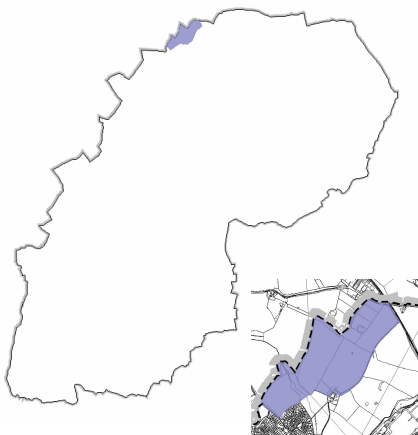
Necessary upgrades to the existing drainage system must be implemented to ensure there is enough capacity for the waste water needs arising as a result of development of the strategic site

and a satisfactory water supply is provided. Reference should be made to Redditch Borough's Water Cycle Strategy. The site will also be expected to incorporate appropriate SUDs throughout the scheme to deal with surface water runoff created from the development and resulting from potential cumulative effects from development in the Brockhill area. Consideration of incorporating balancing areas positively into the green infrastructure network will be encouraged.

Both school and community facilities will be needed to support the levels of development expected in this location. Allowing flexibility for both building and playing pitches allows multiple uses to benefit from one site.

Infrastructure improvements for the site as a whole should be identified in an appropriate Transport Assessment. Within the Transport Assessment, details of the installation of an appropriate link road from Weights Lane will need to identify any impacts on Dagnell End junction and the Riverside roundabout in particular, and mitigation measures will be required to deal with these impacts arising from development. Furthermore, a modal shift must be sought to reduce car dependency and promote the use of public transport in this area based on the findings of the Worcestershire County Council Accessibility Study for Redditch. Any major transport implications arising as a result of development of the strategic site must be mitigated against and this should be informed by a Transport Assessment submitted alongside any planning application.

Policy 30 Brockhill West



It is important to ensure that there sustainable locations for development within Redditch Borough. These sustainable sites contribute towards the level of housing and employment options available within the Borough. It is considered that a Strategic Site at Brockhill West would contribute towards Objective 9 which is “to have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including Strategic Sites.” This Policy also contributes towards the achievement of Objective 10, which is “To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels.”

A Strategic Site at Brockhill West is appropriate for mixed use development incorporating housing and employment.

Any development at the Brockhill West Strategic Site must ensure that the following specific principles are applied:

- i. **Accommodate 2.5 Ha of employment, acting as a gateway to the site with a frontage on to Brockhill Drive and 150 dwellings;**
- ii. **Consider the provision of retail to meet identified retail needs in north Redditch, up to a maximum of 0.4 Ha of retail and/or community facilities;**
- iii. **Appropriate work should be conducted to ensure the need for a new first school is addressed;**

- iv. **Creation of new and improved footways particularly to the north of the site from the rural area into the urban area are required;**
- v. **Improvements to the existing bus network providing access into the Town Centre and to key services;**
- vi. **Create appropriate and safe access into the site informed by a Transport Assessment;**
- vii. **Link roads should be provided where needed alongside all related junction improvements; and Facilitate possible links from the A448 to A441;**
- viii. **Any views from the site will be realised and exploited through the design of the development in particular from existing rights of way through the site;**
- ix. **Be sensitive to the Hewell Grange Registered Historic Park and Garden north of the Strategic Site and SSSI at Hewell Grange Lake, with buffering where appropriate;**
- x. **Landscaping should be reflective of wooded estate land landscape type with sensitive landscape treatment being applied, particularly around the site boundaries;**
- xi. **Appropriate treatment will be sought to maintain a revised Green Belt boundary, in accordance with PPG 2;**
- xii. **Key Green Infrastructure assets such as the stream, watercourse, mature trees and Hedgerows will be retained and enhanced where possible with the features of the site such as the gas and oil pipeline being integrated into the design of any development scheme;**
- xiii. **Provision of open space including the provision of play space, in line with the Borough Council's Playing Pitch Strategy and Open Space SPD;**
- xiv. **Biodiversity will be preserved and enhanced to achieve an overall ecological improvement formed by a detailed Ecological Assessment;**
- xv. **Upgrades to the existing drainage system to ensure there is an adequate water supply and that foul water is treated effectively;**
- xvi. **Subject to determining the detailed extent of the flood zone, mitigation measures detailed in a site specific flood risk assessment will be implemented;**
- xvii. **Investigation into any potential sand and gravel deposits will need exploration before any development in the locale can begin; and**
- xviii. **All supporting infrastructure required to enable development at Brockhill West must be fully implemented before development in this location begins, it may be necessary for supporting infrastructure to be located outside of Redditch Boroughs administrative boundaries enable this site to be sustainably developed.**

Reasoned Justification

Where retail and community facilities are to be provided at Brockhill West strategic site then a maximum of 0.4 Ha of retail and/or community facilities combined should be provided, this will be subject to an impact assessment on surrounding District Centres and local centres to ensure there are no negative impacts. B1 use could also be an appropriate use as part of the local centre.

A modal shift must be sought to reduce car dependency and promote the use of public transport in this area. Any major transport implications arising as a result of development of the strategic site must be mitigated against and this should be informed by a Transport Assessment submitted alongside any planning application.

Necessary upgrades to the existing drainage system must be implemented to ensure there is enough capacity for the waste water needs arising as a result of development of the strategic site and a satisfactory water supply is provided and foul water effectively treated.

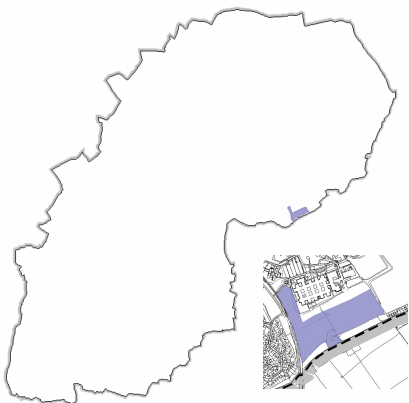
The stream, watercourse and mature trees that exist are particular features of the site and should be retained and improved due to their high conservation value and contribution to the landscape.

Appropriate buffers are necessary to prevent potential adverse effects from any development on Brockhill Wood and Foxlydiate Wood. This will reduce the pressure on these resources especially from potential increased recreational activity as a result of development.

The area to the North of the B4184 (Brockhill Drive) is designated in the Landscape Character Assessment as Wooded Estatelands. Principles of the *Wooded Estateland* management strategy include that of conservation with elements of enhancement and restoration. Design proposals should seek to conserve the large scale structure and wooded character of the landscape, whilst seeking to restore parkland areas and enhance the overall landscape by encouraging an increase in woodland cover as part of the development. This area is considered by the Landscape Character Assessment Sensitivity Map as highly sensitive. This designation should be taken into account when considering the design of new development and to ensure appropriate buffering from the A448 to ensure noise and air pollution are fully mitigated against and benefits of the highland ridge to the southwest of the site will be maximised

There are identified possibilities of minerals deposits of sand and gravel located at Brockhill West straddling the administrative boundary between Redditch and Bromsgrove. This will need further exploration before any development in Redditch can begin. Worcestershire County Council will be consulted on this in advance of any planning application.

Policy 31 Land to the rear of the Alexandra Hospital



The Land to the Rear of the Alexandra Hospital is a strategic site for the Core Strategy and is in the Woodrow area of Redditch. This is a strategic site because it is ideally located to support a significant amount of housing and employment and will therefore support the delivery of the Core Strategy vision and objectives. The development of the site is also considered to add value to the existing health facilities. The site is proposed for a mixed use development, incorporating B1 offices and housing. To the north of the site, immediately to the rear of the hospital, land is safeguarded for health related purposes.

A parcel of the land was allocated in Local Plan No.3 for employment purposes and is the subject of an adopted SPD (2007). During the development of the Core Strategy it has emerged that a more viable way of bringing the land forward is to incorporate a wider site boundary and develop a mixed use type development.

A Strategic Site at land to the rear of the Alexandra Hospital is appropriate for delivery of a mixed use development. The Strategic Site must ensure that the following principles are applied:

- i. **Incorporate a minimum of 5000sq.m (approximately 1.4ha) of B1 office development;**
- ii. **Development should be sensitive and support the use of the hospital facility;**
- iii. **Incorporate housing (around 145 dwellings) on site at a density of 30 – 50 dwellings per hectare;**
- iv. **Not develop land immediately south of the hospital site, this is safeguarded for health related purposes and is not included within the Strategic Site boundary;**
- v. **Facilitate good accessibility by a range of transport modes, incorporating any necessary infrastructure improvements to be determined in a detailed Transport Assessment;**
- vi. **Respect the natural features of the site, topography and biodiversity and extend the tree belt located on the boundaries, into the site in accordance with the land to the rear of the Alexandra Hospital Green Infrastructure concept statement;**
- vii. **Conduct an ecological assessment and implement any necessary mitigation measures;**
- viii. **Provide legibility and a central sense of place in its design;**
- ix. **The design and type of uses should respect the use of the adjacent Alexandra Hospital; and**
- x. **Incorporate the use of Sustainable Drainage Systems to the south of the site**

The Borough Council will issue further strategic planning guidance in order to guide the development of this site.

Reasoned Justification

The site is located to the rear of the Alexandra Hospital and comprises 8.23 ha of Greenfield land. The site is in close proximity to the Alexandra Hospital and Kingsley College.

In developing the Core Strategy, which has included assessments of the site and consultation with landowners it is considered that the most viable means of bringing the site forward would be to progress a comprehensive mixed use development incorporating housing and employment. This mix of housing and employment must be developed sensitively, respecting the use of the adjacent hospital.

Some of the site is to be developed for B1 offices totalling 5000sq.m. The 5000sq.m requirement stems from the site not being within the Town Centre, as the most sustainable location for offices, although setting a minimum 5000sq.m requirement will ensure a realistic proportion of B1 office development is incorporated on site, which could add value to the adjacent hospital facilities.

The housing figure of around 145 dwellings provided is indicative and further work will need to be undertaken to assess whether constraints result in this figure being unrealistically high. However based on the site analysis completed as part of the development of this policy, this figure is feasible and the policy is flexible enough to accommodate a change in circumstance.

The NHS Trust has indicated that the land immediately south of the hospital (not within the site boundary) should be safeguarded for future health related development associated with the hospital. This also aligns with Policy 26 (Health Facilities) which seeks to ensure this land is protected for health purposes.

In ensuring that the site is sustainable and complies with other policies in this Core Strategy as well as National Planning requirements, it is important that the accessibility by a range of transport modes to and from the hospital is incorporated into the proposals. The emerging transport assessment is likely to set out specific requirements for development at this location.

The site is adjacent to a SSSI and a Special Landscape Area (Stratford-on-Avon Local Plan Policy EF.2 – The Green Lane/The Slough Studley site); consequently it is important any development respects these features. This is inclusive of the design of buildings but also the positioning of development in terms of respecting the topography of the area, considering the impact on local biodiversity and the screening of the site.

The site borders a SSSI as well as other land which has not been developed. In addition the site is a greenfield site, therefore there are likely to be ecological impacts of any development in this area. In order to mitigate against any impacts an ecological assessment should be carried out as well as implementing any necessary measures identified.

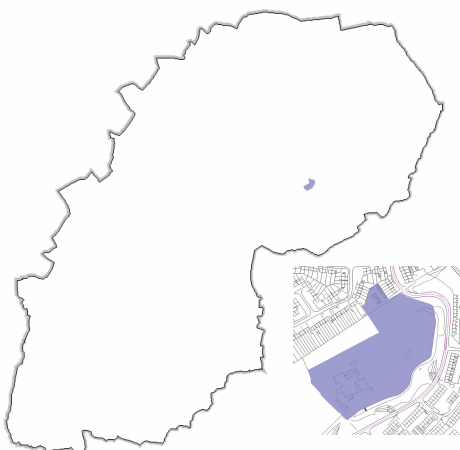
The layout of the buildings should be legible as well as creating a sense of place. This will add to the sustainability and long term viability of the site by ensuring minimal enhancements are needed in the future.

The Alexandra Hospital needs to be respected as part of the development. Consideration should be given to the functioning of this site, for example thought should be given to limiting overlooking of the hospital facilities, development should not impact on emergency services the use of the office facilities should complement the hospital, but importantly the usage should not interfere with the functioning of the hospital.

It has been identified that the southern edge of the site may be a suitable location to incorporate SUDS as part of the development scheme. SUDS will add to the sustainability of development in this location.

Further strategic planning guidance will assist in developing this policy further as well as providing a more rigorous set of policy guidelines which will assist in bringing forward development that will aid in delivering the vision and objectives of the Core Strategy.

Policy 32 Woodrow Strategic Site



A site which lies to the rear of properties 1-11 Auxerre Avenue, Greenlands was identified for residential development in both Local Plan No.2 and Local Plan No.3. The site was the subject of a SPD, adopted in March 2006, which allocated the site for 100% affordable housing. Also, the site of the former Dingleside School has been identified through the Strategic Housing Land Availability Assessment as appropriate for residential development and the boundary of this site lies adjacent to the Auxerre Avenue site. Together these two parcels of land form one Strategic Site.

A Strategic Site at Woodrow is appropriate for residential development incorporating the former Dingleside School, former playing fields and land to the rear of properties 1-11 Auxerre Avenue. This Strategic Site must ensure that the following will apply to the development of this site:

- i. it will incorporate a mix of housing types and provide the Borough Council's current standard of affordable housing provision;**
- ii. the development will be accessible by a choice of modes of transport, incorporating any necessary infrastructure improvements and include a pedestrian link between Woodrow North and the linear park and Woodrow District Centre;**
- iii. the site is in a strategically accessible location where enhanced pedestrian links should be created to Studley Road and hence services to the Town Centre;**
- iv. the development will work with and respect the topography of the site and avoid any excessive remodelling of land; and**
- v. it will provide and enhance open space in line with the requirements set out in the Open Space Provision SPD.**

Reasoned Justification

This Strategic Site is capable of accommodating between 77-129 dwellings at a minimum density of between 30-50 dwellings per hectare. The Borough Council's current standards of affordable housing provision are set out in the Supplementary Planning Document 'Affordable Housing Provision', which requires sites of 15 dwellings or more to provide 40% affordable housing of which 65% will be socially rented and 35% intermediate ownership.

Proposals will be required to maximise opportunities for access on foot, by bicycle and by public transport and improvements to existing infrastructure will be sought, It is essential that any scheme on this site creates a safe and attractive pedestrian route to link Woodrow North and the linear Park; this should be alongside the vehicular access route. Woodrow District Centre provides for the local community's day-to-day needs and it is therefore important that provision is made for a pedestrian link to the District Centre from the development.

The part of this site which is to the rear of Auxerre Avenue rises steeply from north to south. The design should carefully consider the exposure of the highest parts of this site and seek the retention of some mature trees as visual screening. The retention of mature trees and hedgerows on and adjacent to the site will also be encouraged as far as possible.

Proposals will be required to be in accordance with the 'Open Space Provision' Supplementary Planning Document, which requires on-site provision of open space or contributions to off-site provision.

Monitoring and Implementation

The delivery of this plan is considered to be an iterative process and the Council aims to constantly strive for improvement. The Council will monitor and consider best practice advice to see if there are any lessons that can be learnt.

Given the length of the planning period, it is inevitable that the plan will become dated. In addition, there are likely to be considerable changes in economic conditions, public opinion and political and government priorities. Other wider issues such as energy supply, climate change, technology development and flood risk inter alia are also likely to change over the plan period. Therefore it is important to carry out regular monitoring to identify where elements of the plan need reviewing.

In order to successfully achieve this, the Council produces an Annual Monitoring Report (AMR). This is a public statement, setting out the extent to which policies in the plan are being implemented, and assesses whether the implementation of these policies is having the intended effect of achieving the set objectives. In addition to the AMR, the Council is also committed to undertake annual monitoring on the following matters:

- i. Sustainability Appraisal;
- ii. Housing;
- iii. Employment Land;
- iv. Retail; and
- v. Quality of the Environment;

This wider monitoring assists in identifying wider contextual issues which may result in the need to amend policies or in some instances may lead to the need for new policies.

Each year the plan will be evaluated and if a partial or total review is necessary, it will be undertaken. In spite of these qualifications, the Council expects that most of the principles of the plan will remain sound and will help achieve the Vision for Redditch Borough.

Appendix 1: Glossary and Abbreviations

Term	Abbreviation	Meaning
Accessibility		How easy or difficult it is to get to various locations within the Borough.
Adoption		The final confirmation of a plan as a statutory document by the Local Planning Authority
Affordable Housing		The Government's definition of Affordable Housing includes social rented and intermediate housing, provided to specified eligible households who are unable to buy or rent housing on the open market.
Annual Monitoring Report	AMR	Part of the local development framework, the annual monitoring report assesses the implementation of the local development scheme and the extent to which policies in local development documents are being successfully implemented.
Areas of Development Restraint	ADR	An area of land safeguarded for consideration for possible long-term development needs. These areas are excluded from the Green Belt.
Biodiversity		The whole variety of life encompassing all genetic, species and ecosystem variations.
Building Research Establishments Environmental Assessment Method	BREEAM	BREEAM is the world's most widely used environmental assessment method for buildings. BREEAM assesses buildings against a set criteria and provides an overall score which will fall within a band providing either a; PASS, GOOD, VERY GOOD, EXCELLENT or OUTSTANDING rating.
Brownfield		See Previously Developed Land.
Building for Life		The national standard for well-designed homes and neighbourhoods. The 20 criteria are used to assess the quality of new housing schemes
Carbon neutral		Achieving net zero carbon emissions by balancing carbon released with an equivalent amount. It can refer to the practice of balancing carbon dioxide released into the atmosphere from burning fossil fuels, with renewable energy that creates a similar amount of useful energy, so that the carbon emissions are compensated.
Census		An official count of the population. Demographic information is also usually collected.
Change of use	COU	More correctly referred to as a 'material change of use'. A change in the use of land or buildings that is of significance for planning purposes, often requiring planning permission.
Climate change		An increase in the mean annual surface temperature of the earth's atmosphere, due to increases in atmospheric concentrations of greenhouse gases (GHGs) such as Carbon Dioxide (CO ₂), Methane (CH ₄) and Nitrous Oxide (N ₂ O).
Climate-resilient		To ensure development fully mitigates against the effects of climate change and minimises the potential impacts of climate change now and in the future.
Cluster		A concentration of businesses, the objective of which is to grow regional industries to exploit attractive markets where the region has existing or potential strengths. Clusters encourage businesses to work together to achieve this.
Code for Sustainable Homes	CSH / CFSH	A standard designed to improve the overall sustainability of new homes by setting a single framework.

Commission for Architecture and the Built Environment	CABE	The Government's advisor on architecture, urban design and public space.
Comparison goods		Those goods that are required on an infrequent basis by individuals and households such as clothing and footwear, furniture and furnishings and household equipment (excluding non-durable household goods), medical and pharmaceutical products, therapeutic appliances and equipment, educational and recreation equipment and accessories, books, newspaper and magazines, goods for personal care and goods not elsewhere classified.
Conservation Area		A specifically defined and protected environmental area chosen because of its special architectural or historic interest. They are designated by Local Planning Authorities.
Convenience goods		Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery.
Core Strategy		The principal Development Plan Document (DPD) within the Local Development Framework (LDF). Among other things, it sets the Key Vision for the future development of the area.
Delivery Strategy		Details how the policies of the Core Strategy will be met, when and by whom.
Demand Management		Measures that are implemented to ease the demand for water.
Density		Density is a measure of the number of dwellings on a site or in an area, normally expressed as a number of 'dwellings per hectare'.
Development		The Town and Country Planning Act 1990 defines 'development' as 'the carrying out of building, engineering, mining or other operations in, on, over or under land or the making of any material change in the use of any building or other land'. Unless a particular activity is exempt by statute, the carrying out of any form of development requires planning permission. Additionally, there are specific exclusions from, and inclusions within, the definition.
Development Plan		Documents which outline Local Planning Authorities' policies and proposals for the development and use of land within their areas. The Redditch Borough Development Plan comprises the Regional Spatial Strategy and DPDs contained in the LDF. Decisions on planning applications should be made in accordance with the Development Plan unless material considerations indicate otherwise.
Development Plan Document	DPD	Planning policy documents that a Local Planning Authority must prepare, and which have to be subject to rigorous procedures of community involvement, consultation and examination.
District Centre		There are three distinctive levels of shopping facilities in Redditch: the Town Centre, District Centre and Local Parades. District Centres are the secondary level of shopping, meeting daily needs for basic items. With relation to the types of shopping facilities they provide, District Centres in Redditch are equivalent to the definition of 'Local Centres' in PPS 4 (Planning for Sustainable Economic Growth). Typically, District Centres in the Borough accommodate a newsagent, a general grocery store, a sub-post office and occasionally a pharmacy, a hairdresser and other small shops of a local nature.
Employment Land Review	ELR	Assesses the suitability of sites for employment development, safeguards the best sites in the face of competition from other higher value uses and helps identify those which are no longer suitable for other uses.
Evidence Base		A collection of research projects or studies that are undertaken to look at specific factors or areas that may influence the future development of Redditch Borough. It allows a thorough understanding of local needs,

		opportunities and constraints to direct decisions and policies and can be made up of the views of stakeholders and background facts about the area.
Examination in Public	EiP	A procedure that tests the soundness of the documents produced as part of the LDF. A DPD is considered sound if it has been produced based on good evidence and prepared in accordance with procedures including those outlined in the SCI as well as PPS12. Whether or not there are comments in support of, or opposed to, policies produced, this examination will consider all policies and the Inspector's report is binding.
General Practitioner	GP	A medical practitioner who provides primary care and specialises in family medicine.
Green Belt		A specifically defined area where development is controlled to prevent settlements merging and to keep land open. Guidance on Green Belt policy is contained within PPG 2.
Green Infrastructure		The physical environment within and between our cities, towns and villages. It is a network of multi-functional open spaces, including formal parks, gardens, woodlands, green corridors, waterways, street trees and open countryside. It comprises all environmental resources, and thus a green infrastructure approach also contributes towards sustainable resource management.
Green Space		Open, undeveloped land with natural vegetation.
Greenfield Sites		Undeveloped or vacant land not included in the definition of 'previously developed land'.
Grey water Recycling		The process of reusing water within the home and within offices
Gypsies and Travellers		Persons of nomadic habit of life whatever their race or origin
Habitat		The natural environment of an organism.
Hectare	Ha	A unit of surface, or land, measure equal to 10,000 square metres or 2.471 acres.
Historic Environment Assessment	HEA	Provides an integrated historic environment evidence base to support policy and Green Infrastructure documents. It combines county landscape character mapping with Historic Environment Record data and an outline Historic Landscape Character assessment. The assessment produced 20 distinctive Historic Environment Character Zones, which are supported by character statements assessing historic environment survival, potential, documentation, diversity, group value, sensitivity and amenity potential for each zone.
Housing Needs Assessment	HNA	An assessment of housing needs in the local area. This assessment plays a crucial role in underpinning the planning policies relating to affordable housing. In addition, the information on local needs is required to determine the location of such housing. This is now superseded by the SHMA (See later Glossary entry).
Infrastructure		The basic facilities, services, and installations needed for the functioning of a community or society, such as transportation and communications systems, water and power lines, and public institutions including schools, post offices and prisons.
Intermediate housing		Housing at prices and rents above those of social rent, but below market price or rents.
Issues and Options		This is the first of the three required stages in the development of the Core Strategy. The Issues and Options stage (pre- submission consultation) is where the Local Authority consults with specific and general consultation bodies as it deems appropriate. This is the most effective stage in engaging the community in plan preparation.

Landscape Character Assessment	LCA	The description and classification of areas where distinctive features occur in repeated patterns. It seeks to describe what makes one area different from another, avoiding personal preferences or judgemental values.
Lifetime Homes Standards		A form of design which provides accessible and adaptable accommodation for everyone.
Local Area Agreement	LAA	A voluntary, three year agreement between central government and the local area (the local authority and the Local Strategic Partnership), which establishes the priorities for the local area.
Local Development Document	LDD	These are the documents contained within the LDF. It can be Development Plan Documents, Supplementary Planning Documents, Statement of Community Involvement, Sustainability Appraisal and Strategic Environmental Assessment.
Local Development Framework	LDF	The Local Development Framework is the collection of <i>local development documents</i> produced by the local planning authority which collectively delivers the spatial planning strategy for its area.
Local Development Scheme	LDS	Sets out the programme for developing the Local Development Documents.
Local Distinctiveness		The features of an area and its communities which contribute to its special character and sense of place.
Local List		A list of buildings and structures that have a special architectural or historic local importance.
Local Planning Authority	LPA	The Local Authority or Council that is empowered by law, to exercise planning functions. This is normally the local Borough or District Council, but in National Parks and some other areas there is a different arrangement.
Local Nature Reserve	LNR	An area of publicly owned land which is conserved and managed for its wildlife interest. Bylaws can be applied to prevent disturbance.
Local Needs		The anticipated requirements (e.g. for housing) generated by local growth or other trends. This specifically excludes demands generated by inward migration.
Local Strategic Partnership	LSP	A local strategic partnership is a partnership of stakeholders who develop ways of involving local people in shaping the future of their neighbourhood in how services are provided. They are often single, multi-agency bodies which aim to bring together locally the public, private, community and voluntary sectors.
Market housing		Private housing for rent or for sale, where the price is set on the open market.
Mixed Use Development		Developments that include a combination of land uses which may include housing, employment, leisure, community facilities and retail.
Mitigation		To lessen the force or intensity or to make less severe.
Natural Environment		Trees, wildlife corridors, rivers, sites of national, regional or local importance and other sites of biodiversity importance.
New Town		Free-standing new settlement designated and planned under the New Towns Act 1946 and subsequent legislation.
Nottingham Declaration		The Nottingham Declaration is a public commitment by council leaders and chief executives to tackle the causes and effects of a changing climate in their councils. Launched in October 2000 in Nottingham.

Open Countryside		Countryside outside Settlements, undeveloped apart from isolated buildings, farmsteads, and hamlets. Not built-up.
Open Space		Open Space ranges from developed parks and recreation facilities, to undeveloped hillsides. It comes in a variety of sizes, shapes and types and performs different functions, benefits and purposes. It may remain in a pristine state or could include land that is actively farmed.
Orientation		The location in the environment of a person or object in relation to true North, or other specific place or object.
Planning Obligations		Agreements between developers and the Council to properly accommodate or mitigate proposed development. They are often sought at the time of the determination of a planning application to provide community and/or infrastructural benefits. They are usually secured via a legal agreement.
Planning Policy Guidance Note/ Planning Policy Statement	PPG/ PPS	A series of documents produced by the Government covering a wide range of planning issues. PPGs and PPSs provide advice on the implementation of the law and Government policy regarding the purpose and function of the planning system.
Previously Developed Land	PDL	Land which is, or was, occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development which is also known as 'brownfield' land.
Proposals Map		A Development Plan Document (DPD) which identifies the location of any geographically specific policies and proposals or designations of land.
Quiet Lanes		A Countryside Agency initiative for minor rural roads with low traffic volumes which are appropriate for shared use by walkers, cyclists, horse riders and motorised users.
Rainwater Harvesting		The method of collecting rainwater for its re-use.
Regional Spatial Strategy	RSS	This is the Government's Planning for the administrative regions. It sets the regional context for planning and shows how a region should look in 15-20 years time and possibly longer. It identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, housing, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. The RSS forms part of the Development Plan for the area (as well as the LDF) and replaces previous Regional Planning Guidance. The current RSS is the Regional Spatial Strategy for the West Midlands (2008). NB: The Government has expressed its intention to abolish Regional Strategies
Renewable Energy		Sources of energy which are reusable and sustainable such as wind, water, sun, wave, refuse and geothermal energy. These sources do not produce the harmful emissions often associated with fossil fuels. They are energy forms that occur naturally and repeatedly in the environment and are thus more environmentally-friendly.
Rural Area		The area outside the urban, developed parts of Redditch town.
Safer Routes to School		An initiative to improve key routes to schools for pedestrians and cyclists to break the vicious circle of people using cars to take children to school.

Secured by Design		the UK Police flagship initiative supporting the principles of "designing out crime" by use of effective crime prevention and security standards.
Sequential Approach		A means of determining the most appropriate locations for various types of development. Sites can be assessed, measured and, if necessary, ranked against a range of criteria to determine the optimum location. The sequential approach is defined in relation to different types of development in PPS3 (Housing) and PPS4 (Planning for Sustainable Economic Growth).
Site of Special Scientific Interest	SSSI	Specifically defined areas where protection is afforded to sites of national wildlife or geological interest. Natural England is responsible for identifying and protecting approximately 4,100 SSSIs in England.
Secretary of State	SoS	A cabinet member in charge of a government department. E.g. the Department of Communities and Local Government
Soundness		Soundness means founded on a robust and credible evidence base and the most appropriate strategy when considered against the reasonable alternatives. For something to be sound it must also be deliverable, flexible and able to be monitored.
Spatial planning		Planning that is not solely related to land use as it brings together other policies and programmes for the development and use of land. It is a tool to deliver and provide a geographical expression to the economic, social, cultural and environmental sustainability policies of society. It is a proactive, positive approach to managing development and the future distribution of activities, people and spaces on various scales.
Special Wildlife Sites	SWS	Areas of particular special wildlife importance, outside that of legally designated areas.
Statement of Community Involvement	SCI	A 'process' document in the LDF that sets out the Council's proposals for involving the local community in the preparation of planning policy and deliberation of planning applications.
Strategic Environmental Assessment	SEA	A strategic environment assessment is a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European SEA directive (2001/42/EC) requires a formal environmental assessment of certain plans and programmes, including those in the field of planning and land use.
Strategic Flood Risk Assessment	SFRA	A study to examine flood risk issues on a sub-regional scale, typically for a river catchment or local authority area during the preparation of a development plan
Strategic Housing Land Availability Assessment	SHLAA	Assessment of the likely level of housing that could be provided if unimplemented planning permissions and other appropriate sites were brought forward for development.
Strategic Housing Market Area Assessment	SHMA	An assessment of housing needs in the local area. This assessment plays a crucial role in underpinning the planning policies relating to affordable housing. In addition, the information on local needs is required to determine the location of such housing.
Structure Plan		A long term planning document covering a time period of 15 years which establishes a strategic policy framework for development and land use planning over a County area.
Sustainable Drainage Systems	SUDS	A sequence of management practices and control structures, often referred to as SUDS, designed to drain surface water in a more sustainable manner. Typically, these techniques are used to attenuate rates of run-off from development sites.

Supplementary Planning Document / Supplementary Planning Guidance	SPD / SPG	Elaborates upon the policy and proposals in Development Plan Documents, but do not have the same status as DPDs.
Sustainable Community Strategy	SCS	Sets out the key themes which Redditch Borough Partnership and its partner organisations will concentrate on to improve the environmental, economic and social well being of Redditch Borough and contribute to sustainable development in the next ten to fifteen years.
Sustainable Development		Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainability Appraisal and Strategic Environmental Assessment	SA and SEA	Sustainability Appraisal (SA) is carried out for all DPDs and SPDs. It is a formal, systematic process with the purpose of assessing the likely social, environmental and economic impacts of implementing the proposed plans and programmes. A Strategic Environmental Assessment (SEA) must also be carried out as requested by the European legislation (Directive 2001/42/EC) to assess the likely effects of the plan or programme on the environment.
Sustainability statement		A document setting out how the proposed scheme will meet sustainability requirements and address sustainable development issues.
Sustainable Rural Settlement		Village/settlement which is capable of meeting its own economic and social needs whilst maintaining the quality of the environment. Astwood Bank is Redditch Borough's only Sustainable Rural Settlement.
Town Centre		The primary focus for major shopping needs in Redditch. The Town Centre provides a broad range of facilities and services which fulfil a function as a focus for community and for public transport
Transport		The movement of goods and people, incorporating movement by means of walking, cycling, public transport and the private car. This also incorporates the use of footpaths, cycleways and bridleways for recreational purposes
Transport Assessment	TA	A comprehensive and systematic process that sets out transport issues relating to a proposed development
Travel Plan	TP	A package of measures which aim to monitor and reduce motor car reliance along given routes or destinations through initiatives such as car sharing, promoting the use of public transport and encouraging walking and cycling. They analyse the key transport challenges and opportunities.
Travelling showpeople		Members of a community that consists of self-employed business people who travel the country, often with their families, holding fairs.
Viability		To be capable of existing/surviving successfully. The term is often used with reference to whether town centres are able to exist as viable retail areas.
Vitality		Used to describe the liveliness of an area, which may be measured by particular local features, the general environment or the quality of life for local residents.
Water Cycle Strategy	WCS	Provides a plan and programme of water services infrastructure implementation.
West Midlands Sustainability Checklist for Development		The Checklist is an easy-to-use online tool that identifies a range of different economic, social and environmental sustainability issues covered in National Guidance and the West Midlands Regional Spatial Strategy. It enables users to assess to what extent a development site proposal will deliver on the different aspects of sustainability.
Wildlife Corridors		Includes countryside features such as hedgerows and watercourses which act as links or stepping stones from one habitat to another. PPS9 (Nature conservation) refers to the importance of countryside features which act as wildlife corridors between habitats, and to the value of these links in maintaining the range and diversity

		of flora and fauna.
West Midlands Regional Spatial Strategy	WMRSS	See definition of RSS

Appendix 2: Schedule of Housing Sites

Site Reference	Site Address/Name	Capacity
LP02	Brush Factory, Evesham Road, Crabbs Cross (LP124)	4
LP03	Rear of 144-162 Easemore Road (LP135)	24
LP05	Windsor Gas Works (LP147)	140
LP06	Mayfields Works	18
LP13	Land off Torrs Close	6
LP16	Land at Tidbury Close (07/214)	6
LPX02	Adjacent Castleditch Lane / Pheasant Lane	16
LPX04	Former Claybrook School, Matchborough	36
LPX05	Land at Millfields, Fire Station and RO Fire Station	35
LPX06	Former Ipsley School playing field	31
LPX07	South of scout hut, Oakenshaw Road	32
CS01	Church Hill District Centre	57
WYG03	Tanhouse Lane	14
WYG04	Marfield Farm School	53
WYG06	High Trees, Dark Lane (09/259)	5
RB03	Widney House, Bromsgrove Road	58
L4L02	Land off Wirehill Drive (08/305)	15
UCS 2.14	Land adjacent Saltways Cheshire Home (08/073)	5
UCS 8.38	Dingleside Middle School & playing field and land rear of 1-11 Auxerre Avenue	120
2010/03	Loxley Close	10
2010/05	Clifton Close	6
2010/07	Prospect Hill	61
2010/09	RO Alexandra Hospital	145
2010/11	Brockhill ADR	425
2010/13	Brockhill Green Belt	400
2010/14	Foxlydiat Green Belt	230
Total		1952

Summary of all components which contribute towards the 3,200 dwelling target

Completions 2006-2010	961
Allowance for small site commitments at 1 April 2010	48
Dwellings identified through SHLAA	1952
Dwellings in windfall allowance	170
Total	3131

Appendix 3: Saved Local Plan No.3 Policies replaced by Core Strategy policies

The following Saved Local Plan No.3 Policies will be replaced by the Core Strategy.

Replaced Saved Local Plan Policy	Core Strategy Policy
CS1 Prudent use of natural resources	Policy 1 Climate Change Policy 2 Natural Environment
CS.2 Care for the environment	Policy 2 Natural Environment
CS.7 The sustainable location of development	Policy 6 Settlement Hierarchy Policy 7 Development Strategy Policy 17 Town Centre and Retail Hierarchy
H.1 Alexandra Hospital	Policy 27 Health
B(HSG).10 Gypsy sites	Policy 11 Gypsies, Travellers and Travelling Showpeople
B(BE).11 Buildings of Local Interest	Policy 22 Local List
B(BE).19 Green Architecture	Policy 1 Climate Change Policy 2 Natural Environment Policy 3 Flood Risk and Water Management
B(NE).1 Overarching policy of intent	Policy 2 Natural Environment
B(RA).1 Detailed Extent of and control of development in the Green Belt	Policy 6 Settlement Hierarchy
B(RA).3 Areas of Development Restraint	Policy 7 Development Strategy
B(RA).8 Development at Astwood Bank	Policy 7 Development Strategy
B(RA).9 Development at Feckenham	Policy 7 Development Strategy
B(RA).10 Exceptions Housing at Astwood Bank and Feckenham	Policy 6 Settlement Hierarchy
E(EMP).1 Employment Provision	Policy 12 Location of New Employment
E(EMP).3 Primarily Employment Areas	Policy 13 Development within Employment Areas
E(EMP).4 Locational criteria for development within Primarily Employment Areas	Policy 12 Location of New Employment Policy 13 Development within Employment Areas
E(EMP).5 Edward Street Site	Policy 18 Regeneration for the Town Centre
E(EMP).6 North West Redditch Master Plan Employment	Policy 29 Brockhill East
E(TCR).1 Vitality and Viability of the Town Centre	Policy 17 Town Centre and Retail Hierarchy Policy 18 Regeneration for the Town Centre
E(TCR).4 Need and Sequential Approach	Policy 17 Town Centre and Retail Hierarchy
E(TCR).6 North West Quadrant	Policy 18 Regeneration for the Town Centre
C(T).2 Road Hierarchy	Policy 23 High Quality and Safe Design
R.7 North West Redditch Master Plan – Abbey Stadium	Policy 24 Leisure and Tourism Policy 25 Abbey Stadium

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**Core Strategy Development Plan Document - Sustainability Appraisal
(January 2011)**

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Location of SEA requirements in the SA Report

Information required to deal with the aspects of a Sustainability Appraisal (as set out in Annex 1 of the SEA Directive 2001/42/EC)	Relevant Sections in the SA
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Scoping Report (Stage A1); Stage B1: Testing the Core Strategy DPD Objectives against the Sustainability Appraisal Framework (Page 14)
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Scoping Report (Stage A2); Stage B2: Developing the DPD Options, Stage B3: Predicting the effects of the DPD and Stage B4: Evaluating the effects of the DPD (Page 24, Appendix C and Appendix E)
c) The environmental characteristics of areas likely to be	Scoping Report (Stage A2);

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significantly affected	Stage B2: Developing the DPD Options, Stage B3: Predicting the effects of the DPD and Stage B4: Evaluating the effects of the DPD (Page 24, Appendix C and Appendix E, Table 6)
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Scoping Reports (Stage A2, A3); Appropriate Assessment Screening Matrix (Page 8)
e) The environmental protection objectives, established at international, Community or Member State level, which are relevant to the DPD and the way those objectives and any environmental considerations have been taken into account during its preparation	Scoping Reports (Stage A1)
f) The likely significant effects on the environment, including on issues such as: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors	Scoping Reports (Stage A3); Stage B3, Stage B4, Effects of Options on SA Objectives Tables (Page 24, Page 55, Appendix A, Appendix C, Appendix D)
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Stage B5 Mitigation Measures (Table 3 - Page 26)
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Statements (Page 55); Effects of Options on SA Objectives (Appendix A, Appendix B); Effects of options on DPD Objectives (Appendix A, Appendix B)
i) A description of measures envisaged concerning monitoring in accordance with Article 10/Regulation 17	Stage B6 - Proposing measures to monitor the significant effects of implementing the Core Strategy DPD (Page 33, Table 6)
j) A non-technical summary of the information provided under the above headings	Non-Technical summary (Page 4)

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Non-Technical Summary

Introduction

This is a non-technical summary of a refresh to the Sustainability Appraisal (SA) Report accompanying the Core Strategy DPD. The main report expands upon the contents of this non-technical summary.

This SA Report has been prepared alongside the Borough of Redditch's Core Strategy Development Plan Document (DPD) Revised Draft of November 2010. Consultation has already taken place on a Scoping Report, an Issues and Options Document and a Preferred Draft Core Strategy and revised development strategy with accompanying SA Reports at each of these stages, as well as an SA Refresh of March 2009 on Development Options around Redditch.

The purpose of a SA is to ensure that sustainability principles are incorporated into the DPD, and it demonstrates why the Borough Council's preferred options have been chosen. During the Core Strategy production lots of changes have impacted on how Redditch prepares the Core Strategy and when the policy approaches need to change the Borough Council needs to assess what effects these changes will bring.

The Planning and Compulsory Purchase Act (2004) requires Local Planning Authorities to carry out a SA of the documents which make up their Local Development Framework (LDF). The Core Strategy will be the first DPD to be adopted as part of the Borough of Redditch LDF, therefore a SA is needed.

The Scoping Report for the LDF was published for consultation with the designated environmental bodies of Natural England, English Heritage and the Environment Agency and other bodies with economic and social responsibilities between 1 October 2007 and 5 November 2007. Comments received were considered and, in response, any relevant amendments to the Scoping Report were made, and have influenced the production of this SA. The Scoping Report contains many of the requirements of the SEA Directive and the SA Report contains the remaining requirements. The final LDF Scoping Report is available to view on Redditch Borough Council's website www.redditch.whub.org.uk.

Sustainability Appraisal Framework

The SA Framework was formulated during Stage A of the SA process (Scoping Report). The SA Framework includes a set of 18 SA Objectives which can be used to help achieve the sustainability of the LDF as a benchmark for assessing options. These SA objectives can be measured by using targets and indicators to see if any Local Development Document (LDD), or any aspects of a LDD are achieving what has been predicted. Each objective has a set of decision making criteria setting out how each objective can be achieved and indicators to answer the questions posed by the decision making criteria. The SA Framework can be seen in Table 6.

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Sustainability Appraisal of the Core Strategy DPD

The SA Framework was a sound basis for appraising the different options set out in the Core Strategy Issues and Options document and ultimately justifying the policy approaches in the Preferred Draft Core Strategy. The Issues and Options document issues were determined after reviewing the plans, policies and programmes and baseline information in the Scoping Report, through ongoing informal consultation and through evidence gathering. Each issue in the Issues and Options document had a set of alternative options intended as possible solutions to these questions. Each of these options was assessed in the SA Report to give an indication of the sustainability of the different Options to ensure that the Preferred Draft Core Strategy and its revised version are as sustainable as possible. The SA assessment of options at this stage is detailed in Appendix A.

This SA identifies the likely social, economic and environmental effects associated with implementation of the Core Strategy DPD when considering different options. The SA Report also identifies a number of likely effects associated with each option and the likelihood and scale of these effects as well as likely effects related to a revised development strategy. Mitigation measures have also been proposed that maximise any predicted beneficial effects of the proposed options or approaches and that minimise any predicted adverse effects.

The requirements of the SEA Directive have been incorporated into this SA where appropriate and a table highlighting the location (or locations) of these requirements is provided as part of this SA contents page. The SA incorporates the requirements for SEA as set by the SEA Directive.

Implementation and Monitoring

Once the Borough Council adopts the Core Strategy DPD, its effects will continue to be assessed against sustainability indicators, to measure how well the DPD has contributed to sustainability (as well as monitoring the indicators for the Core Strategy). The data collected will form the baseline to which future effects are compared and the results will help inform the preparation of future LDDs or revisions to existing LDF policies. The policies to be developed in the DPD will be monitored through the Borough Council's Annual Monitoring Report, which oversees the Borough of Redditch LDF.

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1. Introduction

1.1 This Sustainability Appraisal (SA) Report refresh includes Stage B and Stage C in the Sustainability Appraisal process of assessing the Core Strategy Development Plan Document (DPD); however it has been refreshed to include Stage D2(i) of the SA process of appraising significant changes.

1.2 Stage A of the process involved the preparation of the Scoping Report which has informed this SA Report refresh. The Scoping Report was subject to consultation with the statutory consultation bodies of Natural England, English Heritage and the Environment Agency and with other relevant consultees with social or economic responsibilities including:

- Advantage West Midlands
- Bromsgrove District Council
- Feckenham Parish Council
- Government Office of the West Midlands
- Malvern District Council
- Sport England
- Stratford-on-Avon District Council
- West Mercia Constabulary
- Wyre Forest District Council
- Worcester City Council
- Worcestershire County Council
- Wychavon District Council

1.3 Local Development Documents (LDDs) are spatial plans which need to be subjected to Strategic Environmental Assessment (SEA), under the European Union SEA Directive (2001/42/EC), and Sustainability Appraisal, in accordance with the 2004 Planning and Compulsory Purchase Act, Section 19 (5). This SA has had regard to the former ODPM (now DCLG) documents 'A Practical Guide to the SEA Directive: Practical Guidance on Applying European Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment 2005' and 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Guidance for Regional Planning Bodies and Local Planning Authorities' (2005).

1.4 This SA Report deals with the requirements of both the SEA Directive Regulations and the SA Regulations in the 2004 Planning and Compulsory Purchase Act. The Directive requires that reference to Regulations in the SA Report should be clearly displayed. Therefore a table within the contents page to this SA Report sets out the location (or locations) of the relevant information within this document.

1.5 The SA aims to ensure that consideration has been given to which of the Core Strategy options are the most sustainable in order to deal with the spatial planning issues. The SA also aims to ensure that whatever emerges as the best option, that this is as sustainable as possible and is the

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best approach when considering all reasonable alternatives in line with guidance contained in Planning Policy Statement 12 Local Spatial Plans and the requirements of the SEA Directive. This will help to inform the Published Core Strategy DPD which is anticipated to be the next stage of the preparation process of the Core Strategy following the consultation on the revised Preferred Draft Core Strategy. It has been possible to suggest measures to mitigate against any predicted adverse effects of any options and this is displayed in Section 7 of this SA Report refresh.

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2. Core Strategy DPD Appropriate Assessment Screening Matrix

2.1 Appropriate Assessment (AA) is required under the European Directive 92/43/EEC on the 'conservation of natural habitats and wild flora and fauna' for plans that may have an impact on European (Natura 2000) Sites. These sites include Special Areas of Conservation (SACs) designated for species and habitats and Special Protected Areas (SPAs) designated for birds. AA is the assessment of the impacts of implementing a plan or policy on relevant Natura 2000 sites. Its purpose is to consider the impacts of a land-use plan against the conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site.

2.2 There are no Natura 2000 sites located in Redditch Borough. The closest is Bredon Hill, a Special Area of Conservation located in Wychavon District. Due to the distance of the SAC from the area covered by the DPD, it was considered unlikely that the implementation of the DPD would have a significant effect on the SAC. However, as a precautionary measure, the Appropriate Assessment Screening Matrix (based on European Commission Guidance, 2001) was applied to the DPD and SAC to determine their relationship.

2.3 The initial assessment concluded that the Core Strategy DPD is not likely to have a significant effect on the SAC; and as such no further assessment would be required. Following consideration of new matters which have been assessed as part of this SA, there are no options, policies or objectives which alter the position that there would be no effects.

Appropriate Assessment

Brief description of the Plan
<p>The Core Strategy Development Plan Document (DPD) will form part of the Redditch Borough Local Development Framework (LDF). The Core Strategy will cover the entire administrative area of Redditch Borough but there may be limited cross-boundary development opportunities for housing or employment in neighbouring Bromsgrove and Stratford on Avon Districts.</p> <p>The draft strategic objectives of the LDF in the revised Preferred Draft Core Strategy are:</p> <ol style="list-style-type: none"> 1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity; 2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards; 3. To reduce the causes of, minimise the impacts of and adapt to climate change; 4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features; 5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a

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balanced road hierarchy and reduce the need to travel;

6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;
11. To protect and enhance water, air and soil and minimise flood risk;
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.

Brief description of the Natura 2000 site

Bredon Hill SAC covers an area of 359.86ha. It rises out of the Severn Vale in south-east Worcestershire, 4km south-east of Evesham. It is effectively an outlying part of the Cotswold escarpment, which lies close to the east, and is formed of the same Jurassic (205-142 million years ago) rocks. The main mass of Bredon Hill is formed by clays and silts deposited in shallow sea, which are overlain by the iron-rich sandy limestone of the Marlstone Rock. The top of the hill is formed by the shallow marine sands and limestones of the Middle Jurassic Inferior Oolite. A zone of large, fossil landslips can be seen on the southern slope of Bredon Hill, north of Kemerton. These have occurred at the junction between the Inferior Oolite and the underlying clays of the Lias. The clays form an impenetrable barrier to water, which seeps naturally through the porous limestone above, forming a natural spring-line around the southern flanks of Bredon Hill. Species resident on this site include the Violet click beetle (*Limoniscus violaceus*). It is a very important site for fauna associated with decaying timber on ancient trees, including many Red Data Book and Nationally Scarce invertebrate species.

Assessment Criteria

Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 site

The DPD is not likely to give rise to impacts (either alone or in combination with other plans and projects) on the Natura 2000 site. None of the individual objectives, options or policies (including alternatives for flexibility) are likely to impact on the Natura 2000 site.

Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of size and scale, land take, distance from Natura 2000 site or key features of the site, resource requirements (e.g. water abstraction, etc), emissions (disposal to land / water / air), excavation requirements, transportation requirements, duration of construction, operation, decommissioning, etc and other.

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Plan area: The DPD applies to the whole of Redditch Borough. However, this Sustainability Appraisal and Screening Matrix take into account the possibility of limited development adjacent to Redditch for housing or employment in neighbouring Bromsgrove and Stratford Districts.

Plan implementation period: It is anticipated that the DPD will be adopted in 2012 and will cover the period up until 2026.

Size, scale, land-take: Not applicable as the DPD does not allocate land. Coverage of the Core Strategy amounts to the extent of the Redditch Borough Council Local Authority boundary only.

Distance from Natura 2000 site: Not applicable as the DPD does not allocate land, however the Redditch Borough boundary is over 20 kilometres from the SAC.

Physical changes resulting from the plan: The DPD will not result in any physical changes that will impact on the SAC.

Resource requirements: The DPD will not result in resource requirements that will impact on the SAC.

Emissions and waste: The Sustainability Appraisal that accompanies the DPD has an objective to deal with waste in accordance with the waste hierarchy. The Core Strategy does not go into detail on waste related matters and does encourage waste minimisation and allows scope for waste treatment facilities if required.

Excavation requirements: The DPD does not require excavation work.

Transportation requirements: The DPD has an objective 'To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;' and will require the provision of necessary transport infrastructure to support the implementation of its development strategy. No impacts are envisaged on the Natura 2000 site.

Duration of construction, operation, decommissioning: Not applicable.

Impacts resulting from the plans objectives: The DPD and its objectives will not result in any impacts upon the Natura 2000 site.

Describe any likely changes to the site arising as a result of reduction of habitat area, disturbance to key species, habitat or species fragmentation, reduction in species density, changes in key indicators of conservation value (e.g. water quality, etc) and climate change.

Reduction of habitat area: There will be no physical reduction or changes of habitat area of the SAC resulting from the DPD.

Disturbance to key species: The DPD will not result in disturbance to key species.

Habitat or species fragmentation: The DPD will not result in habitat or species fragmentation.

Reduction in species density: The DPD will not result in a reduction in species density.

Changes in key indicators of conservation value (e.g. water quality, etc): No changes are expected in key indicators of conservation value as a result of implementation of the DPD.

Climate change: An objective of the DPD is 'to reduce the causes of, minimise the impacts of, and adapt to climate change'. No negative effects are likely from the DPD.

Describe any likely impacts on the Natura 2000 site as a whole in terms of interference with the key relationships that define the structure and function of the site.

No likely impacts on the SAC site (as a whole in terms of interference with the key relationships that define the function or structure of the site) have been identified resulting from the DPD.

Provide indicators of significance as a result of the identification of effects set out above in terms of loss, fragmentation, disruption, disturbance and change to key elements of the site (e.g. water quality, etc).

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Not applicable as the DPD will not impact on the SAC.
Describe from the above those elements of the plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts are not known.
Not applicable as the DPD will not impact on the SAC.

Appendix B

3. Background to the DPD

3.1 The Core Strategy DPD began its preparation in June 2007 with the commencement of the LDF Scoping Report and other evidence gathering. In an effort to frontload the process of preparation, consultation bodies and the wider community were involved through informal consultation in the refinement of aspects of the Issues and Options Document and helped to formulate the Issues. Consultation was also undertaken at an early stage through a series of topic based citizen and stakeholder panels, neighbourhood group meetings etc.

3.2 The issues for the Issues and Options document were subject to consultation alongside a draft SA Report between 9 May 2008 and 20 June 2008. Old Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 required consultation on an Issues and Options Document, which proposed the key Issues for Redditch Borough and options to resolve those issues, as well as a draft Vision and Objectives.

3.3 The SA Report and comments received during consultation on Issues and Options helped to formulate the Preferred Draft Core Strategy which was subject to an ongoing consultation between 31st October 2008 - 8th May 2009. The Preferred Draft Core Strategy presented the Borough Council's most appropriate policy option after consideration of the context and all implications, in order to resolve the key planning issues in Redditch Borough.

3.4 The West Midlands Regional Spatial Strategy was tested at an independent examination and the Panel Report was received in September 2009. The Panel Report makes a recommendation that Redditch Borough should aim to provide for 7,000 new dwellings (an increase on the Preferred Option target of 6,600 dwellings) in the period up until 2026. This includes a breakdown of 4,000 to be provided within the Borough, and therefore within the remit of the Redditch Core Strategy and also 3,000 dwellings within the District of Bromsgrove adjacent to Redditch's boundaries. Although the residential development target is only recommended to include an additional 400 dwellings, the implications of increasing the Redditch related target of around 4,000 from the Redditch Borough Council evidenced capacity of 2,243 dwellings presented in the Preferred Draft Core Strategy meant that the preferred development strategy needed to be changed. Redditch Borough Council consulted on development options including a change to Redditch's development strategy in February - March 2010.

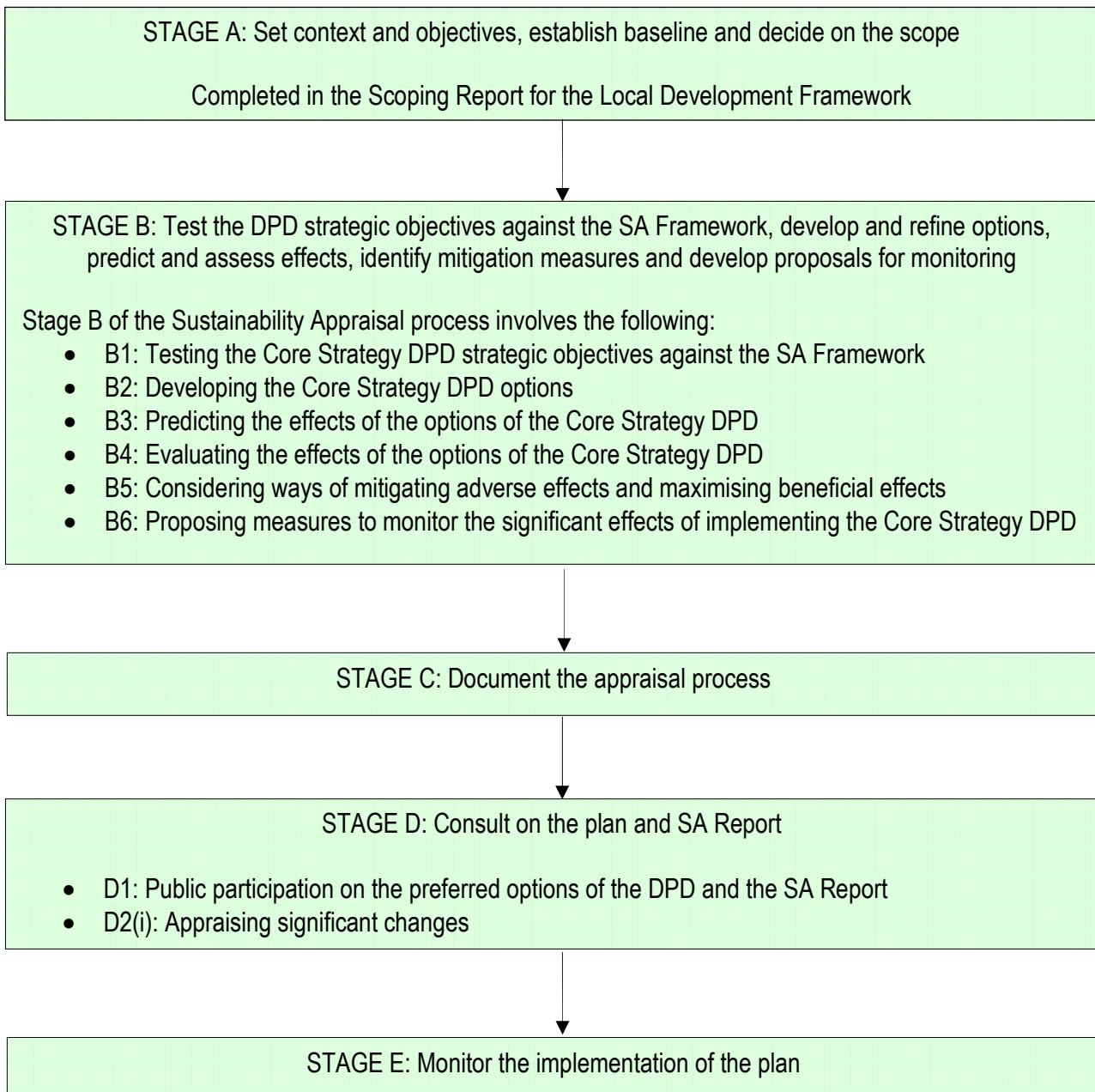
3.5 Following the general election and change of Government in May 2010, the Government announced the intention to abolish the West Midlands Regional Spatial Strategy along with all other RSSs. Redditch Borough Council is to be given the option to determine its own evidenced development targets which is partly the subject of the revised Preferred Draft Core Strategy. The impacts of the locally generated housing targets and other development targets where appropriate have been assessed in this Sustainability Appraisal.

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4. Sustainability Appraisal Stages and Tasks

4.1 This SA Report includes Stage B and Stage C of the SA process, however Stage D is completed as part of consultation on the SA Report, specifically Stage D2(i) for appraising significant changes. The whole SA process is described in the flow diagram below.

The Five Stages of the Sustainability Appraisal Process:



Appendix B**Stage B1: Testing the Core Strategy DPD Objectives against the Sustainability Appraisal Framework****5. Sustainability Appraisal Objectives**

5.1 Outlined below are the 18 objectives which constitute the Sustainability Appraisal Objectives. These objectives are taken from the SA Framework which was developed and refined through consultation on the LDF Scoping Report.

5.2 Following these are the 12 draft objectives developed for the Core Strategy DPD which will apply to Redditch Borough's LDF, formulated in conjunction with the public and other stakeholders during informal and formal consultation on Issues and Options and consultation on the Preferred Draft Core Strategy. The SA Objectives are used to test the draft objectives for the Core Strategy DPD. The findings can be found in a matrix at Table 2.

1. To manage waste in accordance with the waste hierarchy: reduce, reuse, recycle, compost, recovery, disposal;
2. Reduce causes of and adapt to the impacts of climate change;
3. To reduce the need to travel and move towards more sustainable travel patterns;
4. Develop a knowledge-driven economy, with the appropriate employment land, infrastructure and skills base whilst ensuring all share the benefits urban and rural;
5. To provide opportunities for communities to participate in and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community;
6. Promote and support the development of new technologies, of high value and low impact, especially resource efficient technologies and environmental technology initiatives;
7. Protect and improve the quality of water, soil and air and water resources;
8. Ensure development does not occur in high-risk flood prone areas and does not adversely contribute to fluvial flood risks or contribute to surface water flooding in all other areas;
9. To improve the vitality and viability of Town and District Centres and the quality of, and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio - economic status or educational attainment;
10. Safeguard and strengthen landscape and townscape character and quality;
11. To conserve and enhance biodiversity and geodiversity;
12. To improve the health and well-being of the population and reduce inequalities in health;
13. Provide decent affordable housing for all, of all the right quality and tenure for local needs, in clean, safe and pleasant local environments;
14. To raise the skills levels and qualifications of the workforce;
15. Reduce crime, fear of crime and anti-social behaviour;
16. Conserve and enhance the architectural, cultural and archaeological heritage and seek well-designed, resource efficient, high quality built environment in new development proposals;
17. Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural lands, land of Green Belt value, maximising use of previously

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developed land and reuse of vacant buildings, where this is not detrimental to open space and biodiversity interest;

18. Promote resource efficiency and energy generated from renewable energy and low carbon sources.

Draft Strategic Objectives of the Local Development Framework

1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;
3. To reduce the causes of, minimise the impacts of and adapt to climate change;
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;
11. To protect and enhance water, air and soil and minimise flood risk;
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.

Testing objectives

5.3 The draft objectives have been checked against the SA Objectives. This has enabled conflicts between objectives to be identified and the draft DPD Objectives have been adjusted to make them as consistent as possible with the aims of sustainability. Comments received during Issues and Options consultation and consultation on the draft SA, as well as the Preferred Draft Core Strategy consultation have informed changes to the SA Objectives and DPD Objectives and this

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matrix has been updated to take into account any recommended changes to the Objectives made since these consultations. Changes to the objectives were also needed in response to the latest changes in Government and the flexibility for Redditch Borough Council to evidence its own development targets.

5.4 The sustainability matrix below is a tool for testing the SA Objectives against the draft objectives for the Core Strategy. This analysis is helpful to prioritise which of the objectives are more important to achieve. The matrix consists of a marking system, where a colour represents the level of conflict or compatibility.

- For objectives that are deemed to be 'Positively compatible' – Draft DPD objectives support the sustainability appraisal objectives;
- For objectives that are deemed to be 'Potentially positive' – Draft DPD objectives may be sustainable and support sustainability appraisal objectives with mitigation measures;
- For objectives that are deemed to be 'Neutral' – Draft DPD objectives have a balance of negative and positive outcomes;
- For objectives that are deemed to have 'Possible conflict' – Draft DPD objectives conflict with sustainability appraisal objectives. The draft DPD objective needs to propose mitigating measures or a preferential objective needs to be selected; and
- For objectives that are deemed to have 'No relationship/Unsure' – Either there is no identifiable relationship or information is not available to appraise the objective.

5.5 At the bottom of Table 2, the secondary, cumulative and synergistic effects of each draft DPD objective have been described and the final column of the table describes the effects of the SA Objectives. The secondary, cumulative and synergistic effects are scored by adding or subtracting the scores for each draft DPD objective and SA Objective and recording the total score. The scoring to evaluate the effects is detailed in the key to accompany Table 2 below.

Key	
Positively compatible	+2
Potentially positive	+1
Neutral	0
Possible conflict	-1 / -2 (dependant on its severity)
No relationship/Unsure	0
MM	Mitigation measures applied

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Table 1 - Matrix testing the compatibility of the sustainability appraisal objectives and the draft DPD objectives and assessing the cumulative effects of the DPD Objectives

Objectives	1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity	2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with National standards;	3. To reduce the causes of, minimise the impacts of and adapt to climate change;	4. To protect, promote and where possible enhance the quality of the Borough's landscape and Redditch's other distinctive features;	5. To encourage safer, sustainable travel patterns, improve accessibility, maintain a balanced road hierarchy and reduce the need to travel;	6. To enhance the visitor economy and Redditch's cultural and leisure opportunities, including Abbey Stadium;	7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at former New Town District Centres;	8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix and type in the best locations, including on Strategic Sites;	10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	11. To protect and enhance water, air and soil and minimise flood risk	12. To ensure that there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning	Cumulative effects of Sustainability Appraisal Objectives (Core Strategy preferred draft October 2008 plus Development Options consultation February 2010)	Cumulative effects of Sustainability Appraisal Objectives (Core Strategy Preferred draft November 2010)	+/-
1. To manage waste in accordance with the waste hierarchy: reduce, reuse, recycle, compost, recovery, disposal;													+ 9 = The SA objective has a predicted positive cumulative effect	+ 8 = The SA objective has a predicted positive cumulative effect	-1
2. Reduce causes of and adapt to the impacts of climate change;													+ 15 = The SA objective has a predicted significant positive cumulative effect	+ 11 = The SA objective has a predicted positive cumulative effect	-4
3. To reduce the need to travel and move towards more sustainable travel patterns;													+ 9 = The SA objective has a predicted positive cumulative effect	+ 15 = The SA objective has a predicted significant positive cumulative effect	+6
4. Develop a knowledge-driven economy, with the appropriate employment land, infrastructure and skills base whilst ensuring all share the benefits urban and rural;													+ 4 = The SA objective has a predicted small positive cumulative effect	+ 5 = The SA objective has a predicted small positive cumulative effect	+1
5. To provide opportunities for communities to participate in and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community;													+ 5 = The SA objective has a predicted positive cumulative effect	+ 3 = The SA objective has a predicted small positive cumulative effect	-2
6. Promote and support the development of new technologies, of high value and low impact, especially resource efficient technologies and environmental technology initiatives;													+ 6 = The SA objective has a predicted positive cumulative effect	+ 5 = The SA objective has a predicted positive cumulative effect	-1
7. Protect and improve the quality of water, soil and air and water resources;													+ 8 = The SA objective has a predicted positive cumulative effect	+ 4 = The SA objective has a predicted positive cumulative effect	-4
8. Ensure development does not occur in high-risk flood prone areas and does not adversely contribute to fluvial flood risks or contribute to surface water flooding in all other areas;													+ 4 = The SA objective has a predicted small positive cumulative effect	+ 9 = The SA objective has a predicted small positive cumulative effect	+5
9. To improve the vitality and viability of Town and District Centres and the quality of, and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio - economic status or educational attainment;													+ 12 = The SA objective has a predicted significant positive cumulative effect	+ 12 = The SA objective has a predicted significant positive cumulative effect	+1
10. Safeguard and strengthen landscape and townscape character and quality;													+ 10 = The SA objective has a predicted positive cumulative effect	+ 8 = The SA objective has a predicted positive cumulative effect	-2
11. To protect and enhance biodiversity and geodiversity;													+ 11 = The SA objective has a predicted positive cumulative effect	+ 8 = The SA objective has a predicted positive cumulative effect	-3

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Objectives	1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity	2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with National standards;	3. To reduce the causes of, minimise the impacts of and adapt to climate change;	4. To protect, promote and where possible enhance the quality of the Borough's landscape and Redditch's other distinctive features;	5. To encourage safer, sustainable travel patterns, improve accessibility, maintain a balanced road hierarchy and reduce the need to travel;	6. To enhance the visitor economy and Redditch's cultural and leisure opportunities, including Abbey Stadium;	7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at former New Town District Centres;	8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix and type in the best locations, including on Strategic Sites;	10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	11. To protect and enhance water, air and soil and minimise flood risk	12. To ensure that there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning	Cumulative effects of Sustainability Appraisal Objectives (Core Strategy preferred draft October 2008 plus Development Options consultation February 2010)	Cumulative effects of Sustainability Appraisal Objectives (Core Strategy Preferred draft November 2010)	+/-
12. To improve the health and well-being of the population and reduce inequalities in health;													+ 10 = The SA objective has a predicted positive cumulative effect	+ 13 = The SA objective has a predicted significant positive cumulative effect	+3
13. Provide decent affordable housing for all that is cheap to run, of all the right quality and tenure for local needs, in clean, safe and pleasant local environments;	MM (-1)	MM	MM (-1)	MM	MM								+ 4 = The SA objective has a predicted small positive cumulative effect	+ 4 = The SA objective has a predicted small positive cumulative effect	0
14. To raise the skills levels and qualifications of the workforce;													+ 6 = The SA objective has a predicted positive cumulative effect	+ 4 = The SA objective has a predicted small positive cumulative effect	-2
15. Reduce crime, fear of crime and anti-social behaviour;													+ 3 = The SA objective has a predicted small positive cumulative effect	+ 3 = The SA objective has a predicted small positive cumulative effect	0
16. Conserve and enhance the architectural, cultural and archaeological heritage and seek well-designed, resource efficient, high quality built environment in new development proposals;													+ 12 = The SA objective has a predicted significant positive cumulative effect	+ 12 = The SA objective has a predicted significant positive cumulative effect	0
17. Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural lands, land of Green Belt value, maximising use of previously developed land and reuse of vacant buildings, where this is not detrimental to open space and biodiversity interest;									MM (-1)	MM (-1)			+3 = The SA objective has a predicted small positive cumulative effect	+ 7 = The SA objective has a predicted positive cumulative effect	+5
18. Promote resource efficiency and energy generated from renewable energy and low carbon sources.													+ 13 = The SA objective has a predicted significant positive cumulative effect	+ 11 = The SA objective has a predicted positive cumulative effect	+2
Cumulative effects of Core Strategy DPD Objectives (Core Strategy preferred draft October 2008 plus Development Options consultation February 2010)	+ 15 = The DPD objective has a predicted significant positive cumulative effect	+ 11 = The DPD objective has a predicted positive cumulative effect	+ 18 = The DPD objective has a predicted significant positive cumulative effect	+ 10 = The DPD objective has a predicted positive cumulative effect	+ 10 = The DPD objective has a predicted positive cumulative effect	+ 10 = The DPD objective has a predicted positive cumulative effect	+ 11 = The DPD objective has a predicted positive cumulative effect	+ 13 = The DPD objective has a predicted significant positive cumulative effect	+ 6 = The DPD objective has a small predicted positive cumulative effect	+ 9 = The DPD objective has a predicted positive cumulative effect	+ 16 = The DPD objective has a predicted positive cumulative effect	n/a new objective			
Cumulative effects of Core Strategy DPD Objectives (Core Strategy Preferred draft December 2010)	+ 20 = The DPD objective has a predicted significant positive cumulative effect	+ 11 = The DPD objective has a predicted positive cumulative effect	+ 14 = The DPD objective has a predicted significant positive cumulative effect	+ 9 = The DPD objective has a predicted positive cumulative effect	+ 10 = The DPD objective has a predicted positive cumulative effect	+ 10 = The DPD objective has a predicted positive cumulative effect	+ 13 = The DPD objective has a predicted significant positive cumulative effect	+ 8 = The DPD objective has a predicted positive cumulative effect	+ 12 = The DPD objective has a predicted significant positive cumulative effect	+ 18 = The DPD objective has a predicted positive cumulative effect	+ 6 = The DPD objective has a small predicted positive cumulative effect				
	+5	-	-4	-1	-	-	+2	-	+2	+3	+2	n/a			

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Cumulative Effects

5.6 The SEA Directive requires that consideration is given to any possible resulting secondary, cumulative and synergistic effects. One of the advantages of carrying out a SA is that the combined effects of different measures can be more effectively identified. Definitions of these effects include:

- Secondary / indirect effects: effects which are not a direct result of the DPD but occur away from the original effect or as a result of a complex pathway;
- Cumulative effects: these arise where several developments each have an insignificant effect but together have a significant effect; and
- Synergistic effects: the effects interact to produce a total effect greater than the sum of the individual effects. Synergistic effects often happen as habitats, resources or human communities get close to capacity.

Cumulative impacts from the matrix testing the compatibility of the SA Objectives and the draft DPD Objectives

5.7 The SA Objectives and draft DPD objectives matrix shows that there are no predicted negative cumulative effects of any of the DPD objectives on sustainability. The combined effects of the DPD objectives are largely positive. Since the latest alterations to the wording of the DPD objectives, and more significantly the changes to the policy approaches between the Preferred Draft Core Strategy of October 2008 and the revised Preferred Draft Core Strategy of January 2011; some of the overall cumulative effects have changed. Notably, the SA Objectives to minimise the need to travel and efficient use of land have understandably were predicted to have an overall less positive effect on sustainability than because of the implications of the greater development requirements and the potential locations to accommodate these requirements. Also the potential for large scale renewables or positive effects on affordability of housing for example, will reduce given that the larger scale greenfield sites would not be preferred.

5.8 In some individual instances, there are predicted to be possible conflicts between a draft DPD objective and a SA objective being implemented. Also there are instances where a positive effect is predicted so long as appropriate mitigation measures are in place. A commentary is provided below on the nature of the conflict and how the conflict can be resolved.

5.9 The draft **DPD Objective 1** is predicted to have a **positively compatible** effect when combined with **SA Objective 11**. This is predicted because there is the potential for open space to have high biodiversity value and this can be enhanced. Only with appropriate mitigation measures can a potentially positive score be achieved.

5.10 The draft **DPD Objective 1** is predicted to have a **possible conflict** with **SA Objective 13**. This is predicted because there is the potential for open space to be developed for housing development. The effects have been scored as -1 in this case because the likelihood of requiring open spaces for development is not high. The impacts of this effect can be reduced with appropriate mitigation measures.

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5.11 The draft **DPD Objectives 2 and 3** are predicted to have a **potentially positive** effect and a **possible conflict** when combined with **SA Objective 13**. This is predicted because there is potential to reduce reliance on non-renewable energy sources by encouraging appropriate design and construction of residential dwellings. Only with appropriate mitigation measures can a potentially positive score be achieved.

5.12 The draft **DPD Objective 3** has been predicted to have a possible conflict with **SA Objective 10**. This has been predicted because in some cases there is a possibility of measures to minimise the impacts of climate change to have negative effects on the landscape and townscape quality. The effects have been scored -1 in this case because with appropriate mitigation measures this conflict can be resolved.

5.13 The draft **DPD Objective 4** has been predicted to have a **neutral effect** with **SA Objective 13**. Although there are stringent measures in place in planning policy to ensure the protection and restoration of the historic environment, some residential proposals have the potential to harm these features. The scale of housing required in Redditch had increased necessitating a refreshed SA prediction for these combined effects, however the effects are not likely to be significant and with appropriate mitigation measures there should be no negative effects.

5.14 The draft **DPD Objective 5** has been predicted to have a **potentially positive** effect when combined with **SA Objective 13**. This is predicted because development can be located where there is more potential to reduce the need to travel. Redditch's urban area is prioritised as the focus for development. Although the increased housing requirements for Redditch necessitated large greenfield sites to be released within the Borough and in neighbouring Bromsgrove District, the nature of Redditch being a small self contained urban area means that there are no likely negative effects. However, only with appropriate mitigation measures can a potentially positive score be achieved.

5.15 The draft **DPD Objective 6** has been predicted to have a **significantly positive** effect when combined with **SA Objective 3**. This has been predicted because Redditch tourism and cultural assets are within the Town Centre and also at the northern part of the urban area, and the Arrow Valley County Park which is well integrated into the town and is accessible by a range of modes of transport including sustainable transport. With appropriate mitigation measures the positive effects can be enhanced.

5.16 The draft **DPD Objective 6** has been predicted to have a **significantly positive** effect when combined with **SA Objective 9**. This has been predicted because there are opportunities to enhance the visitor economy, cultural and leisure opportunities and this would need to be ensured through promotion of the Town Centre as the most accessible location. Only with appropriate mitigation measures can a potentially positive score be achieved.

5.17 The draft **DPD Objective 9** has been predicted to have a **potentially positive effect** when combined with **SA Objective 1**. This has been predicted because there is the potential to encourage all new residential dwellings to incorporate sustainable waste management facilities. Only with appropriate mitigation measures can a potentially positive score be achieved.

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5.18 The draft **DPD Objectives 9** and **10** has been predicted to have a **significantly positive effect** and a **potentially positive effect** when combined with **SA Objective 3**. This has been predicted because the delivery of homes should be located where it would be most sustainable, where the need to travel is reduced and the need for major infrastructure requirements is reduced. Although there was an increase in development requirements for Redditch, the nature of the urban area being small means that there is not likely to a negative effect. However, only with appropriate mitigation measures can these positive scores be achieved.

5.19 The draft **DPD Objectives 9** and **10** has been predicted to have **possible conflicts** with **SA Objective 7**. This was predicted because the need to meet the requirements set through the WMRSS in Redditch Borough would have a negative effect on the environment, especially because large proportions of development would have been needed to be built on greenfield land. The effects have been scored -2 in this case because of the high potential for effects however with appropriate mitigation measures this conflict can be minimised.

5.20 The draft **DPD Objectives 9** and **10** has been predicted to have **possible conflicts** with **SA Objective 17**. This is because the need to meet the requirements set through the WMRSS in Redditch Borough was predicted to have a negative effect on the environment, especially because some development will have been needed to be built on greenfield land and Green Belt land,. The effects have been scored -1 in this case because of the high potential for effects with appropriate mitigation measures this conflict can be minimised.

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Compatibility of DPD Objectives

5.21 The purpose of this matrix is to assess each of the DPD Objectives against one another. There are inconsistencies or conflicts between objectives and this process has highlighted these (as a ✖) as well as the objectives that are compatible with one another (as a ✓). Where there is no relationship between objectives a – is indicated. The matrix has been changed to take into account the latest changes to the draft DPD Objectives.

Table 2 - Matrix Testing the Compatibility of DPD Objectives

1													
2	✓												
3	✓	✓											
4	✓	✓	✓										
5	-	✓	✓	✓									
6	✓	-	-	✓	✓								
7	✓	-	-	✓	-	✓							
8	✓	-	-	✓	✓	✓	✓						
9	✓	✓	✓	✖	✓	-	✓	✓					
10	✓	✓	✓	✖	✓	-	✓	✓	✖				
11	✓	-	-	✓	-	✓	-	✓	✓	✓			
12	✓	✓	✓	✓	✓	✓	-	✓	-	-	-		
	1	2	3	4	5	6	7	8	9	10	11	12	

Appendix B**Inconsistencies/Conflicts between DPD Objectives**

5.22 DPD Objective 4 versus DPD Objective 9 - A conflict has been identified here between the objective to protect, promote and enhance the quality of the Borough's landscape and Redditch Boroughs distinctive features and the objective to have sufficient homes meeting needs. This conflict has been identified because the construction of housing has the potential to result in a negative effect on the environment. To ensure this conflict is not realised, mitigation measures can resolve this potential conflict and there is no need to prioritise any objectives.

5.23 DPD Objective 4 versus DPD Objective 10 – A conflict has been identified here between the objective to protect, promote and enhance the quality of the Borough's landscape and Redditch Boroughs distinctive features and the objective to have a strong economic base and sufficient employment land. This conflict has been identified because the construction of employment land has the potential to result in a negative effect on the environment. To ensure this conflict is not realised, mitigation measures can resolve this potential conflict and there is no need to prioritise any objectives.

5.24 DPD Objective 9 versus DPD Objective 10 – A conflict has been identified here between the objective to have sufficient homes to meet needs and the objective to have a strong economic base and sufficient employment land. This conflict has been identified because there are two competing land uses; housing and employment, vying to be located in the most sustainable locations within a Borough with constrained land supply. However in the West Midlands region, the SA process undertaken as part of the RSS Phase Two Revision suggests that the compatibility between an objective to accommodate a sufficient number of homes and an objective to modernise the Regions economy and ensure opportunities for growth are linked to meeting needs and reducing social exclusion, has been determined to be 'neutral' therefore no indication of priority is provided here. Because of the need to balance the amount of housing and employment, neither objective needs to be prioritised.

5.25 DPD Objective 9 versus DPD Objective 11 - A conflict has been identified here between the objective to have sufficient homes meeting needs and to protect and enhance water, air and soil because water, air and soil can be affected by the construction of residential and other related development. Mitigation measures can resolve this potential conflict therefore there is no need to prioritise one objective over another.

5.26 DPD Objective 10 versus DPD Objective 13 - A conflict has been identified here between having a strong economic base and sufficient employment land and to protect and enhance water, air and soil because water, air and soil can be affected by the construction of employment land and its development. Mitigation measures can resolve this potential conflict therefore there is no need to prioritise one objective over another.

Appendix B

Stage B2: Developing the DPD Options, Stage B3: Predicting the effects of the DPD and Stage B4: Evaluating the Effects of the DPD

6. Strategic Issues for Assessment

6.1 A key requirement of the SA is to consider reasonable alternative options as part of the assessment process. As a minimum, the Borough Council is required to consider the effects of having no options, essentially doing-nothing which is termed 'business as usual'. This option has included in the SA where appropriate. Other options presented should therefore theoretically set out to improve the situation which would exist if there were no DPD.

6.2 The development and appraisal of options is an on-going iterative process where new options arising as a result of consultation have been assessed and new options emerging as the evidence base progresses have also been factored in.

Comparison of significant effects of the options

6.3 One of the purposes of an SA Report is to predict the effects of the DPD in social, environmental and economic terms. Potential effects will need to be quantified where possible, or a subjective judgement needs to be made. Prediction of the effects in this SA will involve:

- Identifying the changes to the sustainability baseline which are predicted to arise from the options or approaches for the DPD; and
- Describing these changes where possible in terms of their magnitude, their geographical scale, the time period over which they will occur, whether they are permanent or temporary, positive or negative, probable or improbable, frequent or rare, and whether or not there are cumulative and/or synergistic effects.

Prediction of effects

6.4 Overall the revised Preferred Draft Core Strategy has many positive effects predicted on sustainability, however in order to assess the extent to which sustainability would be achieved, the table at Appendix D - Prediction of Core Strategy Effects provides an overall assessment of the revised Preferred Draft Core Strategy against the SA Framework.

6.5 Prediction of the effects at Issues and Options stage is included at Appendix A. Other effects have been predicted such as the effects of implementing the potential large and strategic sites in Redditch (Appendix B); the effects of various development options in and around Redditch Borough to accommodate development requirements at Appendix C focussing on the WYG Stage 1 options and prediction of the effects of the implementation (or not) of joint consultation development options from February 2010 is included at Appendix E.

Appendix B

Stage B5: Considering ways of mitigating adverse effects and maximising beneficial effects

7. Proposed Mitigation Measures

7.1 The table below identifies the key positive and negative effects found when checking the compatibility between the draft DPD objectives and the SA Objectives. Mitigation measures are also included where potential negative or positive effects have been identified from the analysis of the Options against SA Objectives and DPD Objectives (Stages B2, B3 and B4). There are appropriate mitigation measures proposed to ensure that compatibility between objectives, or achievement of a specific outcome is maximised. There are recommendations to mitigate against the predicted significant adverse effects and to improve positive effects where they have been identified. These measures are recommendations on how to improve the sustainability of the Core Strategy DPD.

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Table 3 - Proposed mitigation measures

Negative / Neutral / Positive Effects	Proposed Mitigation
<p>Draft DPD Objective 1 "To maintain and provide a high quality natural, rural and historic environment with a GI network which maximises opportunities for biodiversity value, wildlife and ecological connectivity" versus SA Objective 11 "To protect and enhance biodiversity and geodiversity". The matrix at Table 1 predicted that these objectives were positively compatible.</p>	<p>The positive effect predicted can only be achieved if biodiversity is enhanced within areas of existing and future open space. A suitable policy approach can be developed in the Core Strategy unless National Planning Guidance can be relied upon to provide sufficient detail to guide decision making on planning applications.</p>
<p>Draft DPD Objective 1 "To maintain and provide a high quality natural, rural and historic environment with a GI network which maximises opportunities for biodiversity value, wildlife and ecological connectivity" versus SA Objective 13 "Provide decent affordable housing for all that is cheap to run, of the right quality and tenure for local needs, in clean, safe and pleasant local environments". The matrix at Table 1 predicted that there would be possible conflict between these two objectives.</p>	<p>The need for Redditch to maintain its high standards of open space must be weighed against the need to accommodate development. The Core Strategy does not propose allocations of sites, therefore this is not possible to achieve within a Core Strategy policy but is considered when developing the Strategic Housing Land Availability Assessment annually.</p>
<p>Draft DPD Objectives 2 "To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with National Standards" and 3 "To reduce the causes of, minimise the impacts of and adapt to climate change" versus SA Objective 13 "Provide decent affordable housing for all that is cheap to run, of the right quality and tenure for local needs, in clean, safe and pleasant local environments". The matrix at Table 1 predicted that there would be a slight positive effect for both of these DPD objectives.</p>	<p>The slight positive effect predicted for both of these DPD Objectives can only be achieved if the Core Strategy promotes the need for a target for the production of energy from renewable sources and ensures that the design and construction of dwellings is promoted to be in line with national requirements. A suitable policy approach should be developed in the Core Strategy to reflect these requirements.</p>
<p>Draft DPD Objective 4 "To protect, promote and where possible enhance the quality of the Borough's landscape and Redditch's other distinctive features" versus SA Objective 13 "Provide decent affordable housing for all that is cheap to run, of all the right quality and tenure for local needs, in clean, safe and pleasant local environments". The matrix at Table 1 predicted that there would be a neutral effect</p>	<p>A positive outcome can be achieved for these objectives against each other through the implementation of the Natural Environment Policy</p>

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Negative / Neutral / Positive Effects	Proposed Mitigation
between these two objectives.	
Draft DPD Objective 5 “To encourage safer, sustainable travel patterns, improve accessibility, maintaining the road hierarchy and reduce the need to travel” versus SA Objective 13 “Provide decent affordable housing for all that is cheap to run, of the right quality and tenure for local needs, in clean, safe and pleasant local environments”. The matrix at Table 1 predicted that there would be a potential slight positive effect.	The achievement of a positive sustainability outcome is achievable through the Settlement Hierarchy Policy, which directs development to the Borough’s most sustainable locations where sustainable travel options should be greater; and through the High Quality and Safe Design Policy which positively encourages greater accessibility, connectivity and permeability, aiding sustainable modes of movement.
Draft DPD Objective 6 “To enhance the visitor economy and Redditch’s cultural and leisure opportunities” versus SA Objective 9 “To improve the vitality and viability of Town and District Centres and the quality of, and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment”. The matrix at Table 1 predicted that there would be a potential significant positive effect.	In order to ensure that DPD Objective 6 is achieved, the Town Centre must be promoted as a cultural and tourist opportunity and also its vitality and viability must be ensured through the Core Strategy. A suitable policy approach should be developed in the Core Strategy to reflect this.
Draft DPD Objective 9 “To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix and type in the best locations, including on Strategic Sites” versus SA Objective 1 “To manage waste in accordance with the waste hierarchy: reduce, reuse, recycle, compost, recovery, disposal”. The matrix at Table 1 predicted that there would be a potential slight positive effect.	The achievement of a positive sustainability outcome is only achievable if sustainable waste management is encouraged within new housing developments. A suitable policy approach can be developed in the Core Strategy to reflect this.
Draft DPD Objective 9 “To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix and type in the best locations, including on Strategic Sites” versus SA Objective 3 “To reduce the need to travel and move towards more sustainable travel patterns”. The matrix at Table 1 predicted that there would be a potential slight positive effect by achieving these objectives.	In order to mitigate the effects of any possibility of conflicting objectives, the Core Strategy must ensure that a strong Development Strategy is in place which ensures housing developments are built in the most sustainable places. A suitable policy approach for the Development Strategy should be developed in the Core Strategy to reflect this.
Draft DPD Objective 9 “To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix and type in the best locations, including on Strategic Sites” versus SA Objective 7 “Protect and improve the quality of	In order to mitigate the effects of these possibly conflicting objectives, the Core Strategy must ensure that there are appropriate standards to which all developments must meet

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Negative / Neutral / Positive Effects	Proposed Mitigation
<p>water, soil and air and water resources". The matrix at Table 1 predicted that there would be possible conflict between these two objectives.</p>	<p>with regards to the protection of water, soils and air and that measures are encouraged which improve these as part of any development. A suitable policy approach can be developed in the Core Strategy unless National/Regional Planning Policy can be relied upon.</p>
<p>Draft DPD Objective 9 "To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix and type in the best locations, including on Strategic Sites" versus SA Objective 17 "Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural lands, land of Green Belt value, maximising use of previously developed land and reuse of vacant buildings, where this is not detrimental to open space and biodiversity interest". The matrix at Table 1 predicted that there would be possible conflict between these two objectives.</p>	<p>In order for Objective 9 to be met, i.e. in order to achieve development of sufficient numbers of dwellings, there may be negative effects on SA Objective 17. However, the Development Strategy can minimise these effects through the efficient use of land. A suitable policy approach for the Development Strategy should be developed in the Core Strategy to reflect this.</p>
<p>Draft DPD Objective 10 "To have a strong, attractive and diverse economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels" versus SA Objective 3 "To reduce the need to travel and move towards more sustainable travel patterns". The matrix at Table 1 predicted that there would be a potential slight positive effect by achieving these two objectives.</p>	<p>In order to mitigate the effects of these possibly conflicting objectives, the Core Strategy must ensure that a strong Development Strategy and Spatial Strategy is in place which ensures housing developments are built in the most sustainable places where the need to travel can be reduced and where sustainable modes of travel are more readily available. A suitable policy approach for the Development Strategy should be developed in the Core Strategy to reflect this.</p>
<p>Draft DPD Objective 10 "To have a strong, attractive and diverse economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels" versus SA Objective 7 "Protect and improve the quality of water, soil and air and water resources". The matrix at Table 1 predicted that there would be possible conflict between these two objectives.</p>	<p>In order to mitigate the effects of these possibly conflicting objectives, the Core Strategy must ensure that there are appropriate standards to which all developments must meet with regards to the protection of water, soils and air and that measures are encouraged which improve these as part of any development. A suitable policy approach can be</p>

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Negative / Neutral / Positive Effects	Proposed Mitigation
	developed in the Core Strategy to reflect this unless National/Regional Planning Policy can be relied upon.
Draft DPD Objective 10 “To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels” versus SA Objective 17 “Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural lands, land of Green Belt value, maximising use of previously developed land and reuse of vacant buildings, where this is not detrimental to open space and biodiversity interest”. The matrix at Table 1 predicted that there would be possible conflict between these two objectives.	In order for Objective 10 to be met, i.e. in order to achieve development of sufficient economic development, there may be effects on SA Objective 17. However, the Development Strategy can minimise these effects through the efficient use of land. A suitable policy approach for the Development Strategy should be developed in the Core Strategy.
Issue 18b Redditch Town Centre – All options versus SA Objective 15 “Reduce crime, fear of crime and anti-social behaviour”.	If SA Objective 15 is to be achieved, if either Option is to be implemented the Core Strategy would need to include a policy on creating a safe and secure environment.
Options 1 - 4, 9 - 20 of the WYG Stage 1 Study would generally be deemed to be unsustainable because parts of the site are remote from sustainable transportation. As such development would increase traffic congestion, require additional major road infrastructure, may increase unsustainable journeys to the West Midlands MUA areas meaning that there would be conflict with SA Objective 3.	If these options were preferred, additional sustainable transportation facilities would be required to reduce the need of a private motor vehicle as the priority mode of transport. Suitable policy provision for encouraging walking, cycling and public transport should be included in the Core Strategy in order to minimise the predicted adverse effects.
Options 1 - 4 of the WYG Stage 1 Study would have a significant conflict with SA Objective 7 due to its impact on water and the sites being located to the west of the Ridgeway. However, all option sites would have a negative / positive effect in respect to SA Objective 7.	To achieve a positive outcome, sustainable management of foul drainage would need to be encouraged. A suitable policy approach for the Development Strategy should be developed in the Core Strategy in order to minimise the predicted adverse effects.
Options 1 - 3, 5 - 8, 11, 13 – 16 and 18 of the WYG Stage 1 Study would conflict with SA Objective 8 and have negative sustainability implications due to the potential sensitivity to flood risk.	If these options were preferred suitable mitigation measures would be required, and the location and design of potential housing would need to be carefully considered, maximising the efficient use of the land, with the possibility of locating

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Negative / Neutral / Positive Effects	Proposed Mitigation
	open space provision within potential flood risk areas. A suitable policy approach should be developed in the Core Strategy unless National or Regional Planning Policy can be relied upon.
Options 1 - 3, 9, 11, 16 - 20 of the WYG Stage 1 Study would conflict with SA Objective 9 as parts of the option sites are considered to be remote or have limited access to existing services and facilities of Redditch Town Centre and / or District Centres.	The Town Centre should be promoted as a cultural and tourist opportunity with its vitality and viability ensured through the Core Strategy. The vitality and viability of District Centres, and any additional District Centres that may be required for additional housing development, should also be ensured through the Core Strategy. A suitable policy approach should be included in the Core Strategy.
Options 1 - 7, 9 - 20 of the WYG Stage 1 Study would significantly conflict with SA Objective 10 due to the potential to negatively affect the local landscape character and / or townscape character of the area.	In order to mitigate the effects of these possibly conflicting objectives, the Core Strategy must ensure that there are appropriate standards to which all development must meet with regards to residential design and efficient use of land, and that measures are encouraged to minimise the impact on the landscape / townscape with additional planting. A suitable policy approach can be included in the Core Strategy.
Option 7 of the WYG Stage 1 Study would conflict with SA Objective 11 due to the potential to irrevocably harm the biodiversity of Site of Special Scientific Interest (SSSI) and Special Wildlife Sites (SWS). There would also be potential impacts on biodiversity and geodiversity of option site 11.	Locations for cross boundary growth on Greenfield sites may include areas of biodiversity that would require mitigation measures to ensure continued protection. If these options were preferred to achieve development of sufficient numbers of dwellings, the Development Strategy can minimise these effects through the efficient use of land. A suitable policy approach for the Development Strategy should be developed in the Core Strategy.
Options 3, 7, 10, 15 and 16 of the WYG Stage 1 Study would conflict with SA	If these options were preferred to achieve development of

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Negative / Neutral / Positive Effects	Proposed Mitigation
Objective 16 due to potential to harm heritage assets. Option sites would have an impact on the setting and character of Grade I and II listed buildings as well as Scheduled Ancient Monuments.	sufficient numbers of dwellings, mitigation measures would be required to ensure continued protection of listed buildings and Ancient Monuments. The Development Strategy can minimise these effects through the efficient use of land and location of development. A suitable policy approach for the Development Strategy should be included in the Core Strategy.
Options 1 - 20 of the WYG Stage 1 Study would conflict with SA Objective 17 as most of the potential sites would be Greenfield, Green Belt designated land, and development of such land would have a detrimental impact on the openness of this land, but also would have negative sustainability implications. Some option sites would include the development of important sub regional open space areas as well as large woodland plantations.	In order to mitigate the effects of conflicting with this objective, the Core Strategy must ensure that there are appropriate standards to which all development must meet with regards to residential design and efficient use of land, and that measures are encouraged to minimise the impact on the landscape / townscape with additional planting. A suitable policy approach can be included in the Core Strategy.
Option 1 and 2 of Issue 15 'Location of Employment' conflict with SA Objectives 6, 10, 12 and 16. These options are not the most preferential; however it is proposed that they should be considered to be taken forward.	In order to mitigate the effects of conflicting with these objectives, the Core Strategy must ensure a range of other factors are taken into account, and that the sole requirement of locating new employment development should not just be locating adjacent to residential areas.
Option 10 of Issue 21 'Leisure and Tourism' scores positively for DPD Objective 1, providing mitigation measures are in place.	In order to mitigate the effects of Option 10 the Core Strategy policy must implement the option in full and 'ensure there is no undue pressure on designated areas' and therefore mitigation measures will be in place.
Option 5 of Issue 'Historic Environment requires mitigation measures to ensure no negative effects on SA objective 16.	In order to mitigate the effects of Option 5 the Core Strategy should ensure that wider conservation issues are considered alongside conservation-led regeneration potential.
Option 4 of Issue 'Historic Environment' requires mitigation measures to ensure a	In order to mitigate the effects of Option 4 the Core Strategy

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Negative / Neutral / Positive Effects	Proposed Mitigation
positive score against DPD Objective 1.	should implement the option in full and therefore ensure that conservation issues are not compromised when considering the potential to improve energy efficiency.

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Stage B6: Proposing measures to monitor the significant effects of implementing the Core Strategy DPD

8. Proposals for monitoring

8.1 A key element of the SA process is establishing how the significant sustainability effects of implementing the DPD will be monitored. Some potential indicators and targets have been developed within the LDF Scoping Report and are detailed in the table below. These indicators are a starting point for developing the DPD and sustainability monitoring programme which will include more indicators measuring the progress of the Core Strategy DPD Objectives.

8.2 Once the DPD is adopted, its significant effects will be assessed based on the monitoring of the sustainability indicators. This will help to measure how well the DPD contributes to sustainable development and informs any future review of plans and policies. Through this process, the significant effects predicted in this SA will be monitored via the Annual Monitoring Report. The SEA Directive requires that the significant environmental effects of implementing the DPD should be monitored in order to identify unforeseen adverse effects, and to be able to undertake appropriate remedial action.

8.3 Data for the indicators should be collected annually in line with the Annual Monitoring Report to monitor whether the DPD has made a positive contribution to sustainable development. Some of the indicators will not be available annually. Monitoring of the Core Strategy DPD will eventually be linked to monitoring the remainder of the documents in the LDF.

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8.4 The table below presents the Sustainability Appraisal Framework. First of all it displays the Sustainability Appraisal Objectives against each of which is a set of decision-making criteria. The decision-making criteria set out the ways in which each objective should be achieved. The indicators have then been developed to answer the questions posed by the decision-making criteria. By measuring these indicators we can determine if the Sustainability Appraisal Objectives are being achieved (through targets). The table then displays the quantified data that is available for each indicator; however there are some data gaps. A column is also presented of the historical trends and this may show the likely direction or future trends for that indicator.

Table 6 - Sustainability Appraisal Objectives, Indicators, Comparators / Targets and Quantified Data

Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
To manage waste in accordance with the waste hierarchy: reduce, reuse, recycle, compost, recovery, disposal	Are opportunities to increase recycling incorporated into the LDF?	Number of LDF policies aiming to increase recycling	None	3 – Local Plan No.3 policies B(BE).28, B(BE).29 and B(BE).19
	Will it reduce the production of waste and manage waste in accordance with the waste hierarchy?	Total waste arising: <ul style="list-style-type: none"> • %/Amount of waste gone to landfill • %/Amount of waste recycled • %/Amount of waste incinerated or sent to waste energy plants 	Recycle 30% of domestic waste by 2010	<ul style="list-style-type: none"> • Percentage of household waste recycled: 20.30% (2006/7) • Percentage of household waste incinerated: 57% (2006/7) • Percentage household waste landfilled/sent to waste energy plants: 43% (2006/7)
		Volume of household waste collected	None	Kilograms of household waste collected (2006/7) = 406kg
		Percentage of the population satisfied with household waste recycling	None	Percentage fairly or very satisfied 2006/7 = 70.9%
	Are opportunities to increase the amount of	Number of LDF policies aiming to increase recycling	None	3 – Local Plan No.3 policies B(BE).28, B(BE).29, B(BE).19

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
	construction and demolition waste that is reused incorporated into the LDF?			
Reduce causes of and adapt to the impacts of climate change	Will it reduce emissions of greenhouse gases?	CO2 emissions by sector	<p>Industry: Reduce CO2 emissions by 2.4 Mt (18%) by 2010 and an additional 4.3 Mt (32%) by 2020</p> <p>Commercial and Public Sector: Reduce emissions by 2.0 Mt (36%) by 2010 and an additional 1.5 Mt (26%) by 2020</p> <p>Domestic: reduce emissions by 2.4 Mt (19%) by 2010, and an additional 3.7 Mt (29%) by 2020</p> <p>Transport: stabilise emissions by 2010 and reduce by 0.7 Mt (7%) by 2020</p>	<ul style="list-style-type: none"> • Domestic CO2 emissions (KT CO2) = 179 (2007) • Domestic CO2 emissions (KT CO2) = 180 (2005) • Industrial & Commercial CO2 emissions (KT CO2) = 313 (2007) • Industrial & Commercial CO2 emissions (KT CO2) = 260 (2005) • Road Transport CO2 emissions (KT CO2) = 103 (2007) • Land-use change CO2 emissions (KT CO2) = 2 (2007)
	Does it promote patterns of spatial development that are adaptable to and suitable for predicted changes in climate?	Countywide/Borough-wide CO2 emissions	None	Total CO2 emissions for Redditch Borough (KT CO2) = 597 (2007) Total CO2 emissions for Worcestershire County = 5281 (2004)
		Average SAP rating of new housing	None	No data available
	Are opportunities to promote measures to mitigate causes of	Number of LDF policies promoting measure to mitigate the causes of	None	None in Local Plan No.3

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
	climate change in the LDF?	climate change		
To reduce the need to travel and move towards more sustainable travel patterns	Will it reduce the need to travel?	Percentage of households without a car/van	None	21% (2001)
		Percentage of new developments within existing urban areas and settlement boundaries	Target = 99%	2006/7 = 99.78%
		Percentage of households with 2 or more cars	None	29% (2001)
		Number of applications approved featuring multimodal access arrangements in their design	None	No data available
		Average commuting distance	None	2001 Census data: <ul style="list-style-type: none"> • Works mainly at or from home = 3,100 • Less than 2km = 8,942 • 2km to less than 5km = 11,309 • 5km to less than 10km = 3,381 • 10km to less than 20km = 6,013 • 20km to less than 30km = 4,190 • 30km to less than 40km = 623 • 40km to less than 60km = 311 • 60km and over = 824 • No fixed place of work = 1,488 • Working outside the UK = 66 • Working at offshore installation = 11

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
	Will it provide opportunities to increase sustainable modes of travel?	Methods of travel to work (Employed aged 16-74 living in the Borough)	None	<ul style="list-style-type: none"> Mainly work at home = 3100 (7.7%) Tube, metro, light rail, tram = 16 (0.0%) Train 474 (1.2%) Bus, Minibus or Coach = 3064 (7.6%) Motorcycle, scooter, moped = 379 (0.9%) Driving a car or van = 25,865 (64.2%) Passenger in a car or van = 3149 (7.8%) Taxi = 119 (0.3%) Bicycle = 729 (1.8%) On foot = 3258 (8.1%) Other = 105 (0.3%)
		Percentage of housing developments within 1000m of a means of public transport (e.g. railway station, bus stop)	<p>Target = 99%</p> <p>10% growth in bus patronage by 2010</p> <p>50% growth in rail passengers 2000-2015</p> <p>Increase rail share of market by 10% by 2010</p>	<p>No data available</p> <p>Redditch bus patronage (2006/2007) = +8.5%</p> <p>Regional rail travel has been growing by approximately 8.2% per annum since 2006</p> <p>Between 2004/ 5 and 2005/6 there was a 6.16% growth in use</p> <p>The Rail share of the market for Journeys to Work in Redditch (from the 2001 census) is approximately 1%</p>
	Does it focus	Number and percentage of	None	No data available

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
	development in existing centres, and make use of existing infrastructure to reduce the need to travel?	applications permitted which extend/improve walking routes		
		Number and percentage of applications permitted which extend/improve cycling routes	None	No data available
		Number of railway stations in Redditch	1 – Redditch	1 – Redditch
		Motorways accessible within a 5 mile radius of the Town Centre	1 – M42	1 – M42
		Percentage of new developments within the existing urban area and settlement boundaries	Target = 99%	2006/7 = 99.78%
		Amount of new residential development within 30 minutes drive time of a GP, hospital, primary school and secondary school, employment and a major retail centre	Target = 99%	262 dwellings (100%)
Develop a knowledge driven economy, with the appropriate infrastructure and skills base whilst ensuring all share the benefits urban and rural	Will it contribute towards urban and rural regeneration?	Amount of new residential development within 30 minutes drive time of a GP, hospital, primary school and secondary school, employment and a major retail centre	Target = 99%	262 dwellings (100%)

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
		Number of VAT registered businesses within the Borough	None	<ul style="list-style-type: none"> Total stock of VAT registered business (2007) = 2,455 250 VAT registrations in 2004
		Economically active (percentage) of the working age population	None	80.1% (2009) 83.4% (Jan – Dec 2006)
		Percentage of the Borough's population of working age claiming benefits	None	4.90% Claiming Job seekers allowance (October 2009) 13.6% (Feb 2007)
	Will it provide opportunities for businesses to develop and enhance their competitiveness?	Survival rates for VAT registered businesses in the Borough (surviving six months and twelve months)	To raise GVA per capita above the national average	Six month survival = 97% (2004) Twelve month survival = 91% (2003)
	Will it support the shopping hierarchy?	Percentage of new retail developments located in the Town Centre	None	No data available
	Will it help to improve skills levels in the workforce?	Percentage of working age population with at least one level five qualification	50% of young people moving into higher education by 2010	68.7% With levels 1,2,3,4 and other qualification (not known) (2001)
	Will it support tourism?	Amount of money generated from tourism	None	£31 million
		Number of visitors to Redditch Borough	None	800,000 visitors to Redditch Borough (2004)
To provide opportunities for communities to participate in and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride	Do proposals incorporate consultation with the local communities?	Number of SPDs/DPD not in conformity with the SCI	Target = 0	SPDs/DPDs not in conformity with the SCI = 0

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
and social responsibility in the local community				
		Number of consultation opportunities made available in accordance with the SCI	Target = Minimum requirements	In 2005/6 = 6 (During the Auxerre Avenue SPD Consultation periods)
	Does it promote wider community engagement and civic responsibility?	Number of consultation opportunities provided in addition to the statutory requirements in the SCI	None	No data available
		Number of consultation responses received	None	No data available
		Number of consultation responses received from local residents	None	No data available
Promote and support the development of new technologies, of high value and low impact, especially resource efficient technologies and environmental technology initiatives	Does it encourage innovative and environmentally friendly technologies?	Amount of floorspace developed for employment by type B1a, B1b, B1c, B2, B8	None	<ul style="list-style-type: none"> • B1a = 399m2 • B1b = None • B1c = None • B2 = 14,320m2 • B8 = 3829m2
		Percentage of working age population with at least a level 3 qualification (level 3 and 4 only, excludes 'other qualification, not known')	50% of young people moving into higher education by 2010	20.3% (2001)
		Number of people employed in Redditch Borough in this sector	None	<ul style="list-style-type: none"> • Professional occupations in Science and Technology (2001) = 1,395

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
				<ul style="list-style-type: none"> Associate professional and technical occupations in Science and Technology (2001) = 778
		Borough wide CO2 emissions	None	Total CO2 emissions for Redditch Borough (KT CO2) = 597 (2007)
	Does it promote and support the development of new technologies, of high value and low impact?	Employment land available by type	None	28.82 Hectares (not broken down by type)
		Amount of employment land lost to residential development	None	1.11 Hectares or 11100m2
Protect and improve the quality of water, soil and air and water resources	Will it provide opportunities to improve or maintain water quality?	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood risk or water quality grounds	None	0
	Will it improve or maintain air quality?	Number and location of AQMA in the Borough	Target = 0	0 AQMAs
	Will it provide opportunities to improve or maintain soil quality?	Percentage of new housing and employment on Previously Developed Land	None	<ul style="list-style-type: none"> Housing on PDL = 87.4% (2006/7) Employment on PDL = 16.2% (2006/7)
		Percentage of new developments incorporating rainwater harvesting/water efficiency measures	None	No data available
	Will it provide opportunities to improve or maintain water resource?	Number of developments with a percentage of domestic water use in operation provided for by	None	No data available

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
		rain water collection and / or grey water recycling systems		
Ensure development does not occur in high-risk flood prone areas and does not adversely contribute to fluvial flood risks or contribute to surface water flooding in all other areas	Does it protect the floodplain from inappropriate development?	Number of new allocated developments located in the floodplain	None	N/A - No new developments allocated through the LDF
		Number of planning permissions granted contrary to the advice of the Environment Agency on either flood risk or water quality grounds	None	0
		Number/percentage of new (residential and commercial) development in flood zone 3 and flood zone 2	None	Data not available
	Does it take account of all types of flooding?	Number of applications approved in areas prone to non-fluvial flooding	None	No data available
	Are opportunities to reduce the risk of flooding in existing developed areas in the LDF?	Number of flooding policies in the LDF	None	0
	Does it promote Sustainable Urban Drainage Systems where	Percentage of new developments incorporating SUDS	None	No data available

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
	appropriate?			
To improve the vitality and viability of Town and District Centres and the quality of and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	Will proposals enhance the provision of local services and facilities?	Amount of new residential development within 30 minutes drive time of a GP, hospital, primary school and secondary school, employment and a major retail centre	Target = 99%	262 dwellings (100%)
		Percentage of new developments within the existing urban area and settlement boundaries	Target = 99%	2006/7 = 99.78%
		Amount of completed office development	None	120m2
		Amount of completed retail development	None	0m2
		Number of first schools	None	23
		Number of middle schools	None	7
		Number of high schools	None	4
		Number of further education colleges	None	1
		Number of community centres	None	12
		Number of libraries	None	3 - Redditch library, Woodrow Library and mobile library
	Will it contribute to rural service provision across	Rural villages with key services (There are two rural	1 – Astwood Bank	1 – Astwood Bank

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
	the Borough?	villages in Redditch Borough: Astwood Bank and Feckenham)		
	Will it enhance accessibility to services by public transport?	Amount of completed leisure development in the Town Centre	None	0m2
		Amount of completed office development in the Town Centre	None	120m2
		Amount of completed retail development in the Town Centre	None	0m2
Safeguard and strengthen landscape and townscape character and quality	Will it safeguard and strengthen landscape and townscape character and quality?	Number of applications refused/amended/conditioned because of impact on character or local distinctiveness	None	No data available
To conserve and enhance biodiversity and geodiversity	Will it help to safeguard the Borough's biodiversity and geodiversity?	Change in areas of biodiversity importance including: <ul style="list-style-type: none"> Change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance 	PSA Targets	<ul style="list-style-type: none"> Meeting PSA Target = 100% Favourable = 50% Unfavourable Recovering = 50% Unfavourable No Change = 0% Unfavourable Declining = 0% Part Destroyed/ Destroyed = 0.00%
		Number of applications refused/amended/conditioned because of potential adverse impact on natural environment features or wildlife	None	No data available

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
		Percentage of the Borough that is open space, Green Belt or Open Countryside	None	<ul style="list-style-type: none"> Open Countryside = 10.1% Green Belt = 33.7% Open Space = 16.4% Total percentage of the Borough that is open space, Green Belt or Open Countryside = 60.2%
	Will it protect sites and habitats designated for nature conservation?	Change in areas of biodiversity importance including: <ul style="list-style-type: none"> Change in priority habitats and species (by type) 	None	<ul style="list-style-type: none"> 1.35 Ha of scrubland lost to housing development Increase of reedbed habitat Increase of lowland hay meadows Increase of lowland heath Pool restoration and de-silting Over 1 km of hedge-laying Orchard planting Discovery of rare heathland habitat in Wirehill Wood New confirmed findings of Slow Worms New confirmed findings of White Clawed Cray-fish
		Condition of Sites of Special Scientific Interest (SSSI) habitats	PSA Targets	<ul style="list-style-type: none"> Meeting Public Service Agreement target = 100% Favourable condition = 50% Unfavourable recovering condition = 50% Unfavourable no change = 0% Unfavourable declining = 0% Destroyed/part destroyed = 0%
		Number of sites designated for nature conservation lost	None	N/A – No new developments allocated though the LDF

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
		to new development		
		Percentage of water courses exceeding water framework directive standards for water quality	None	No data available
		Number of developments where existing wildlife corridors are protected or new ones created to link habitats within a site or link to habitats outside the development	None	No data available
	Will it help to achieve targets set out in the Biodiversity and Geodiversity Action Plans?	Achievement of BAP Targets	BAP Targets	No data available
To improve the health and well being of the population and reduce inequalities in health	Will it improve access to health facilities across the Borough?	Loss of healthcare land or buildings to other uses	None	0
		Number of applications permitted for homes for the elderly	None	1
		Number of existing homes for the elderly	None	9
	Will it help to improve quality of life for local residents?	Number of homes achieving lifetime homes standard (i.e. Part M of Building Regulations)	None	No data available
	Will it promote healthier lifestyles?	Number of hospitals	None	1 – Alexandra Hospital

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
		Number of other health facilities	None	Smallwood Health Centre (Child Health) Smallwood House (Elderly and mental health day care clinics and diabetic unit. Also family planning, young people's clinics, chiropody, occupational therapy)
		Number of Doctor's surgeries	None	14
		Number of dental practices	None	10
		Number of opticians	None	5
		Life expectancy	None	<ul style="list-style-type: none"> Life expectancy at birth (males, 2003-5) = 76.50 Life expectancy at birth (females, 2003-5) = 80.50
	Does it mitigate against noise pollution?	Number of noise pollution complaints received	None	No data available
	Does it mitigate against light pollution?	Number of light pollution complaints received	None	No data available
Provide decent affordable housing for all, of all the right quality and tenure for local needs, in clean, safe and pleasant local environments	Will it provide opportunities to increase affordable housing levels within urban and rural areas of the Borough?	Affordable housing completions (dwellings)	None	59 dwellings
		Percentage of total housing completions which are affordable	Developments of 15 or more dwellings (or 0.5 \geq Ha) should achieve 40% affordable housing.	2006/7 = 17.4%
	Will it provide affordable housing access to a range of housing tenures and sizes?	Percentage of housing completions by size	None	<ul style="list-style-type: none"> 2006/7: 1 Bed = 20.5% 2 Bed = 46.3% 3 Bed = 11.2%

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
				4+ Bed = 22%
		Percentage of housing completions by tenure	None	<ul style="list-style-type: none"> 2006/7: <ul style="list-style-type: none"> Private = 82.6% Rented = 12.6% Shared Ownership = 12.6% Low Cost Market = 0%
		Number of persons registered as homeless	None	No data available
	Does it see to provide high quality, well-designed residential environments?	Number of homes meeting the Code for Sustainable Homes (Level 3) standards	None	No data available
		Number of homes exceeding the Code for Sustainable Homes (Level 3) standards	None	No data available
		Number of homes not assessed against the Code for Sustainable Homes	None	No data available
	Are opportunities to increase the amount of construction and demolition waste that is reused incorporated into the LDF?	Number of LDF policies aiming to increase recycling	None	3 – Local Plan No.3 policies B(BE).28, B(BE).29 and B(BE).19
To raise the skills levels and qualifications of the workforce	Will it provide opportunities to further develop educational and attainment facilities within the Borough?	Percentage of the Borough's school leavers with 5 A*-C GCSE's	None	<ul style="list-style-type: none"> All 15 year old pupils achieving Grades A* - C in GCSEs = 57.6% (2006-2007) All 15 year old pupils achieving Grades A* - C in GCSEs (Sep 04-Aug 05) = 50.3 Percentage of students achieving 2 or more GCE/VCE/ A Level or equivalent passes (Sep 04 – Aug 05) = 91.1%

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
				<ul style="list-style-type: none"> Percentage of students achieving 3 or more GCE/VCE/ A Level or equivalent passes (Sep 04 – Aug 05) = 6.1%
		Percentage of the Borough's population with a FE/HE qualification	50% of young people moving into higher education by 2010	Number aged 16-74 with level 4/5 qualifications (2001) = 7,874
		Amount of new residential development within 30 minutes drive time of a GP, hospital, primary school and secondary school, employment and a major retail centre	Target = 99%	262 dwellings (100%)
		Number and percentage of applications permitted which contribute towards educational facilities as covered by the requirements of the education provision SPD	None	No data available
Reduce crime, fear of crime and anti-social behaviour	Does it seek to provide high quality well designed environments?	Number and percentage of applications permitted which incorporate crime prevention measures in their design	None	No data available
		Crime statistics per 1000 of the population for sexual offences	None	0.3%
		Crime statistics per 1000 of the population for violence against the person	None	5.5%
		Crime statistics per 1000 of the population for robbery offences	None	0.3%

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
		Crime statistics per 1000 of the population for burglary dwelling offences	None	2.8%
		Crime statistics per 1000 of the population for vehicle and other theft	None	8.4 %
		Crime statistics per 1000 of the population for drug offences	None	1.2%
	Does it promote wide community engagement and civic responsibility?	Percentage of Redditch residents who feel unsafe on their local street	None	25.11% after dark (2006/7) 2.16% during the day (2006/7) 33%
	Does it promote mixed development that encourages natural surveillance?	Number and percentage of applications permitted which incorporate crime prevention measures in their design	None	No data available
Conserve and enhance the architectural, cultural and historic environment heritage and seek well-designed, resource efficient, high quality built environment in new development proposals	Does it provide opportunities for sustainable construction?	Number of homes meeting the Code for Sustainable Homes (Level 3) standards	None	No data available
		Number of applications refused/amended/conditioned because of adverse impacts on heritage and historic assets	None	21 (5.9%) 2009 30 (6.7%) 2008

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
	Will it enhance the Borough's Conservation Areas?	Conservation Area appraisals completed	None	Two – Church Green Conservation Area (Town Centre); Feckenham Conservation Area. There are no other Conservation Areas in Redditch Borough
		Conservation Area management plans completed	None	Two – Church Green Conservation Area (Town Centre); Feckenham Conservation Area. There are no other Conservation Areas in Redditch Borough
		Change in the character or appearance of Conservation Areas	None	No data available
	Will it help safeguard the Borough's Listed Buildings?	Number of listed buildings	None	<ul style="list-style-type: none"> • Grade I = 0 • Grade II* = 10 • Grade II = 146 • Locally listed buildings = 38
	Does it improve the quality of the built environment?	Number of listed buildings at risk	None	None
		Number of Scheduled Monuments at risk	None	None
		Number of locally listed buildings at risk	None	No data available
		Percentage of Redditch covered by historic landscape/urban characterisation studies	None	0%
Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural	Will it safeguard the Borough's mineral resources?	Number and percentage of mineral applications permitted/modified related to need/environmental factors/quality of restoration or aftercare	None	No data available

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
lands, land of Green Belt value, maximising use of previously developed land and reuse of vacant buildings, where this is not detrimental to open space and biodiversity interest				
	Will it maximise the use of Previously Developed Land?	Percentage of new and converted dwellings on previously developed land	None	95% (2005/6)
		New homes and employment sites on Previously Developed Land	None	<ul style="list-style-type: none"> Housing on PDL = 87.4% (2006/7) Employment on PDL = 16.2% (2006/7)
	Will it protect the Borough's open spaces of recreational and amenity value?	Percentage of new dwellings completed at 30 dwellings per hectare	None	2.7%
		Percentage of new dwellings completed at between 30 and 50 dwellings per hectare	None	54.6%
		Percentage of new dwellings completed at above 50 dwellings per hectare	None	42.7%
	Will it preserve the openness of the Green Belt?	Green Belt land lost to development	None	2.96 Ha
		Number/percentage of developments in the Green Belt	None	2006/7 = 1 dwelling (0.22%)

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
	Will it help to protect the Borough's agricultural land from adverse developments?	Percentage of agricultural land lost to new development	None	2006/7 = 0%
	Does it provide opportunities for sustainable construction?	Number of homes meeting the Code for Sustainable Homes (Level 3) standards	None	No data available
Promoting resource efficiency and energy generated from renewable energy and low carbon sources	Will it encourage opportunities for the production of renewable and low carbon energy?	Renewable energy capacity installed by type	None	None
	Will it promote greater energy efficiency?	Number or percentage of new development incorporating on-site renewable energy generation	None	No data available
		Average percentage of energy needs met from on-site renewable energy generation in new developments	Renewable generation equivalent to 5% of electricity consumption by 2010 and 10% by 2020	2005: Electricity consumption 419.7 GWh, Renewables 4.4 GWh = 1% 2004: Electricity consumption 429 GWh, Renewables 5.4 GWh = 1.6%
		Number of homes meeting the Code for Sustainable Homes (Level 3) standard	None	No data available
	Will it encourage opportunities to achieve energy efficiency measures above the minimum standard, as defined by the Code for	Number of homes that have met the minimum standard energy efficiency measures (Level 1), as defined by the Code for Sustainable Homes	None	No data available

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Sustainability Appraisal Objectives	Decision Making Criteria	Indicators from the SA Framework	Comparators / Targets	Quantified Data
	Sustainable Homes?			

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9. Statements

Statement of the Likely Significant Effects of the Proposal

9.1 This SA includes information on the sustainability of the options and the preferred options to deal with the key issues facing Redditch Borough. The appraisal of all of the possible outcomes at each of the stages of plan production has been undertaken and the likely effects as a result of implementing each option is predicted, forming a sound basis for understanding the implications for sustainability and some reasoning behind decision making.

9.2 At the first Preferred Draft Core Strategy Stage, it was predicted that the most likely positive significant effects related to the benefits that the preferred approach towards the strategy to development would bring. It was envisaged that development would be promoted within the sustainable settlement of Redditch where there would be positive effects likely on achieving more sustainable travel patterns, regeneration of poor quality and deprived areas and a good chance of securing efficient use of land. The implications of the WMRSS for Redditch meant that the extent of this positive effect was likely to be significantly reduced because development on Green Belt land and former ADR land was inevitable. However the recent changes in Government which will allow Local Authorities to put forward its own evidence development targets means that the Core Strategy has the opportunity to look at other options which may be more sustainable. It is possible for there to be negative effects on the environmental, social and economic sustainability of the Borough as a result of the Core Strategy DPD however this SA demonstrates that with appropriate mitigation measures, these impacts can be minimised, mitigated against and in many cases an improvement on the baseline situation is possible.

9.3 Development outside of the administrative boundary of Redditch may still be necessary. The SA has found that the most sustainable and therefore preferred location for development outside of the Borough generally to the North of Redditch, which is no change from previous SA and this also, reflects previous evidence findings. Locating development here brings the most significant positive affects in comparison to other potential expansion locations; however the mechanism for continuing with this option through the RSS is unclear given recent changes to the RSS status and the intention to abolish it. This area contributes most to achieving the Core Strategy objectives, most significantly Objective 5 “To encourage safer, sustainable travel patterns, improve accessibility and reduce the need to travel” and Objective 9 “To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites.”

Statement on the Difference the Process has made

9.4 This Sustainability Appraisal process proved beneficial to Officers preparing the revised Preferred Draft Core Strategy, primarily as an aid to evaluate various options including options put forward during consultation and any other subsequent changes. The SA process and documentation in this SA Report has provided a sound piece of evidence to demonstrate how the

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preferred options have been selected, which otherwise would have been difficult to provide an audit.

9.5 It is hoped that the appraisal of the effects of implementing options will give consultees a good understanding of the implications of their suggested options in comparison to other options, and has therefore been effective in frontloading the preparation.

9.6 When undertaking the assessment of the larger sites / possible Strategic Sites, the SA process has proved beneficial to both the Borough Council and potential landowners/developers. The Borough Council have been able to provide landowners or developers with an indication of the decision-making criteria used to determine the sustainability of sites, enabling them to consider the potential requirements for their sites.

Difficulties in collecting data and limitations of the data

9.7 The SEA Directive requires that any difficulties encountered in a SA should be described. The most significant difficulty encountered was the uncertainty in identifying the future impacts of the DPD at the Issues and Options stage because of the variety of options available. In some cases the options were likely to involve completely different sustainable effects.

9.8 The most problematic aspect of the Sustainability Appraisal has been the need to develop targets as part of the monitoring of the SA Framework and the difficulties with crossover between the Annual Monitoring Report and the monitoring required in conjunction with the draft delivery strategy as part of the revised Preferred Draft Core Strategy. The other difficulty with the targets is the fact that achievement and delivery of many of the indicators are not reliant on the Core Strategy alone, and other bodies or individuals have greater responsibility for achieving these objectives.

9.10 With respects to actual data collection, where appropriate data is available, a data series – required to establish a trend for a particular indicator, may not always be available. In these instances the Borough Council has sought to compare the Redditch situation with that at the County, regional or national level or against neighbouring authorities to determine whether there might be a sustainability problem in the Borough.

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10. Conclusion

10.1 When assessing the different options to determine the preferred option, in many cases it has been determined that there would be significantly harmful effects on sustainability if the 'Business as usual/ Do-nothing' approach is taken. The SA has demonstrated that, in most cases, a proactive approach to dealing with issues is required and for each issue a preferred option is identified.

10.2 This SA also includes an Appropriate Assessment, also known as a Habitats Regulations Assessment and has demonstrated that the Core Strategy would have no effects on the nearest Natura 2000 designated site at Bredon Hill, Wychavon.

10.3 It is possible that there may be some minor detrimental impacts on the environmental, social and economic sustainability of the Borough as a result of the Core Strategy DPD however this SA demonstrates that with appropriate mitigation measures, these impacts can be minimised, mitigated against and in most cases an improvement on the baseline situation is possible. The major outstanding issue yet to be resolved is that expansion of Redditch to meet its needs is clearly more sustainable to the North of the Borough; however the intention to abolish the RSS casts doubt on the ability to be able to achieve this, particularly given that this decision involves the cooperation of the adjacent Local Authority of Bromsgrove. Without this expansion, significant negative effects are predicted for Redditch Borough.

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Appendix A - Options Appraisal

The SA has predicted what effects are most likely to occur by assessing the potential effects if each option(s) were to be implemented, against the achievement of the SA Objectives. This process ensures that the general sustainability of each option is considered, which has helped to determine the preferred approach to be taken forward in the Core Strategy.

The SA Report indicates which is the most sustainable option(s) to deal with each issue. In some circumstances more than one option has predicted positive sustainability effects and therefore, the preferred approach may be composed of different aspects of the initial options presented in the Issues and Options document or options put forward during consultation. The tables in this Appendix have been update to include new options or policy choices that have arisen since the Issues and Options stage.

A scoring mechanism has been established to determine which of the options is more sustainable. This is achieved by scoring options against the SA Objectives and draft DPD Objectives. The options(s) with the highest score are recommended to become the preferred approach from a sustainability perspective. If however the actual preferred approach consists of an option(s) which is not the most sustainable as determined by this scoring process, this SA and the Preferred Draft Core Strategy together should set out the reasons why this approach has been recommended.

<u>Key</u>		
Effect		Score
0	= No effects	0
+/-	= Both negative and positive effects	0
-	= Slight negative effect	-1
- -	= Significant negative effect	-2
+	= Slight positive effect	1
+ +	= Significant positive effect	2
?	= Unsure of effects	0

Appendix B

1. Redditch's Development Strategy

Issue/Question - Where should future development be concentrated in Redditch Borough?

Option 1 - Focus development in the most sustainable location in the Borough; the Town Centre

Option 2 - Identify areas in the urban area of Redditch in need of regeneration and focus development in key regeneration areas

Option 3 - Priority for development on brownfield land in the urban area

Option 4 - Rebuilding existing urban areas of poor quality with land efficient buildings

Option 5 - Business as Usual / Do nothing

There were no suitable alternative options presented to the Borough Council at Issues and Options consultation stage.

New options to consider in policy which have emerged from consultation:

Option 6 - Identify ADR land to meet development needs beyond 2026

Option 7 - Add existing ADR land to Green Belt designation

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1	2	3	4	5	6	7	Comments/Explanation
++	++	++	++	--	++	+	<p>Implementing Option 1 is likely to result in a positive effect on SA Objectives 3, 8, 9, 13 and 17 and there no likely negative effects predicted.</p> <p>Implementing Option 2 is likely to result in a positive effect on SA Objectives 3, 5, 6, 9, 12, 13, 14 and 17 and there are no likely negative effects predicted.</p> <p>Implementing Option 3 is likely to result in a positive effect on SA Objectives 3, 13 and 17 and there are no likely negative effects predicted.</p> <p>Implementing Option 4 is likely to result in a positive effect on SA Objectives 5, 7, 9, 10, 13, 16 and 17 and may result in positive effect on SA Objective 11. There no likely negative effects predicted.</p>
2	2	2	2	-2	2	1	<p>Implementing Option 5 is likely to result in significant negative effects on SA Objectives 3, 5, 6, 7, 9, 10, 11, 13 and 17.</p> <p>Implementing Option 6 is likely to result in a positive effect on SA Objectives 3, 7, 8, 9, 10, 13, 16 and 17 however it is also likely to result in negative effects on SA Objective 11.</p> <p>Implementing Option 7 is likely to result in a positive effect on SA Objectives 2, 3, 7, 10 and 11 however it is also likely to result in negative effects on SA Objectives 13, 16 and 17.</p>

All of the effects predicted for every option would have an impact on a Borough-wide scale. The likelihood of the effects working towards or against achieving SA Objectives 3, 9, 13 and 17 would be very likely. The likelihood of the effects working towards achieving SA Objectives 5, 7, 10 and 11 would be fairly likely. The likelihood of the effect working towards or against achieving SA Objectives 2, 6, 8, 11, 12, 14 and 16 would be a small possibility.

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Core Strategy DPD Objective	1	2	3	4	5	6	7
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	+/-	+	++	+/-	--	+	++
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0	+	--
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	+	+	+	-	+	+
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and townscape and its best distinctive features;	+	++	+	+/-	--	+	++
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	++	++	++	++	--	+	-
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	++	+	0	0	--	+	-
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	+	+	0	0	-	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	++	?	0	?	-	0	-
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	++	++	++	++	--	++	--
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	++	++	++	++	--	+	-
11. To protect and enhance water, air and soil and minimise flood risk;	+/-	++	+/-	+/-	--	+	++
12 Ensuring there is a range of health facilities that support existing and new communities.	0	0	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+14	+16	+12	+9	- 19	+12	0

Analysis for Preferred Draft Core Strategy (October 2008):

The SA Scoring of options determined that Option 2 is the most sustainable option, and is therefore certainly going to inform preparation of the Core Strategy through the identification of strategic sites and as part of a development strategy. Option 1 and Option 3 are also extremely high scoring options and will also be considered as preferable options in the development of policy approaches for the Core Strategy DPD, but may be more appropriate in a policy on efficient use of land and on directing main Town Centre uses to Redditch Town Centre, rather than within a development strategy. Option 4 also scored well and may be considered as a potential alternative Option in the Core Strategy. Option 5 of business as usual scored significantly badly and is therefore doing nothing is not a suitable alternative option.

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Analysis for Revised Preferred Draft Core Strategy (November 2010):

There were no suitable alternative options presented to the Borough Council at Preferred Draft Core Strategy stage or as part of Redditch's development options consultation however, the treatment of ADR land was considered an appropriate element for inclusion in this policy.

New options to consider in policy which have emerged from consultation:

Option 6 - Identify ADR land to meet development needs beyond 2026

Option 7 - Add existing ADR land to Green Belt designation

The November 2010 scoring indicated that protecting the ADR land for future development beyond the plan period offered the most suitable option to plan for the future development needs of Redditch. Whilst adding existing ADR land to the Green Belt did have some positive effects, the option offered no flexibility to re-evaluate land to meet future development needs.

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Key Issue A – Communities that are Safe and Feel Safe

5. Creating Safe and Secure Environments

Issue/Question - How can we ensure that places at possible risk are safe and secure without creating harsh, fortress-style environments?

Option 1 - Have a policy which states that developments must incorporate where appropriate, counter-terrorism measures

Option 2 - Have a policy which formulates a check-list style approach detailing specific counter-terrorism measures appropriate developments must include

Option 3 - Increase consultation with those with knowledge on designing to prevent terrorism, on applications likely to have a terrorism risk

Option 4 - Business as Usual / Do nothing

There were no suitable alternative options presented to the Borough Council at Issues and Options consultation stage.

New options to consider in policy which have emerged from Preferred Draft Core Strategy consultation:

Option 5 - Consider the design and integration of open space

Option 6 – Meet CABE Building for life Standard ‘Silver’ for developments over 20 dwellings

Option 7 – Meet CABE Building for Life Standard ‘Gold’ for developments over 50 dwellings

Option 8 – Promote accessibility focusing on walking and cycling

Option 9 – Promoting gateways at key locations

Option 10 – Protect and enhance locally distinctive and historic features

Option 11 – Protect and enhance key vistas

Option 12 – Include public art to enhance legibility

Option 13 – Incorporate the principles of the ‘Secured by Design’ Award Scheme

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1	2	3	4	5	6	Comments/Explanation
++	++	-	-	++	++	<p>Implementing Option 1 is likely to result in a positive effect on SA Objectives 5, 12, 15 and 16 and a possible negative effect on SA Objectives 16 and 17. An effect is predicted on SA Objective 10, however it is not known if this effect will be positive or negative.</p> <p>Implementing Option 2 is likely to result in a positive effect on SA Objectives 5, 12, 15 and a possible negative effect on SA Objectives 16 and 17. An effect is predicted on SA Objective 10, however it is not known if this effect will be positive or negative. Mitigation measures should ensure a positive effect is achieved.</p> <p>Because of the small likelihood of Redditch Borough Council receiving planning applications for developments with a likely terrorism risk, implementing this Option would have very few benefits. There would be a negative effect on SA Objectives 16 and 17. An effect is predicted on SA Objective 10 however it is not known if this effect will be positive or negative.</p>
2	2	-1	-1	2	2	<p>Implementing Option 4 is likely to result in a negative effect on SA Objectives 12 and 15.</p> <p>Implementing Option 5 is likely to result in a positive effect on SA Objectives 5, 7, 10, 11, 12, 15, 16 and 17.</p> <p>Implementing Option 6 is likely to result in a positive effect on SA objectives 1, 2, 3, 6, 7, 8, 10, 11, 12, 13, 15, 16 and 18.</p>

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7	8	9	10	11	12	13	Comments/Explanation
++	+	+	+	+	+	+	<p>Implementing Option 7 is likely to result in a positive effect on SA objectives 1, 2, 3, 6, 7, 8, 10, 11, 12, 13, 15, 16 and 18.</p> <p>Implementing Option 8 is likely to result in a positive effect on SA objectives 2, 3, 7, 11, and 12.</p> <p>Implementing Option 9 is likely to result in a positive effect on SA objectives 3 and 10.</p> <p>Implementing Option 10 is likely to result in a positive effect on SA objective 10.</p>
2	1	1	1	1	1	1	<p>Implementing Option 11 is likely to result in a positive effect on SA objective 10 and 16.</p> <p>Implementing Option 12 is likely to result in a positive effect on SA objective 3, 5, 10, 15 and 16.</p> <p>Implementing Option 13 is likely to result in a positive effect on SA objective 15.</p>

The effects predicted for all of the options would have an impact felt on a Borough-wide scale. The likelihood of the effects working towards or against achieving SA Objectives 5 and 9 would be fairly likely. The likelihood of the effect working towards or against achieving SA Objective 10 would be likely. The likelihood of the effects working towards or against achieving SA Objectives 12 and 15 would be dependant on the security risks in the local area, which are unknown. The likelihood of the effects on achieving SA Objectives 16 and 17 would be a small possibility dependant on individual circumstances.

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Core Strategy DPD Objective	1	2	3	4	5
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity	0	0	0	0	++
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change	0	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Borough's landscape and Redditch Borough's other distinctive features	-	-	-	0	++
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	0	0	0	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium	0	0	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres	++	++	+	-	+
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night	0	0	-	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites	0	0	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels	0	0	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk	0	0	0	0	+
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+4	+4	-2	-2	+8

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Core Strategy DPD Objective	6	7	8	9	10
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity	+	+	+	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards	+	+	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change	+	+	++	0	0
4. To protect, promote and where possible enhance the quality of the Borough's landscape and Redditch Borough's other distinctive features	+	+	+	+	++
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	+	+	++	+	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium	+	+	+	0	+
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres	+	+	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites	+	+	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels	0	0	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk	+	+	0	+	+
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning	+	+	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+12	+12	+8	+4	+5

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Core Strategy DPD Objective	11	12	13
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change	0	0	0
4. To protect, promote and where possible enhance the quality of the Borough's landscape and Redditch Borough's other distinctive features	+	+	0
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	0	+	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres	0	0	++
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk	+	+	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+3	+4	+3

Analysis for Preferred Draft Core Strategy (October 2008):

The SA Scoring of options has determined that Option 1 and Option 2 are the most sustainable options and should be considered in the preparation of policy approaches in the Core Strategy. It is possible for both of these options to be presented as preferred approaches in the Preferred Draft Core Strategy and combined into one policy approach, after consideration of comments received during consultation. Option 3 and Option 4 score fairly poorly with negative sustainability benefits, and they are therefore not considered to be sufficient alternatives to deal with this issue.

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Analysis for Revised Preferred Draft Core Strategy (November 2011):

The option to include counter terrorism measures (Option 1) was not included in policy at Preferred Draft Core Strategy stage because this approach would have limited long term benefits because of the small risk of terrorism and was therefore not a realistic option to pursue for the Borough.

The Preferred Draft Core Strategy implemented an Option that was deemed the most appropriate after considering all alternatives as part of the SA and the Evidence Base. This Option presented a Policy which contained a range of criteria that new developments should implement in order to create safe places.

Following the consultation period on the Preferred Draft Core Strategy a range of other options were presented to include in the revised Policy, and have been appraised above. The new options to include in policy have emerged including:

- **Option 5** - Consider the design and integration of open space
- **Option 6** - Meet CABI Building for life Standard 'Silver' for developments over 20 dwellings
- **Option 7** - Meet CABI Building for Life Standard 'Gold' for developments over 50 dwellings
- **Option 8** - Promote accessibility focusing on walking and cycling
- **Option 9** - Promoting gateways at key locations
- **Option 10** - Protect and enhance locally distinctive and historic features
- **Option 11** - Protect and enhance key vistas
- **Option 12** - Include public art to enhance legibility
- **Option 13** - Incorporate the principles of the 'Secured by Design' Award Scheme

These new Options combined achieve the SA Objectives and the Core Strategy DPD objectives and are considered as the most sustainable approach.

Appendix B

Key Issue B - A Better Environment for Today and Tomorrow

6. The Conflict between the Environment and Climate Change Adaptation

Issue/Question - How can we ensure renewable energy production without compromising environmental quality?

- Option 1** - Development of local guidelines and criteria for different types of renewable energy development
- Option 2** - Identify locations suitable for renewable energy based upon an assessment such as a Landscape Character Assessment
- Option 3** - Require developers to demonstrate how their on-site renewable energy production does not compromise environmental quality
- Option 4** - Request that where developers are unable to meet sustainability standards on-site through reducing emissions and creating their own sustainable energy, that a carbon off-setting procedure is in place to increase the efficiency and sustainability in existing housing
- Option 5** - Business as Usual / Do nothing

There were no suitable alternative options presented to the Borough Council at Issues and Options consultation stage.

New options to consider in policy which have emerged from Preferred Draft Core Strategy consultation:

- Option 6** – Request developments of 10 or more to supply 10% of their energy from a sustainable source
- Option 7** – Request that developments are located in accessible locations and take account of the accessibility needs between uses
- Option 8** – Request that new residential developments must meet the current Code for Sustainable Homes standards contained within the RSS
- Option 9** – Offices and other non-domestic buildings should aim for 10% below the target emission rate of the current Building Regulations by 2016
- Option 10** – Ensure energy efficiency through siting and orientation and through energy conservation measures
- Option 11** – Protect, conserve, manage and enhance natural and built heritage assets
- Option 12** – proposals for medium and large-scale development (greater than 5 residential units or 1,000 square metres for non-residential developments) should be accompanied by a sustainability statement demonstrating that at least the ‘good’ standards, and wherever possible ‘best practice’ standards, as set out in the West Midlands Sustainability Checklist for Development, are achieved for each category in the Checklist
- Option 13** - demonstrate that the use of sustainable, locally sourced and recycled materials has been considered
- Option 14** - the retrofit of the existing housing stock with improved insulation and water saving devices will be sought
- Option 15** - low carbon vehicle infrastructure in appropriate developments and locations will be encouraged

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1	2	3	4	5	Comments/Explanation
					Implementing Option 1 is likely to result in a positive effect on SA Objectives 2, 6, 7, 10, 11, 16 and 18 and there are no likely negative effects predicted.
++	++	++	+	--	Implementing Option 2 is likely to result in a positive effect on SA Objectives 2, 6, 7, 10 and 18 and there are no likely negative effects predicted.
					Implementing Option 3 is likely to result in a positive effect on SA Objectives 2, 6, 7, 10, 11, 16 and 18 and there are no likely negative effects predicted.
2	2	2	1	-2	Implementing Option 4 is likely to result in a positive effect on SA Objectives 2, 10, 11 and 18 and there are no likely negative effects predicted.
					Implementing Option 5 is likely to result in a negative effect on SA Objectives 2, 6, 7, 8, 10, 11, 13, 16 and 18 and there are no likely positive effects predicted.

6	7	8	9	10	Comments/Explanation
+	+	++	+	+	Implementing Option 6 is likely to result in a positive effect on SA Objectives 2, 6, 7, 12 and 18.
					Implementing Option 7 is likely to result in a positive effect on SA Objectives 2, 3 and 12.
					Implementing Option 8 is likely to result in a positive effect on SA Objectives 1, 2, 3, 4, 6, 7, 8, 12 and 18.
1	1	2	1	1	Implementing Option 9 is likely to result in a positive effect on SA Objectives 2, 7 11 and 12.
					Implementing Option 10 is likely to result in a positive effect on SA Objectives 2 and 6.

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11	12	13	14	15	Comments/Explanation
+	++	+	+	+	Implementing Option 11 is likely to result in a positive effect on SA Objectives 10 and 16.
					Implementing Option 12 is likely to result to a positive effect on SA Objective 1, 2, 3, 6, 7, 8, 10, 11, 13, 15, 16 and 18.
					Implementing Option 13 is likely to result to a positive effect on SA Objective 1, 2, 6 and 7.
1	2	1	1	1	Implementing Option 14 is likely to result to a positive effect on SA Objective 1, 2 and 6.
					Implementing Option 15 is likely to result to a positive effect on SA Objective 2, 3 and 6.

The effects predicted for each of the options would have an impact felt on a Borough-wide scale, however Options 1 to 4 would be measures implemented at a local level in the hope of combating the global issue of climate change. The likelihood of the effects working towards or against achieving SA Objectives 2 and 18 is certain but only relative to the local level. The likelihood of the effects working towards or against achieving SA Objectives 6 and 10 would be very likely but again only relative to the local level. The likelihood of the effects working towards or against achieving SA Objectives 7, 11, 13 and 16 would be fairly likely, however achievement of these Objectives would also have to be done through other means.

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Core Strategy DPD Objective	1	2	3	4	5
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity	+	?	0	0	-
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards	+	+	+	+	--
3. To reduce the causes of, minimise the impacts of and adapt to climate change	++	++	++	++	--
4. To protect, promote and where possible enhance the quality of the Borough's landscape and Redditch Borough's other distinctive features	+	+	++	+	-
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	0	0	0	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium	0	0	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites	0	0	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels	0	0	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk	++	++	++	0	--
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+9	+8	+9	+5	-10

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Core Strategy DPD Objective	6	7	8	9	10
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity	0	0	0	+	+
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards	+	0	+	++	++
3. To reduce the causes of, minimise the impacts of and adapt to climate change	+	+	+	++	++
4. To protect, promote and where possible enhance the quality of the Borough's landscape and Redditch Borough's other distinctive features	0	0	0	0	0
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	0	++	+	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium	0	0	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites	0	0	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels	0	0	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk	0	0	0	++	++
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+3	+4	+5	+9	+9

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Core Strategy DPD Objective	11	12	13	14	15
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity	+	+	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards	+	+	+	++	+
3. To reduce the causes of, minimise the impacts of and adapt to climate change	++	+	+	++	+
4. To protect, promote and where possible enhance the quality of the Borough's landscape and Redditch Borough's other distinctive features	++	+	0	0	0
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	0	+	0	0	+
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium	0	0	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres	0	+	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites	0	0	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels	0	0	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk	++	+	+	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+10	+9	+4	+5	+4

Analysis for Preferred Draft Core Strategy (October 2008):

The SA Scoring of options has determined that Option 1, Option 3, 9, 10 and Option 11 are the most sustainable options and are likely to inform the approach in the Preferred Draft Core Strategy. It is possible for both of these options to be implemented as the preferred approaches simultaneously, taking on board the comments received during consultation. Option 2 and Option 4 did have very good scores and may be considered as reasonable alternative options but because they were not predicted to have score as high as Option 1 and Option 3 they are not to be considered as the preferred options, subject to consideration of further evidence and comments received during consultation. Implementing Option 4 would require

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procedures to enable carbon off-setting which have a big impact on economic resources. Option 5 scored significantly poorly as an option and is therefore not suggested as a suitable alternative option to deal with this issue.

The option to include a Policy considering the conflict between the environment and climate change adaptation was not included as a separate policy at Preferred Draft Core Strategy stage because it was considered more appropriate to have this approach within a broader climate change policy.

The Preferred Draft Core Strategy implemented an Option that was deemed the most appropriate after considering all alternatives as part of the SA and the Evidence Base. This Option presented a Policy which contained a range of criteria that new developments should implement in order to adapt and mitigate to the effects of climate change.

Following the consultation period on the Preferred Draft Core Strategy a range of other options were presented to include in the Policy, and have been appraised above. The new options to include in policy have emerged including:

- Request developments of 10 or more to supply 10% of their energy from a sustainable source – it was considered that developments of 5 or more should supply 10% of their energy from a sustainable source as there are significantly more sites in Redditch that are capable of accommodating between 5 and 10 dwellings, rather than over 10. It is considered this would be a more sustainable than having a threshold of 10 or more dwellings;
- Request that developments are located in accessible locations and take account of the accessibility needs between uses; and
- Request that new residential developments must meet the current Code for Sustainable Homes standards contained within the RSS. Since the publication of the Preferred Draft Core Strategy Regional Spatial Strategies have been revoked. It is not consider that the most sustainable approach would be for residential developments to meet the national standard of the Code for Sustainable Homes.

These new Options combined achieve the SA Objectives and the Core Strategy DPD objectives and are considered as these were the most sustainable approach.

Analysis for Revised Preferred Draft Core Strategy (November 2010):

Following the consultation on the Preferred Draft Core Strategy, it is still considered that the best approach is to present a policy which contains a range of options which scored highly in the appraisal. Due to emerging evidence and consultation responses to the previous consultation periods some of the criteria have not been included in the revised policy.

The following options are deemed the most appropriate to include in the revised policy and have scored highly through the appraisal:

Option 7 – Request that developments are located in accessible locations and take account of the accessibility needs between uses

Option 8 – Request that new residential developments must meet the current Code for Sustainable Homes standards contained within the RSS

Option 10 – Ensure energy efficiency through siting and orientation and through energy conservation measures

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Option 11 – Protect, conserve, manage and enhance natural and built heritage assets

Option 12 – proposals for medium and large-scale development (greater than 5 residential units or 1,000 square metres for non-residential developments) should be accompanied by a sustainability statement demonstrating that at least the ‘good’ standards, and wherever possible ‘best practice’ standards, as set out in the West Midlands Sustainability Checklist for Development, are achieved for each category in the Checklist

Option 13 - demonstrate that the use of sustainable, locally sourced and recycled materials has been considered

Option 14 - the retrofit of the existing housing stock with improved insulation and water saving devices will be sought

Option 15 - low carbon vehicle infrastructure in appropriate developments and locations will be encouraged

Option 8 has been updated to reflect the changes in planning policy and now requests that all new residential development meets the current national standards of the Code for Sustainable Homes. It is considered that this would achieve the same sustainability appraisal score and would therefore be appropriate to pursue.

This Policy also contains a requirement to ensure all new non-domestic development must be assessed against the BREEAM assessment method, this option has been appraised below under Issue 8.

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7. Proportion of Renewable Energy in New Developments

Issue/Question - What proportion of renewable energy should be required from all new development?

Option 1 - The standard request rate, as stated in the West Midlands Regional Spatial Strategy Preferred Option document (currently 10%)

Option 2 - To improve on current standards (20%), please specify why you think this and any evidence you have for this

Option 3 - Business as Usual / Do nothing

There were no suitable alternative options presented to the Borough Council at Issues and Options consultation stage.

New options to consider in policy which have emerged from Preferred Draft Core Strategy consultation:

A number of options were presented at Preferred Draft Core Strategy stage. As Issue 7 was presented along with Issue 6 as a combined Policy at Preferred Draft Core Strategy Stage the alternative Options presented have been appraised above in relation to issue 6.

1	2	3	Comments/Explanation
++	++	--	Implementing Option 1 is likely to result in a positive effect on SA Objectives 2, 6 and 18 and there are no likely negative effects predicted.
			Implementing Option 2 is likely to result in a positive effect on SA Objectives 2, 6 and 18 and there are no likely negative effects predicted.
2	2	-2	Implementing Option 3 is likely to result in a negative effect on SA Objectives 2, 6 and 18 and there are no likely positive effects predicted.

The effects predicted for all of the options would have an impact felt on a Borough-wide scale, however Options 1 and 2 would be measures implemented at a local level in the hope of combating the global issue of Climate Change. The likelihood of the effects working towards or against achieving SA Objectives 2 and 18 is certain but only relative to the local level. The likelihood of the effect working towards or against achieving SA Objective 6 would be very likely but only relative to the local level.

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Core Strategy DPD Objective	1	2	3
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	+	+	-
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	++	++	--
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features	+	+	-
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	0	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+6	+6	-6

Analysis for Preferred Draft Core Strategy (October 2008):

The SA Scoring of options has determined that both Option 1 and Option 2 are the most sustainable options. Either option can be presented as the preferred approach in the Preferred Draft Core Strategy however implementation of both options is not possible therefore consideration of comments received during consultation and other available evidence would need to inform the preferred option. Option 3 scored very poorly and is therefore not considered to be a suitable alternative option to deal with this issue.

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Analysis for Revised Preferred Draft Core Strategy (October 2008):

The option to include a Policy considering the proportion of renewable energy in new development was not included as a separate policy at Preferred Draft Core Strategy stage because it was considered more appropriate to have this approach within a broader climate change policy.

The Preferred Draft Core Strategy implemented an Option that was deemed the most appropriate after considering all alternatives as part of the SA and the Evidence Base. This Option presented a Policy which contained a range of criteria that new developments should implement in order to adapt and mitigate to the effects of climate change. The alternative option presented as the Preferred Draft Core Strategy Stage have been appraised and detailed above in relation to Issue 6.

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8. Standards of Development

Issue/Question - What should Redditch Borough request in terms of feasible level/ standards for all new development to meet?

Option 1 - Level 4 or above of the Code for Sustainable Homes should be requested on all new housing

Option 2 - The Code for Sustainable Homes standard sought in the Borough should only be the same as that sought regionally (currently Level 3 in the WMRSS Preferred Option document)

Option 3 - Some other level for residential development, please specify why you think this and provide any evidence you have for this

Option 4 - Require all new non-residential developments to achieve at least 'very good' BREEAM rating (a recognised independent assessment of the environmental performance of buildings)

Option 5 - Some other level for non-residential development, please specify why you think this and provide any evidence you have for this

Option 6 - Business as Usual / Do nothing

There were no suitable alternative options presented to the Borough Council at Issues and Options consultation stage.

New options to consider in policy which have emerged from Preferred Draft Core Strategy consultation:

A number of options were presented at Preferred Draft Core Strategy stage. As Issue 7 was presented along with Issue 6 as a combined Policy at Preferred Draft Core Strategy Stage the alternative Options presented have been appraised above in relation to issue 6.

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1	2	3	4	5	6	Comments/Explanation
++	++	N/A	++	N/A	--	<p>Implementing Option 1 is likely to result in a positive effect on SA Objectives 1, 2, 6, 7, 8, 11, 16 and 18; however there is a possible small negative effect on SA Objective 10.</p> <p>Implementing Option 2 is likely to result in a positive effect on SA Objectives 1, 2, 6, 7, 8, 11, 16 and 18; however there is a possible small negative effect on SA Objective 10.</p> <p>Implementation of Option 3 is no longer applicable because consultation on alternative options has already taken place.</p>
2	2	N/A	2	N/A	-2	<p>Implementing Option 4 is likely to result in a positive effect on SA Objectives 1, 2, 6, 7, 8, 11, 16 and 18; however there is a possible small negative effect on SA Objective 10.</p> <p>Implementation of Option 5 is no longer applicable because consultation on alternative options has already taken place.</p> <p>Implementing Option 6 is likely to result in a negative effect on SA Objectives 1, 2, 6, 7, 8, 11 and 18 and there are no predicted positive effects.</p>

The effects predicted for all of the options would have an impact felt on a Borough-wide scale, however Options 1 to 3 would be measures implemented at a local level in the hope of combating the global issue of Climate Change. The likelihood of the effect working towards or against achieving SA Objective 1 would be very likely. The likelihood of the effects on achieving SA Objectives 2 and 18 is certain but only relative to the local level. The likelihood of the effects working towards or against achieving SA Objectives 6, 7, 8, 11 and 16 would be fairly likely. The likelihood of the effect working towards or against achieving SA Objective 10 would be likely to a small extent.

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Core Strategy DPD Objective	1	2	3	4	5	6
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	N/A	0	N/A	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	-	++	N/A	-	N/A	--
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	++	++	N/A	++	N/A	--
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features	+	++	N/A	++	N/A	0
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	0	0	N/A	0	N/A	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	N/A	0	N/A	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	N/A	0	N/A	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	N/A	0	N/A	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	N/A	0	N/A	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	N/A	0	N/A	0
11. To protect and enhance water, air and soil and minimise flood risk;	+/-	+/-	N/A	+/-	N/A	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+4	+8	N/A	+5	N/A	-6

Analysis for Preferred Draft Core Strategy (October 2008):

The SA scoring of options has determined that Option 2 is the most sustainable option, and therefore should be the preferred approach to be presented in the Preferred Draft Core Strategy, subject to consideration of comments received during consultation. Options 1 and 4 also scored well and could be considered as alternatives however it is not likely that requirements above the WMRSS targets could be justified in Redditch Borough. Also, Option 4 can be taken forward as another preferred approach in the Preferred Draft Core Strategy in addition to Option 2; however Option 1 cannot be done in tandem with Option 2 therefore it is not to be considered as a suitable alternative option. Option 3 and Option 5 are no longer

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relevant for inclusion as an approach because they are not considered to be relevant options to deal with the issue. Option 6 scored significantly poorly and it is therefore not suitable as an alternative option to deal with this issue.

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The option to include a Policy considering the standards of new development was not included as a separate policy at Preferred Draft Core Strategy stage because it was considered more appropriate to have this approach within a broader climate change policy.

The Preferred Draft Core Strategy implemented an Option that was deemed the most appropriate after considering all alternatives as part of the SA and the Evidence Base. This Option presented a Policy which contained a range of criteria that new developments should implement in order to adapt and mitigate to the effects of climate change. The alternative option presented as the Preferred Draft Core Strategy Stage have been appraised and detailed above in relation to Issue 6, in particular Option 4 has been implemented as part of a wider climate change policy.

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9. Sustaining Redditch Borough's Rural Area

Issue/Question - How can we support the economy of the rural areas of Redditch?

Option 1 - Focus on the reuse of buildings for economic purposes in preference to residential

Option 2 - Support farm diversification in appropriate circumstances

Option 3 - Encourage the provision of, and expansion and improvement of, static caravan parks or holiday chalet developments

Option 4 - Rely on Regional Planning Policy Guidance in the Regional Spatial Strategy

Option 5 - Encourage the development of local shops and services in Feckenham, because the village can sustain them

Option 6 - Business as Usual / Do nothing

New options to consider in policy which have emerged from consultation:

The following were considered to be the alternative viable options suggested during consultation on issues and options:

Option 7 - If deposits of building stone are found in the Borough consider the potential for employment generated in extracting these.

There were no suitable alternative options presented to the Borough Council at Preferred Draft Core Strategy consultation stage.

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1	2	3	4	5	6	7	Comments/Explanation
++	++	+	+	+	--	0	<p>Implementing Option 1 is likely to result in a positive effect on SA Objectives 4, 6, 16 and 17, however there is likely to be a negative effect on SA Objective 13.</p> <p>Implementing Option 2 is likely to result in a positive effect on SA Objectives 4, 6, 16 and 17, however there is likely to be a negative effect on SA Objective 13.</p> <p>Implementing Option 3 is likely to result in a positive effect on SA Objectives 13 and 16, however there is likely to be a negative effect on SA Objective 10.</p>
2	2	1	1	1	-2	0	<p>Implementing Option 4 is likely to result in a positive effect on SA Objectives 4, 6, 16, 17 and 18 and there are no predicted negative effects.</p> <p>Implementing Option 5 is likely to result in a positive effect on SA Objective 5, however there may possibly be a negative effect on SA Objective 9. An effect is also predicted for SA Objective 3, however it is not known if this is likely to be a positive or negative effect.</p> <p>Implementing Option 6 is likely to result in a negative effect on SA Objectives 3, 4, 5, 6, 16 and 17.</p> <p>Implementing Option 7 is not likely to have any impacts upon the SA Objectives.</p>

The effects predicted for Options 1 to 5 are more likely to affect the rural areas of Redditch Borough. The effects of implementing Option 5 would be felt at a more local level, perhaps only of benefit to the residents of the village of Feckenham. The likelihood of the effect working towards or against SA Objective 4 would be minimal, and achievement of this Objective would have to be through other means. The likelihood of the effect working towards or against SA Objectives 5 and 6 would be fairly likely; however the achievement of this Objective would have to be through other means. The likelihood of the negative effect working against SA Objective 9 is only likely if Option 5 were to be implemented as there may be potential effects for the District Centre of Astwood Bank. The likelihood of the effect working towards or against SA Objective 10 would be likely. The likelihood of the effects working towards or against SA Objectives 13, 16 and 17 is very likely with the implementation of Options 1 and 3. The likelihood of the effect working towards or against SA Objective 3 is unknown.

Appendix B

Core Strategy DPD Objective	1	2	3	4	5	6	7
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity	0	0	+/-	0	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	?	0	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	++	++	-	+/-	0	-	0
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	+	0	?	+	+/-	-	?
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	+	+	++	+	+	-	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0	-	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	+/-	+/-	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	--	0	+	+	0	-	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	++	+	+	+	+	-	+
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0	0	+	-
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+6	+6	+4	+5	+3	-7	0

Analysis for Preferred Draft Core Strategy (October 2008):

The SA scoring of options determined that Option 1 and Option 2 are the most sustainable options, and therefore were considered to be the preferred approaches presented in the Preferred Draft Core Strategy. Option 3 scored well against sustainability and had potential to be broadly incorporated into the Preferred Draft Core Strategy alongside Options 1 and 2. Option 4 Option 5, and Option 7 had overall positive sustainability effects however they were not taken forward as preferred approaches because they did not score as highly as Option 1 and Option 2 and would not resolve the issues at the local level. Option 6 scored significantly poorly and were therefore not suitable alternative options for consideration to resolve this issue.

Appendix B

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented Options 1 and 2; no new options have emerged since the publication of the Preferred Draft Core Strategy. As Options 1 and 2 remain the most sustainable options it is proposed that these options be taken forward into the revised Preferred Draft Core Strategy. The other options mentioned above with potential positive sustainable outcomes could also be taken forward, however it is acknowledged that these were not pursued previously.

Appendix B

10. Coalescence of Settlements

Issue/Question - How can we ensure that one of the purposes of Green Belts (to prevent the coalescence of settlements) is not undermined between Redditch and Astwood Bank?

Option 1 - The landscape characteristics of Redditch Borough are well-defined in these areas of Green Belt and should be protected for their landscape value alone

Option 2 - Rely on National Policy in Planning Policy Guidance 2: Green Belt

Option 3 - Business as Usual / Do nothing

There were no suitable alternative options presented to the Borough Council at Issues and Options consultation stage.

1	2	3	Comments/Explanation
+	+	-	Implementing Option 1 is likely to result in a positive effect on SA Objectives 10 and 17 and there are no predicted negative effects.
1	1	-1	Implementing Option 2 is likely to result in a positive effect on SA Objective 17 and there are no predicted negative effects.

The effects predicted for all options above are more likely to affect the areas of Redditch Borough designated as Green Belt and areas conspicuous from the Green Belt. The likelihood of the effects working towards or against SA Objectives 10 and 17 are certain.

Appendix B

Core Strategy DPD Objective	1	2	3
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and townscape and its best distinctive features;	++	++	--
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	0	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	+	+	-
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	-	-	+
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	-	-	+
11. To protect and enhance water, air and soil and minimise flood risk;	++	++	--
12 Ensuring there is a range of health facilities that support existing and new communities.	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+4	+4	-4

Analysis for Preferred Draft Core Strategy (October 2008):

The SA Scoring of options has determined that Option 1 and Option 2 are the most sustainable options, however only one option can form the preferred approach to be presented in the Preferred Draft Core Strategy and this is to be determined following consideration of comments received during consultation and other relevant evidence. Option 3 scored significantly poorly and is therefore not to be considered as a suitable alternative option to deal with this issue.

Analysis for Revised Preferred Draft Core Strategy (November 2010):

Limited content on the coalescence of settlements featured in the PDCS. This was because option 2 is considered a stronger, more locally relevant way forward. There were no suitable alternative options presented to the Borough Council at PDCS stage or as part of Redditch's development options consultation therefore there is no further SA analysis required.

Appendix B

14. Tall Buildings

Issue/Question - Should Redditch Borough adopt a local policy on tall buildings for a range of uses, if so, where?

Option 1 - Progress a policy on tall buildings appropriate to the local circumstances for the Town Centre only

Option 2 - Progress a policy on tall buildings appropriate to the local circumstances for the whole Borough

Option 3 - Progress a policy on tall buildings appropriate to local circumstances only in certain parts of the Borough, if so where and please provide a reason why?

Option 4 - Rely on National Planning Policy and Guidance on tall buildings from English Heritage and CABE (2007) for the consideration of tall building proposals (Equivalent to Business as Usual / Do nothing)

There were no suitable alternative options presented to the Borough Council at Issues and Options consultation stage or Preferred Draft Core Strategy stage.

1	2	3	4	Comments/Explanation
+	+	?	+	Implementing Option 1 is likely to result in a positive effect on SA Objectives 10 and 17 and there are no likely negative effects predicted.
				Implementing Option 2 is likely to result in a positive effect on SA Objectives 10 and 17 and there are no likely negative effects predicted.
				It is not possible to predict the effects of implementing Option 3 because it is not determined which areas would benefit from a tall buildings policy.
1	1	0	1	Implementing Option 4 is likely to result in a positive effect on SA Objectives 10 and 17, however this option would not maximise the potential benefits of SA Objective 17 to its fullest extent. There are no likely negative effects predicted.

The effects predicted for Options 1 to 4 would be noticeable on a Borough-wide scale. The likelihood of the effects working towards or against SA Objectives 10 and 17 would be certain.

Appendix B

Core Strategy DPD Objective	1	2	3	4
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features	++	++	++	++
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	++	++	++	++
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	+	0	?	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	++	++	++	++
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	++	++	++	++
11. To protect and enhance water, air and soil and minimise flood risk;	++	++	++	++
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+12	+11	+10	+11

Analysis for Preferred Draft Core Strategy (October 2008):

The SA Scoring of options has determined that Option 1 is the most sustainable option, and is the preferred approach for the Preferred Draft Core Strategy and this will be considered in tandem with comments received during consultation and other relevant evidence. All other options scored significantly well as alternative options, so any could be considered as reasonable alternatives, however only one policy approach can be implemented to deal with this issue.

Analysis for Revised Preferred Draft Core Strategy (November 2010):

There was no specific policy on tall buildings in the Preferred Draft Core Strategy because it was deemed that the best approach was to rely on national planning policy, English Heritage and CABE guidance as there wasn't any locally specific issues triggering a need for a local policy.

Appendix B

Key Issue C – Creating a Borough where Business can thrive

15. Location of Employment

Issue/Question - Where should employment growth be located in order to contribute to sustainable development?

Option 1 - Adjacent to new residential development in all circumstances

Option 2 - Adjacent to new residential development where there is suitable infrastructure for industrial development

Option 3 - Concentrate in and around existing employment sites

Option 4 - Principally in and around existing employment sites with the remainder distributed in relation to the location of new housing

Option 5 - Concentrate development along main transport routes

Option 6 - Locate employment land adjacent to attractive surroundings

Option 7 - Business as Usual / Do nothing

There were no suitable alternative options presented to the Borough Council at Issues and Options consultation stage.

New options to consider in policy which have emerged from Preferred Draft Core Strategy consultation:

Option 8 – Do not develop new factories as there are current ones vacant and being re-developed as housing.

Option 9 – Make specific reference to waste management facilities in the policy

Option 10 – Consultation with Economic Development to ascertain the most appropriate usage on employment sites

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1	2	3	4	5	Comments/Explanation
-	+	-	-	-	Implementing Option 1 is likely to result in a positive effect on SA Objective 3, however it is also likely to result in negative effects on SA Objectives 6, 10, 12 and 16.
					Implementing Option 2 is likely to result in a positive effect on SA Objective 3, however it is also likely to result in negative effects on SA Objectives 6, 10, 12 and 16.
					Implementing Option 3 is likely to result in a positive effect on SA Objectives 3 and 10, however it is also likely to result in negative effects on SA Objectives 16 and 17.
-1	1	-1	-1	-1	Implementing Option 4 is likely to result in a positive effect on SA Objectives 3 and 10, however it is also likely to result in negative effects on SA Objectives 16 and 17.
					Implementing Option 5 is likely to result in a positive effect on SA Objective 3, however it is also likely to result in negative effects on SA Objectives 16 and 17.

6	7	8	9	10	Comments/Explanation
--	--	-	++	++	Implementing Option 6 is likely to result in a negative effect on SA Objectives 3, 7, 10, 11, 16 and 17.
					Implementing Option 7 is likely to result in a negative effect on SA Objectives 3, 4, 6, 7, 10, 11, 14, 16 and 17.
					Implementing Option 8 is likely to result in a positive effect on SA objective 13 and a negative effect on SA Objectives 4 and 6.
-2	-2	-1	+2	+2	Implementing Option 9 is likely to result in a positive effect on SA Objectives 1, 2 and 6.
					Implementing Option 10 is likely to result in a positive effect on SA objectives 4 and 6.

The effects predicted for Options 1 to 10 would be noticeable on a Borough-wide scale. The likelihood of the effects working towards or against SA Objectives 3, 4, 6 and 17 would be very likely in all cases. The likelihood of the effects working towards or against SA Objectives 1, 2, 7, 10, 11, 12, 13 and 16 would be fairly likely.

Appendix B

Core Strategy DPD Objective	1	2	3	4	5
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity	?	?	?	?	?
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	?	?	?	?	-
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	+	++	+/-	+/-	++
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	+	+	+	+	+
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0	0
13. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 1	+ 4	0	0	+ 1

Appendix B

Core Strategy DPD Objective	6	7	8	9	10
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity	--	-	+/-	?	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	+	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	-	-	+/-	?	0
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	-	-	+/-	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	-	+/-	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	+	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	+	0	--	+	++
11. To protect and enhance water, air and soil and minimise flood risk;	-	+/-	0	0	0
14. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	-6	-5	-2	+4	+4

Analysis for Preferred Draft Core Strategy (October 2008):

The SA Scoring of options determined that Option 2 was the most sustainable option and should therefore be presented as the preferred approach in the Preferred Draft Core Strategy. Option 5 also scored positively as a sustainable option and was proposed for consideration when preparing a suitable policy approach alongside Option 2. Both Option 3 and Option 4 had no predicted positive or negative effects on sustainability and were therefore not considered to be suitable alternative options to deal with the issues. Option 1, Option 6 and Option 7 were not considered to be suitable alternative options to deal with the issue because they scored negatively.

Appendix B

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented elements of options 2 and 4, although it should be noted that these were incorporated as criteria elements of the policy whereby any proposed sites that had not been identified in the Employment Land Review could come forward for employment purposes subject the criteria being met.

New options to include in policy have emerged including:

- Do not develop new factories as there are current ones vacant and being re-developed as housing.
- Make specific reference to waste management facilities in the policy
- Consultation with Economic Development to ascertain the most appropriate usage on employment sites

Options 9 and 10 score positively and are therefore considered appropriate for consideration for inclusion in the Revised Preferred Draft Core Strategy. Option 7 scored negatively and from an SA perspective should not be pursued. In relation to previous options 1, 2 and 5 score positively and therefore could be considered for inclusion. Options 3, 4 and 6 either scored neutral or negatively and therefore do not deal with the issue highlighted from a sustainability point of view.

Appendix B

15b. Location of Employment

Issue/Question - How should the Borough of Redditch meet its Employment Land requirement?

Option 1 - Identify small to medium sized locations for employment growth based on market forces

Option 2 - Rely on an Employment Land Review to identify the most appropriate approach

Option 3 - Business as Usual / Do nothing

There were no suitable alternative options presented to the Borough Council at Issues and Options or Preferred Options consultation stage.

1	2	3	Comments/Explanation
-	++	--	Implementing Option 1 is likely to result in a negative effect on SA Objectives 4, 6 and 14 and there are no likely positive effects predicted.
-1	2	-2	Implementing Option 2 is likely to result in a positive effect on SA Objectives 4, 6, 14 and 17 and there are no likely negative effects predicted.
			Implementing Option 3 is likely to result in a negative effect on SA Objectives 4, 6 and 14 and there are no likely positive effects predicted.

The effects predicted for Options 1 to 3 would be noticeable on a Borough-wide scale. The likelihood of the effects working towards or against SA Objective 4, 6 and 17 would be certain. The likelihood of the effects working towards or against SA Objective 14 would be fairly likely.

Appendix B

Core Strategy DPD Objective	1	2	3
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity	-	-	-
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	+/-	+	-
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	+/-	+	-
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	++	++	-
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	0	+5	-6

Analysis for Preferred Draft Core Strategy (October 2008):

The SA Scoring of options determined that Option 2 was the most sustainable option, and it was therefore considered to be the preferred approach for the Preferred Draft Core Strategy. Option 1 and Option 3 scored poorly and therefore were not considered suitable alternative policy approaches to be progressed.

Analysis for Revised Preferred Draft Core Strategy (November 2010):

There were no suitable alternative options presented to the Borough Council at Issues and Options or Preferred Options consultation stage.

Appendix B

The update to this analysis still determines that option 2 is the most sustainable options, and it is therefore proposed that this option be taken forward in the Revised Preferred Draft Core Strategy. Again both options 1 and 3 scored poorly and it is proposed that they are not taken forward.

Appendix B

16. Existing Employment Areas

Issue/Question - What is the best approach towards Redditch's employment areas?

- Option 1** - Protect all employment sites for employment purposes that demonstrate they have market attractiveness and viability; physical suitability of land for employment purposes; are served by high quality public transport and have potential for contributing to employment land requirement (This will be assessed through the Employment Land Review).
- Option 2** - Encourage existing companies to participate in the revival of local business communities by establishing local partnerships
- Option 3** - Prioritise areas for funding regimes, with areas in need of renewal being identified through the Employment Land Review
- Option 4** - Business as Usual / Do nothing

There were no suitable alternative options presented to the Borough Council at Issues and Options consultation stage

New options to consider in policy which have emerged from Preferred Draft Core Strategy consultation:

- Option 5** – Incorporate additional criteria to policy which state: “it is no longer viable as an employment area either following a period of unsuccessful marketing or undertaking a viability assessment”.
- Option 6** – Develop criteria to assist with determining where a site is no longer viable
- Option 7** – Restrict non-employment development on sites that would result in a shortage of employment land in that area

Appendix B

1	2	3	4	5	6	7	Comments/Explanation
							<p>Implementing Option 1 is likely to result in a positive effect on SA Objective 6 and there are no likely negative effects predicted.</p> <p>Implementing Option 2 is likely to result in a positive effect on SA Objectives 4 and 5 and there are no likely negative effects predicted.</p> <p>Implementing Option 3 is likely to result in a positive effect on SA Objectives 5, 6, 10, 16 and 17 and there are no likely negative effects predicted.</p> <p>Implementing Option 4 is likely to result in a negative effect on SA Objectives 4, 5, 6, 10, 11, 16 and 17 and there are no likely negative effects predicted.</p>
+	+	+	-	+	+	+	
1	1	1	-1	1	1	1	<p>Implementing Option 5 is likely to result in a positive effect on SA Objective 13 and a neutral effect against SA Objectives 4 and 6 and there are no likely negative effects predicted.</p> <p>Implementing Option 6 is likely to result in a positive effect on SA Objective 13 and a neutral effect against SA Objectives 4 and 6 and there are no likely negative effects predicted.</p> <p>Implementing Option 7 is likely to result in a positive effect on SA Objectives 4, 6 and 14 and there are no likely negative effects predicted.</p>

The effects predicted for Options 1, 2, 3, 5, 6 and 7 would be noticeable on a Borough-wide scale and Option 4 would be predominantly noticeable in areas in need of renewal. The likelihood of the effect working towards or against Objective 3 would be fairly likely with regards to Option 2. The likelihood of the effect working towards or against SA Objectives 4, 5, 6 and 17 would be very likely. The likelihood of the effects working towards or against SA Objectives 10, 11, 13 and 16 would be fairly likely. The likelihood of working towards or against Objective 13 is not particularly likely, the purpose of the policy is not necessarily to achieve this outcome.

Appendix B

Core Strategy DPD Objective	1	2	3	4	5	6	7
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity	0	0	0	0	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	0	0	+	0	0	0	0
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	++	0	+	-	0	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	0	0	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	+	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	-	0	0	0	+	+	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	++	+	++	--	-	-	++
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 5	+ 2	+ 6	-4	+ 1	+ 1	+ 3

Analysis for Preferred Draft Core Strategy (October 2008):

The SA Scoring of options has determined that Option 3 was the most sustainable option, and therefore was considered for inclusion in the Preferred Draft Core Strategy in line with other evidence and comments received during consultation. Option 1 also scored well as an option and also warranted consideration for inclusion in the Preferred Draft Core Strategy. Option 2 scored well against sustainability but not as well as other options because it would not deal with the identified issue and it was therefore not considered to be a suitable option. Option 4 scored significantly poorly and was therefore not suitable as an alternative option.

Appendix B

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented Option 1 but in addition set out some criteria to help guide developers where it may be feasible for non employment development to developed in employment areas.

New options to include in policy have emerged including:

- Incorporate additional criteria to policy which state: "it is no longer viable as an employment area either following a period of unsuccessful marketing or undertaking a viability assessment".
- Develop criteria to assist with determining where a site is no longer viable
- Restrict non-employment development on sites that would result in a shortage of employment land in that area

All of these new options have scored well in the SA process, in particular option 7 scores particularly well. It should be noted that options 5 and 6 score positively due to the fact that there is the chance that SA objective 13 and Core Strategy objective 9 may be met. In reality the purpose of including these options within the policy is to assist with protecting employment land rather than encourage alternative development, however where it is identified that the employment land is not developable for employment purposes against the options contained within the policy it is considered that there is a likelihood that a housing may be delivered on the site.

Appendix B

17. Diversification of the economy (previously: High Technology Corridor (HTC) and Economic Growth)

Issue/Question - How can the economy be diversified and should links with the High Technology Corridor be encouraged?

Option 1 - Actively encourage high technology industries into the Borough of Redditch by promoting specific high technology employment zones

Option 2 - No specific encouragement to promoting high technology areas

Option 3 - Establish links with Higher and further education institutions to tap into HTC industry

Option 4 - Business as Usual / Do nothing

There were no suitable alternative options presented to the Borough Council at Issues and Options or Preferred Draft Core Strategy consultation stage.

1	2	3	4	Comments/Explanation
++	--	++	--	Implementing Option 1 is likely to result in a positive effect on SA Objectives 4, 6, 12 and 14 and there are no likely negative effects predicted.
				Implementing Option 2 is likely to result in a negative effect on SA Objectives 4, 6, 12 and 14 and there are no likely positive effects predicted.
2	-2	2	-2	Implementing Option 3 is likely to result in a positive effect on SA Objectives 4, 6, 12 and 14 and there are no likely negative effects predicted.
				Implementing Option 4 is likely to result in a negative effect on SA Objectives 4, 6, 12 and 14 and there are no likely positive effects predicted.

The effects predicted for Options 1 to 3 would be noticeable on a Borough-wide scale. The likelihood of the effects working towards or against SA Objectives 4 and 6 would be very likely. The likelihood of the effects working towards or against SA Objectives 12 and 14 is a small possibility.

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Core Strategy DPD Objective	1	2	3	4
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity	0	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	0	0	0	0
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	0	0	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	++	-	+	--
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0
13. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 4	-3	+ 3	-4

Analysis for Preferred Draft Core Strategy (October 2008):

The SA Scoring of options determined that Option 1 and Option 3 were the most sustainable options, and are therefore the preferred approaches to be presented in the Preferred Draft Core Strategy. It was proposed that these options could have been implemented in tandem, and a suitable policy approach could have incorporated both of these options simultaneously. Option 2 and Option 4 scored poorly as options to deal with this issue and are therefore not suitable alternative policy options.

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Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented Options 1 and 3 simultaneously as was suggested during the SA process. The revised SA scoring process has determined that options 1 and 3 would be the most sustainable and it is proposed that these options should be taken forward. Options 2 and 4 are still considered unsustainable and should not progressed.

Appendix B

18. Redditch Town Centre

Issue/Question - How can we maintain the vitality and viability of Redditch Town Centre?

- Option 1** - Place Redditch Town Centre at the top of the Hierarchy of Centres, as the preferable location for major retail developments, uses which attract large numbers of people and large scale offices
- Option 2** - Place Redditch Town Centre at the top of the Development Strategy, as the preferable location for housing
- Option 3** - Expand the Town Centre boundary to accommodate retail and office development needs set out in the WMRSS
- Option 4** - Business as Usual / Do nothing

There were no suitable alternative options presented to the Borough Council at issues and options stage.

Outcome of Preferred Draft Core Strategy consultation

- Option 5** - Land at Edward Street would be an ideal site for 'Redditch Heritage Museum' with a small urban park and facilities for coaches.
- Option 6** - Improve connectivity between the key areas and the prominence of the retail core.
- Option 7** - Short to medium term external signage should be considered and improvements to the external treatment of the shopping centre.
- Option 8** - Lower the comparison floor space figure due to the economic climate
- Option 9** - Edward Street and Church Rd should be aimed at families who can't afford to buy properties such as low cost fuel efficient flats to rent
- Option 10** – Church Rd site should be developed for housing and offices
- Option 11** – Edward Street should be developed for housing and offices
- Option 12** – Redevelop old job centre and redundant market area
- Option 13** – To have no additional retail or office development
- Option 14** – Develop public toilets
- Option 15** - plan for approximately 30,000sqm of comparison floorspace for the period up until 2021 and aim to make provision for an additional 20,000sqm floorspace between 2021 and 2026 within the Town Centre.
- Option 16** - redevelopment and diversification of the Town Centre providing vibrant mixed use areas;
- Option 17** - promote the appropriate re-use and redevelopment of land and existing floorspace within or immediately adjacent to the Town Centre
- Option 18** – Town Centres to serve the Borough as a whole and be the preferred location for leisure, entertainment and cultural activities;

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Option 19 – Town Centre to be the preferred location for major retail developments, large scale leisure, tourist, social and community venues and large scale office uses (Class B1a) , and other uses that attract large numbers of people.

1	2	3	4	5	Comments/Explanation
					Implementing Option 1 is likely to result in a positive effect on SA Objectives 3, 9 and 17 and there are no predicted negative effects.
+	+	+	-	++	Implementing Option 2 is likely to result in a positive effect on SA Objectives 3, 9 and 17 and there are no predicted negative effects.
					Implementing Option 3 is likely to result in a positive effect on SA Objectives 3, 6, 9 and 17 and there are no predicted negative effects.
1	1	1	-1	2	Implementing Option 4 is likely to result in a negative effect on SA Objectives 3, 6, 9 and 17 and there are no predicted positive effects.
					Implementing Option 5 is likely to result in a positive effect on SA Objectives 3, 8, 9, 10, 11, 16, and 17. There is an unknown effect on SA Objective 4 and there are no predicted negative effects.
6	7	8	9	10	Comments/Explanation
					Implementing Option 6 is likely to result in a positive effect on SA objectives 3 and 9. There is an unknown effect on all other SA objectives and there are no predicted negative effects.
+	+	?	+	++	Implementing Option 7 is likely to result in a positive effect on SA objectives 3 and 9. There is an unknown effect on all other SA objectives and there are no predicted negative effects.
					Implementing Option 8 will have an unknown effect on all SA objectives.
1	1	0	1	2	Implementing Option 9 is likely to result in a positive effect on SA Objectives 3, 13 and 16. There is an unknown effect on all other SA objectives with no predicted negative effects.
					Implementing Options 10 & 11 are likely to result in a positive effect on SA Objectives 3, 4, 6, 9, 10, 13 and 16. There is an unknown effect on all other SA objectives with no predicted negative effects.

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11	12	13	14	15	Comments/Explanation
++	++	-	+	+	Implementing Option 12 is likely to result in a positive effect on SA Objectives 4, 6, 9, 10, 15 and 17 and there are no negative effects. Mitigation measures – redevelopment would have to include offices for it to be a positive effect on objectives 4 & 6.
					Implementing Option 13 is likely to result in a negative effect on SA Objectives 4, 6 and 9 and there are no predicted positive effects.
2	2	-1	1	1	Implementing Option 14 is likely to result in a positive effect on SA Objectives 9 and there are no predicted negative effects.
					Implementing Option 15 is likely to result in a positive effect on SA Objectives 4, 9 and 10 and there are no predicted negative effects.

16	17	18	19	Comments/Explanation
++	++	++	+++	Implementing Option 16 is likely to result in a positive effect on SA Objectives 4, 5, 9, 10, 13 and 15 and there are no predicted negative effects.
				Implementing Option 17 is likely to result in a positive effect on SA Objectives 4, 5, 6, 9, 10, 14, 15 and 17 and there are no predicted negative effects. (mitigation that Edward Street and Church Rd Developed)
2	2	2	3	Implementing Option 18 is likely to result in a positive effect on SA Objectives 4, 5, 6, 9, 10, 14 and 15 and there are no predicted negative effects. (mitigation that Edward Street and Church Rd Developed)
				Implementing Option 19 is likely to result in a positive effect on SA Objectives 3, 4, 5, 6, 9, 10, 14 and 17 and there are no predicted negative effects.

The effects predicted for Options 1 to 4, 7, 8, 13 and 15-19 would be noticeable on a Borough-wide scale. The effect predicted for Option 5, 6, 0-12 and 14 would be noticeable in the vicinity of the Town Centre. The likelihood of the effects working towards or against SA Objectives 3, 4, 9 and 10 would be certain. The likelihood of the effect working towards or against SA Objective 6 would be fairly likely in relation to Options 3 and 4. The likelihood of the effect working towards or against SA Objective 15 and 17 would be very likely.

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Core Strategy DPD Objectives	1	2	3	4	5
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	0	0	+
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	0	0	0	0	+
5. To encourage safer, sustainable travel patterns, improve accessibility and achieving a balance between road hierarchy principles of Redditch New Town with reducing the need to travel;	+	+	+	-	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	+	0	+	-	+
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	+	+	+	-	+
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	+	0	-	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	+	0	0	-	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+5	+4	+4	-6	+6

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Core Strategy DPD Objectives	6	7	8	9	10
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	+	0	0	0	0
5. To encourage safer, sustainable travel patterns, improve accessibility and achieving a balance between road hierarchy principles of Redditch New Town with reducing the need to travel;	+	0	0	+	+
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	+	+	-	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	+	+	-	+	+
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0	+	+
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	0	0	+
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+5	+3	-2	+4	+6

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Core Strategy DPD Objectives	11	12	13	14	15
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	0	0	0	0	0
5. To encourage safer, sustainable travel patterns, improve accessibility and achieving a balance between road hierarchy principles of Redditch New Town with reducing the need to travel;	+	+	-	0	+
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	+	-	+	+
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	+	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	+	+	-	+	+
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	+	+	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	+	+	-	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+6	+8	-5	+3	+4

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Core Strategy DPD Objectives	16	17	18	19
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	+	+	0	+
5. To encourage safer, sustainable travel patterns, improve accessibility and achieving a balance between road hierarchy principles of Redditch New Town with reducing the need to travel;	+	+	+	+
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	+	+	+	+
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	+	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	+	+	+	+
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	+	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	+	+	0	+
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	+	0	0	+
TOTAL SCORE (appraisal against SA Objectives score is included)	+10	+7	+5	+9

The SA Scoring of options has determined that Option 16 is the most sustainable scoring significantly higher than other options, and is therefore the preferred approach to be presented in the Preferred Draft Core Strategy. Option 12, 17 and 19 also scored highly in terms of sustainability and could be implemented as a preferred approach alongside Option 16 subject to consideration of other evidence and comments received during consultation. Option 4 scored significantly poorly and is therefore not a suitable alternative policy option to deal with this issue.

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented options 16, 17 and 19 as principles to be applied in the Town Centre.

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New option to include in policy is to redevelop the old job centre and redundant market area however this option is previously developed land and is already included in option 17.

Options 5, 6, 10, 11 and 18 score positively and are therefore considered appropriate for consideration for inclusion in the Revised Preferred Draft Core Strategy. Option 8 and 13 scored negatively and from an SA perspective should not be pursued.

Appendix B

18b. Redditch Town Centre

Issue/Question - How can we improve Redditch Town Centre's night time economy?

- Option 1** - Secure monies from Town Centre developments for facilities for families to be provided in the Town Centre as part of a planning obligations policy
- Option 2** - Secure monies from Borough wide development for facilities for families to be provided in the Town Centre as part of a planning obligations policy
- Option 3** - Encourage the provision of uses likely to promote a family orientated night time economy
- Option 4** - Business as Usual / Do nothing

There were no suitable alternative options presented to the Borough Council at issues and options consultation stage.

Outcome of Preferred Draft Core Strategy Consultation

- Option 5** - Plan to improve and manage by controlling location and types of licensed premises and hot food takeaway to ensure harm is not caused to the neighbourhood.
- Option 6** - promoting a vibrant and safe, high quality, evening economy comprising a mix of leisure and entertainment uses suitable and accessible for all members of the public;

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1	2	3	4	5	6	Comments/Explanation
						<p>Implementing Option 1 is likely to result in a positive effect on SA Objectives 3, 5, 9 and 16 and there are no predicted negative effects.</p> <p>Implementing Option 2 is likely to result in a positive effect on SA Objectives 3, 5, 9 and 16 and there are no predicted negative effects.</p> <p>Implementing Option 3 is likely to result in a positive effect on SA Objectives 3, 5, 9, 15 and 16 and there are no predicted negative effects.</p>
+	+	+	--	+	+	<p>Implementing Option 4 is likely to result in a negative effect on SA Objectives 5, 9 and 15 and there are no predicted positive effects.</p> <p>Implementing Option 5 is likely to result in a positive effect on SA Objective 9 and there are no predicted negative effects.</p> <p>Implementing Option 6 is likely to result in a positive effect on SA Objectives 3, 5 and 9 and there are no predicted negative effects.</p>
1	1	1	-2	1	1	

The effects predicted for Options 1 to 4 and 6 would be noticeable predominantly in Redditch Town Centre. The effects predicted for Option 5 would be noticeable predominantly in, and adjacent to, the New Town District Centres of Redditch. The likelihood of the effects working towards or against SA Objectives 3 and 9 would be very likely. The likelihood of the effect working towards or against SA Objective 5 would be fairly likely. The likelihood of the effect working towards or against SA Objective 15 would be very likely.

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Core Strategy DPD Objectives	1	2	3	4	5	6
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	0	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	0	0	0	-	0	0
5. To encourage safer, sustainable travel patterns, improve accessibility and achieving a balance between road hierarchy principles of Redditch New Town with reducing the need to travel;	0	0	0	-	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	+	+	+	-	0	+
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	+	+	+	-	+	+
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	0	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+3	+3	+3	-6	+2	+3

The SA Scoring of options has determined that Option 1 -3 and 6 are the most sustainable options, and therefore any of these options could form the preferred approach to be presented in the Preferred Draft Core Strategy, subject to consideration of other evidence and comments received during consultation. Option 5 also scored highly in terms of sustainability. Option 4 scored poorly with regards to sustainability and is therefore not a suitable alternative policy option to deal with this issue.

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented elements of options 3, 5 and 6, although it should be noted that these were incorporated as criteria elements of the policy.

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19. District Centres

Issue/Question - The New Town era District Centres in Redditch are not attractive and need to be improved, how can we do this?

- Option 1** - Redevelop and regenerate all District Centres built during the New Town era, providing for the needs of the existing and the likely future local communities
- Option 2** - Expand the boundaries of the District Centres to enhance the local retail offer and other services and facilities
- Option 3** - Continue to protect the allocated District Centres and retain the current boundaries
- Option 4** - Allocate new District Centres where necessary
- Option 5** - Encourage District Centres as community focal points with distinctive design and architecture encouraged for each Centre
- Option 6** - Set a limit in the number of hot food takeaways in each District Centre so that it continues to perform its role and function to provide variety and choice to communities
- Option 7** - Business as Usual / Do nothing

There were no suitable alternative options presented to the Borough Council at Issues and Options consultation stage.

Outcome of Preferred Draft Core Strategy Consultation

- Option 8** - Develop Public Toilets
- Option 9** – Enclose Matchborough District Centre
- Option 10** – Improve landscaping around the church at Matchborough Centre
- Option 11** – redesign access and overflow car parks
- Option 12** – District Centre to provide day to day needs, supported by a limited range of other shops and non retail services serving their local communities;
- Option 13** - Appropriate for environmental enhancements.

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1	2	3	4	5	6	7	Comments/Explanation
++	+	-	-	+	+	--	<p>Implementing Option 1 is likely to result in a positive effect on SA Objectives 9, 10, 12, 13, 15 and 16, with no predicted positive effects.</p> <p>Implementing Option 2 is likely to result in a negative effect on SA Objective 15 and a positive effect on SA Objective 9.</p> <p>Implementing Option 3 is likely to result in a negative effect on SA Objectives 9, 10 and 17 and a positive effect on SA Objective 16.</p> <p>Implementing Option 4 is likely to result in a negative effect on SA Objectives 9, 10 and 17 and a positive effect on SA Objective 16.</p>
2	1	-1	-1	1	1	-2	<p>Implementing Option 5 is likely to result in a positive effect on SA Objectives 5, 9, 10 and 16 and. There are no predicted negative effects.</p> <p>Implementing Option 6 is likely to result in a positive effect on SA Objective 1 and 9, with no predicted negative effects.</p> <p>Implementing Option 7 is likely to result in a negative effect on SA Objectives 9, 15 and 16, with no predicted positive effects.</p>

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8	9	10	11	12	13	Comments/Explanation
+	0	++	+/-	+	+	<p>Implementing Option 8 is likely to result in a positive effect on SA Objectives 9 and there are no predicted negative effects.</p> <p>Implementing Option 9 is likely to result in no effects on any SA Objectives</p> <p>Implementing Option 10 is likely to result in a positive effect on SA Objectives 5, 7 and 11 and there are no predicted negative effects.</p>
1	0	2	0	1	1	<p>Implementing Option 11 is likely to result in a negative effect on SA Objective 3 and a positive effect on SA Objective 9.</p> <p>Implementing Option 12 is likely to result in a positive effect on SA Objectives 3 and 9 and there are no predicted negative effects</p> <p>Implementing Option 13 is likely to result in a positive effect on SA Objectives 7, 9 and 11 and there are no predicted negative effects</p>

The effects predicted for Options 1 to 13 would be noticeable predominantly in, and adjacent to, the New Town District Centres of Redditch, however effects would also be felt Borough-wide. The likelihood of the effect working towards or against SA Objective 1 would be fairly likely with regards to Option 6. The likelihood of the effect working towards or against SA Objective 5 would be very likely with regards to Option 5. The likelihood of the effect working towards or against SA Objectives 9, 10, 15 and 16 would be certain. The likelihood of the effect working towards or against SA Objective 17 would be very likely.

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Core Strategy DPD Objectives	1	2	3	4	5	6	7
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	0	0	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	+	0	+	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	+	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	0	0	0	+	+	0	0
5. To encourage safer, sustainable travel patterns, improve accessibility and achieving a balance between road hierarchy principles of Redditch New Town with reducing the need to travel;	+	+	0	+	0	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	0	-	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	+	+	-	+	+	0	-
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	+	+	+	+	+	+	-
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0	+	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	0	+	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	-	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	+	+	0	+	+	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+6	+6	-1	+6	+5	+2	-4

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Core Strategy DPD Objectives	8	9	10	11	12	13
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	+	0	0	+
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0	0	+
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	0	0	+	0	0	+
5. To encourage safer, sustainable travel patterns, improve accessibility and achieving a balance between road hierarchy principles of Redditch New Town with reducing the need to travel;	0	0	0	+	+	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	0	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	+	0	+	+	+	+
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	0	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	+	0
TOTAL SCORE (appraisal against SA Objectives score is included)	2	0	5	2	4	4

The SA scoring of options has determined that Option 1 is the most sustainable, and is therefore the preferred approach to be presented in the Preferred Draft Core Strategy. Option 2, Option 4 and Option 5 also scored positively against sustainability and these could all be implemented simultaneously and interpreted into a policy approach subject to consideration of other evidence and comments received during consultation. Option 3, Option 7 and Option 9 did not score well in relation to sustainability are therefore not considered to be an alternative policy approach to deal with this issue.

Appendix B

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented elements of options 1, 2 and 5.

New options to include in policy have emerged including:

- Improve landscaping around the church at Matchborough Centre
- District Centre to provide day to day needs, supported by a limited range of other shops and non retail services serving their local communities;
- be appropriate for environmental enhancements.

Options 10, 12 and 13 score positively and are therefore considered appropriate for consideration for inclusion in the Revised Preferred Draft Core Strategy. Option 8 and 11 scored negatively and from an SA perspective should not be pursued.

Appendix B

Key Issue D - Improving Health and Well-being

20. Health Facilities

Issue/Question - Are there any locations within the Borough that could be safeguarded for health-related uses?

Option 1 - Within the curtilage of the Alexandra Hospital

Option 2 - Town Centre

Option 3 - District Centres

Option 4 - In areas currently furthest away from a GP surgery

Option 5 - Within new developments

Option 6 - Business as usual/ Do nothing

There were no suitable alternative options presented to the Borough Council at issues and options consultation stage.

There were no options relating to the above locations during the Preferred Draft Core Strategy consultation, however a new option relating to the policy is:

Option 7 - A locational strategy should be developed for the provision of health facilities in accordance with areas of identified /expected growth

Appendix B

1	2	3	4	5	6	7	Comments/Explanation
++	+	+	+	?	-	+	<p>Implementing Option 1 is likely to result in a positive effect on SA Objectives 3, 6 and 12 and there are no predicted negative effects.</p> <p>Implementing Option 2 is likely to result in a positive effect on SA Objectives 3, 9 and 12 and there are no predicted negative effects.</p> <p>Implementing Option 3 is likely to result in a positive effect on SA Objectives 3, 9 and 12 and there are no predicted negative effects.</p> <p>Implementing Option 4 is likely to result in a positive effect on SA Objective 12 and there are no predicted negative effects.</p>
2	1	1	1	0	-1	1	<p>Implementing Option 5 cannot be accurately assessed against sustainability because the exact locations are not known.</p> <p>Implementing Option 6 is likely to result in a negative effect on SA Objective 12. This is assuming that the current safeguarding of land within the curtilage of the Alexandra Hospital through Local Plan No.3 is not continued.</p> <p>Implementing Option 7 is likely to result in a positive effect on SA Objective 12. There were no predicted negative effects.</p>

The effects predicted for Options 1 to 7 would be noticeable predominantly in, and adjacent to, the specific areas mentioned, however effects would also be felt Borough-wide, particularly in relation to Option 6. The likelihood of the effect working towards or against SA Objective 3 would be very likely in relation to Options 1, 2 and 3 and fairly likely in relation to Option 4. The likelihood of the effect working towards or against SA Objective 6 would be fairly likely in relation to Option 1. The likelihood of the effect working towards or against SA Objective 9 would be certain in relation to Options 2 and 3. The likelihood of the effect working towards or against Option 12 would be certain in relation to all options. Safeguarding land for health-related uses within the curtilage of the Alexandra Hospital would see more beneficial effects than safeguarding land suggested in other Options. Implementing Option 4 would not be as beneficial for the achievement of SA Objective 12 as it would be to implement Options 2 and 3.

Appendix B

Core Strategy DPD Objective	1	2	3	4	5	6	7
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity	0	0	0	?	?	?	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	0	0	0	0	0	0	?
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	++	++	+	?	+	+	+
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	0	0	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0	0	-	0	?
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	0	0	-	0	?
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	+	+	+	+	+	-	+
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 5	+ 4	+ 3	+ 2	0	-1	+ 2

Analysis for Preferred Draft Core Strategy

The SA scoring of options has determined that Option 1 and Option 2 were the most sustainable options, and are therefore either of these were identified as preferred approaches to be presented in the Preferred Draft Core Strategy subject to consideration of other evidence and the comments received during consultation. Option 3 and Option 4 also scored positively in relation to sustainability but not as well as Option 1 and Option 2. Option 5 and Option 6 scored poorly and were therefore not considered to be suitable alternative policy options to deal with this issue.

Appendix B

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented Options 1, 2 and 3

New options to include in policy have emerged including:

- A locational strategy should be developed for the provision of health facilities in accordance with areas of identified /expected growth

The SA scoring of options has determined that option 1 and 2 are still the most sustainable and it is therefore proposed that these continued to be progressed in the Revised Preferred Draft Core Strategy. Option 6 scores negatively and Option 5 scores neutral, it is therefore proposed that these options should not be pursued. In relation to option 3 this was taken forward in the previous consultation phase and as it still scores positively it is proposed that this could be taken forward again.

Appendix B

Health (b)

Issue/Question – Are there ways that planning can have a positive impact on healthy living

Option 1 - For certain applications (more than 5 dwellings, leisure and economic development) develop principles that assist in the consideration as to whether an application demonstrates health benefits.

Option 2 – Do nothing business as usual

This is a new policy approach and has not been consulted on previously during the development of the Core Strategy.

1	2	Comments/Explanation
+	-	Implementing Option 1 is likely to result in a positive effect on SA Objectives 3, and 12 and there are no predicted negative effects.
1	-1	Implementing Option 2 is likely to result in a negative effect on SA Objective 12 and there is a questionable effect on SA Objective 3, and there are no predicted positive effects.

The effects predicted for Option 1 would be noticeable Borough-wide. The likelihood of the effect working towards or against SA Objective 3 is fairly likely for option 1 and questionable for option 2. The likelihood of the effect working towards or against SA Objective 12 would be very likely in relation to Options 1 and 2.

Appendix B

Core Strategy DPD Objective	1	2
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	0	0
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	+	?
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	+	-
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	++	--
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 5	-4

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The SA scoring of options has determined that option 1 is the most sustainable approach and this should be progressed in the Revised Preferred Draft Core Strategy. Option 2 scores negatively; it is therefore proposed that this option should not be pursued.

Appendix B

21. Leisure and Tourism

Issue/Question - How should we promote tourism and culture/ leisure in Redditch Borough?

Option 1 - Support existing tourist attractions (i.e. Arrow Valley Park, Forge Mill Needle Museum) and encourage new visitor attractions

Option 2 - Improve conference facilities

Option 3 - Increase the quality and quantity of tourist accommodation

Option 4 - Attract retail tourism to the Town Centre

Option 5 - Business as usual/ Do nothing

The following were considered to be the alternative viable Options suggested during consultation:

Option 6 - Resist the loss of existing facilities unless it can be demonstrated that the facility is no longer needed or the services provided by the facility can be served in an alternative location.

Preferred Draft Core Strategy additional options:

Option 7 – In the future development of the Abbey Stadium area consider the sensitivity of some of the environmental features including the need to protect and enhance associated ecological habits and historic landscape within the park and surrounding area

Option 8 – Ensure full consideration given to all infrastructure required to support future development in Abbey Stadium area

Option 9 – Improve links to Public Rights of Way to increase opportunities for recreation

Option 10 –Consider the potential of the natural environment to provide recreational opportunities, whilst ensuring this does not place undue pressure on designated areas

Appendix B

1	2	3	4	5	Comments/Explanation
					Implementing Option 1 is likely to result in a positive effect on SA Objectives 5 and 16 and there are no predicted negative effects.
+	0	+	+	-	Implementing Option 2 is likely to result in no effects on SA Objectives, assuming that the principles of PPS6 are applied.
					Implementing Option 3 is likely to result in a positive effect on SA Objective 16 and there are no predicted negative effects, assuming that the principles of PPS6 are applied.
1	0	1	1	-1	Implementing Option 4 is likely to result in a positive effect on SA Objectives 5, 9 and 16 and there are no predicted negative effects.
					Implementing Option 5 is likely to result in a negative effect on SA Objective 16 and there are no predicted positive effects.

6	7	8	9	10	Comments/Explanation
					Implementing Option 6 is likely to result in unknown effects on SA Objective 16 and there are no predicted negative effects
0	++	++	++	++	Implementing Option 7 is likely to result in a positive effect on SA Objectives 7, 8, 10, 11 and 16 and there are no predicted negative effects
					Implementing Option 8 is likely to result in positive effect on SA Objectives 3, 7, 11 and 16 and there are no predicted negative effects
0	2	2	2	2	Implementing Option 9 is likely to result in positive effect on SA Objectives 3 and 12 and an unknown effect on Objective 11, mitigation measures would be required to ensure positive effect
					Implementing Option 10 is likely to result in a positive effect on SA Objectives 7, 8, 10 and 16 and there are no predicted negative effects and an unknown effect on Objective 11, mitigation measures would be required to ensure positive effect

Appendix B

The effects predicted for Options 1 to 5 and 7 and 8 would be noticeable predominantly in, and adjacent to, the specific areas mentioned, however effects would also be felt Borough-wide, particularly in relation to Options 2, 3 and 5. Other options would have effects on a Borough-wide scale. The likelihood of the effect working towards or against SA Objective 3, 5, 8, 9, 10, 11 and 16 would be fairly likely. The likelihood of the effect working towards or against SA Objective 7 would be certain. The likelihood of the effect working towards or against SA Objective 12 would be a small likelihood.

Core Strategy DPD Objective	1	2	3	4	5
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	+	0	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	++	0	0	+	--
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	+/-	?	+/-	++	-
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	++	++	++	+	--
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	?	?	+/-	+	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	?	+	+	+	-
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 6	+ 3	+ 6	+ 7	-7

Appendix B

Core Strategy DPD Objective	6	7	8	9	10
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	+	0	0	+
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	0	+	?	?	+
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	?	0	+	++	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	+ /-	?	+	++	++
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	?	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	+	0	0	+
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	?	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	0	+ 3	+ 2	+ 4	+ 5

The SA scoring of options has determined that Option 1 and Option 4 are the most sustainable options, and are therefore the preferred approaches to be presented in the Preferred Draft Core Strategy, subject to consideration of further evidence and comments received during consultation. Both of these options could be implemented in tandem in order to compose a suitable policy. Option 2 and Option 3, although scoring well with positive sustainability benefits, they would not be suitable approaches to deal with this issue, but may be considered in developing the policies. Option 5 scored poorly in relation to sustainability and is therefore not a suitable alternative policy option.

Appendix B

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented Option 1 in Policy H.1 'Leisure and Tourism'. The Abbey Stadium site was also included as a Strategic Site. Following consultation on the Issues and Options and PDCS a number of new options were suggested. Option 10 scored well against the DPD objectives and will therefore be carried forward to policy. Options 7, 8 and 9 scored positively but not as well as option 5 and will be considered for inclusion in policy.

New options to include in policy have emerged including:

- Consider the potential of the natural environment to provide recreational opportunities, whilst ensuring this does not place undue pressure on designated areas

In order to implement Option 10, mitigation measures for DPD objectives 4 & 11 would be required to ensure there are no adverse effects.

Appendix B

22. Open Space

Issue/Question - Should Redditch continue to be distinctive with it's higher than average standard of open space?

Option 1 - Yes, keep Redditch distinctive. Definitely do not build on any open space

Option 2 - Yes, keep Redditch distinctive. But some land on the periphery of open space or parkland could be used for development. Please suggest possible locations

Option 3 - No, comprehensively review the open space to identify significant parcels of land (including parkland) for development, even if this has the potential to undermine local distinctiveness

Option 4 - No, compromise local distinctiveness and parkland provision in an attempt to reduce open space standards in Redditch to the averages of surrounding Districts

Option 5 - Business as usual/ Do nothing

There were no suitable alternative options presented to the Borough Council at the Issues and Options consultation stage. It was considered that a criterion based approach to assessing proposals for the loss of open space could be an option.

Option 6 - Develop criteria to assess proposals for the loss of open space

Preferred Draft Core Strategy additional options

Option 7 - Complete a Green Infrastructure Strategy to guide policy

Appendix B

1	2	3	4	5	6	7	Comments/Explanation
-	?	-	-	-	-	++	<p>Implementing Option 1 is likely to result in a negative effect on SA Objectives 13 and 17 and a positive effect is predicted for SA Objectives 5, 7 and 9.</p> <p>It is not possible to fully assess the sustainability of Implementing Option 2 because the exact locations are not known.</p> <p>Implementing Option 3 is likely to result in a positive effect on SA Objectives 6 and 13, and a negative effect is predicted for SA Objectives 7, 9, 10 and 17.</p>
-1	0	-1	-1	-1	-1	2	<p>Implementing Option 4 is likely to result in a negative effect on SA Objectives 5, 7, 9, 10, 11, 17 and possibly 8; however a positive effect is predicted for SA Objectives 6 and 13.</p> <p>Implementing Option 5 is likely to result in a negative effect on SA Objectives 6 and 13 and there are no predicted positive effects.</p> <p>Implementing Option 6 is likely to result in negative effects on SA Objectives 11 and 17 and there are no predicted positive effects.</p> <p>Implementing Option 7 is likely to result in positive effects on SA Objectives 2, 3, 10, 11 and 16 and there are no predicted negative effects.</p>

The effects predicted for Options 1 to 5 would be Borough-wide. The likelihood of the effect working towards or against SA Objectives 2, 3 and 5 would be fairly likely. The likelihood of the effects working towards or against SA Objectives 7, 11 and 16 would be fairly likely, but dependant on site by site circumstances. The likelihood of the effects working towards or against SA Objectives 9, 13 and 17 would be certain. The likelihood of the effect working towards or against SA Objective 10 would be very likely.

Appendix B

Core Strategy DPD Objective	1	2	3	4	5	6	7
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	++	+/-	-	--	+	+/-	++
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	+	?	-	-	-	0	+
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	++	+/-	--	--	+/-	-	++
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel	0	0	0	0	0	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	++	+	--	--	--	--	++
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	--	+/-	++	++	+/-	+/-	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	--	+/-	++	++	+/-	+/-	0
11. To protect and enhance water, air and soil and minimise flood risk;	++	+/-	--	--	--	-	++
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	+	+/-	-	-	-	+/-	+
TOTAL SCORE (appraisal against SA Objectives score is included)	+4	+ 1	-6	-7	-6	-5	+12

The SA scoring of options has determined that Option 1 is the most sustainable option, and was therefore the preferred approach to be presented in the Preferred Draft Core Strategy, subject to consideration of further evidence and comments received during consultation. Option 2 had no positive or negative effects overall and Option 3, Option 4 and Option 5 had an overall negative effect on sustainability therefore they are not suitable alternative policy options. Option 6 also scored negatively and would therefore not be the best policy approach for the Core Strategy. Option 7 scored very positively and therefore should be the preferred policy approach.

Appendix B

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented Option 6, which although it did not score positively was considered the best option in light of the fact there was no Green Infrastructure Strategy being progressed for the Borough. The policy followed the same approach to that in the Adopted Local Plan, however this criterion based approach is considered more suitable as a development control style policy rather than for a Core Strategy.

New options to include in policy have emerged including:

- Complete a Green Infrastructure Strategy to guide policy

Option 7, to complete a Green Infrastructure Strategy to guide policy scored very positively in comparison to the other options and should therefore be recommended as the preferred policy approached for the Revised Preferred Draft Core Strategy.

Appendix B

Key Issue F – Stronger Communities

23. Previously Developed Land

Issue/Question - What is the most suitable approach to delivering as much housing on Previously Developed Land?

- Option 1** - Set a local target for housing development on Previously Developed Land in line with National Planning Policy based on all types of Previously Developed Land, inclusive of back gardens (see issue below)
- Option 2** - Set a local target for housing development on Previously Developed Land in line with National Planning Policy based on all types of Previously Developed Land, with a specific policy relating to the protection of back gardens (see issue below)
- Option 3** - Prioritise all possible Previously Developed Land for housing regardless of its suitability for other uses
- Option 4** - Business as Usual / Do nothing

There were no suitable alternative options presented to the Borough Council at Issues and Options consultation on stage

New options to consider in policy which have emerged from consultation:

- Option 5** - Protect brownfield land with biodiversity/ open space value
- Option 6** - 25% on PDL (RSS evidence)
- Option 7** - 15% on PDL (SHLAA evidence)

Appendix B

1	2	3	4	5	6	7	Comments/Explanation
							<p>Implementing Option 1 is likely to result in a positive effect on SA Objectives 7 and 17 and there are no likely negative effects predicted.</p> <p>Implementing Option 2 is likely to result in a positive effect on SA Objectives 7 and 17 and there are no likely negative effects predicted.</p> <p>Implementing Options 3 is likely to result in a positive effect on SA Objective 17, however it is also likely to result in negative effects on SA Objectives 9 and 13.</p>
+	+	-	--	++	++	++	<p>Implementing Option 4 is likely to result in a negative effect on SA Objectives 7, 11 and 17.</p>
1	1	-1	-2	2	2	2	<p>Implementing Option 5 is likely to result in a positive impact on SA Objectives 2, 5, 7, 8, 10, 11, 12 and 17 and there are no likely negative effects predicted.</p> <p>Implementing Option 6 is likely to result in a positive impact on SA Objectives 2, 7, 8, 10, 11, 13, 16, 17 and 18 and there are no likely negative effects predicted.</p> <p>Implementing Option 7 is likely to result in a positive impact on SA Objectives 2, 7, 8, 10, 11, 13, 16, 17 and 18 and there are no likely negative effects predicted.</p>

The likelihood of the effect working towards SA Objectives 7 and 17 would be certain with regards to Options 1 to 7 with the exception of Option 4, which would be likely to work against SA Objectives 7 and 17. The likelihood of the effect working towards SA Objectives 2, 8 and 10 is fairly likely. The likelihood of the effect working towards or against SA Objectives 11 and 13 is fairly likely. The likelihood of the effect working towards SA Objectives 5, 12, 16 and 18 would be a small possibility. The likelihood of the effect working against SA Objective 9 would be a small possibility.

Appendix B

Core Strategy DPD Objective	1	2	3	4	5	6	7
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	0	0	++	++	+
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0	+	+
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0	+	+	+
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and townscape and its best distinctive features;	-	++	--	0	+	+	+
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	+	+	+/-	0	0	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	0	0	+	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	-	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	++	--	-	++	+
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	--	--	-	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	-	+	--	-	+	+	+
12 Ensuring there is a range of health facilities that support existing and new communities.	0	0	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	0	+ 5	-6	-7	+ 6	+ 9	+ 7

SA Analysis 31/10/2008 to 8/5/2009

The SA scoring of options for this period determined that Option 2 was the most sustainable, and was therefore the preferred approach to be presented in the Preferred Draft Core Strategy, subject to consideration of further evidence and comments received during consultation. Option 1 also scored well in relation to sustainability and could also be considered as an alternative option, subject to consideration of further evidence and comments received during consultation. Option 3 and Option 4 did not score well in relation to sustainability and were therefore not suitable alternative policy options to deal with this issue.

Appendix B

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented Option 2 but without a specific policy relating to the protection of back gardens. The policy did however make provision for potential back garden development to be in keeping with the surrounding environment, thus affording protection to potential garden development in inappropriate locations and offering appropriate consideration to development in less sensitive locations.

New options to include in policy have emerged including:

Option 5 - Protect brownfield land with biodiversity/ open space value

Option 6 - 25% on PDL (RSS evidence)

Option 7 - 15% on PDL (SHLAA evidence)

The November 2010 SA scoring of options has determined that Options 6 and 7 are the most sustainable, and are therefore the preferred approach to be presented in the Revised Preferred Draft Core Strategy, subject to consideration of further evidence and comments received during consultation. Options 6 and 7 are a progression of Option 2 as they both identify locally set PDL targets. Option 6 is the more sustainable of the two options, however further evidence may indicate that this target is not achievable. Therefore Option 7 would be the most appropriate option to progress. Option 5 offers a sustainable approach to efficiently using land and should also be included in the policy. Options 1, 3 and 4 did not score well in relation to sustainability and are therefore not suitable alternative policy options to deal with this issue.

Appendix B

24. Development on Back Gardens

Issue/Question - How can the effects of development on back gardens be minimised?

Option 1 - Implement a policy in line with the Regional Spatial Strategy restricting development on back gardens where there is evidence of its impacts on the locality

Option 2 - Set out a criteria based policy which aims to ensure any development on back gardens is in keeping with the surrounding environment

Option 3 - Business as Usual / Do nothing

The following were considered to be the alternative viable Options suggested during consultation on issues and options:

Option 4 - Do not use any back gardens

1	2	3	4	Comments/Explanation
+	+	--	-	Implementing Option 1 is likely to result in a positive effect on SA Objectives 7, 10, 11, 13 and 16 and there are no likely negative effects predicted.
				Implementing Option 2 is likely to result in a positive effect on SA Objectives 7, 10, 11, 13 and 16 and there are no likely negative effects predicted.
1	1	-2	-1	Implementing Option 3 is likely to result in a negative effect on SA Objectives 7, 10, 11, 13, 16 and 17.
				Implementing Option 4 is likely to result in a negative effect on SA Objectives 13 and 17

The effects predicted for Options 1 to 3 would be noticeable on a Borough-wide scale. The likelihood of the effects working towards or against SA Objectives 7, 10, 11 and 16 would be fairly likely depending on the site by site circumstances. The likelihood of the effects working towards or against SA Objective 13 would be fairly likely. The likelihood of the effects working against SA Objective 17 would be fairly likely.

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Core Strategy DPD Objective	1	2	3	4
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and townscape and its best distinctive features;	++	++	-	++
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	0	0	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	-	-	+	-
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	++	++	--	++
12 Ensuring there is a range of health facilities that support existing and new communities.	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	4	4	-4	2

The SA scoring of options has determined that Option 1 and Option 2 are the most sustainable option so these can be considered as the preferred option for inclusion in the Preferred Draft Core Strategy, subject to consideration of further evidence and comments received during consultation. Option 4 also scored positively in relation to sustainability but not as well as Option 1 and Option 2 therefore it is not considered to be a suitable alternative to deal with this issue. Option 3 had negative effects and is therefore not considered to be a suitable option to deal with this issue.

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented Option 2. Consultation responses proposed no other alternatives to test through the SA.

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The November 2010 SA scoring of options has determined that Option 2 is still the most sustainable for a locally distinctive policy approach, and is therefore the preferred approach to be presented in the Revised Preferred Draft Core Strategy. Option 2 is considered to contribute to further progression of the policy rather than providing a policy direction in its own right. It offers an additional contribution to providing a more rounded approach to delivering efficient and effective use of land for development within the Borough.

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25. Housing Density

Issue/Question - What is the most appropriate approach to density standards across the Borough?

- Option 1** - 30 dwellings per hectare, except in the Town and District Centres being 70 dwellings per hectare (as per minimum National Standards for density)
- Option 2** - 30 dwellings per hectare for the urban area of Redditch, Astwood Bank and Feckenham being developed at densities of between 30 and 50 dwellings per hectare and the Town and District Centres being 70 dwellings per hectare
- Option 3** - Apply a density standard of 30 dwellings per hectare for Astwood Bank and Feckenham, and a density standard for the urban area of Redditch of 30 – 50 dwellings per hectare, with the Town and District Centres being 70 dwellings per hectare
- Option 4** - Different densities for each District in Redditch (between 30 – 70 dwellings per hectare) depending on their character
- Option 5** - Business as Usual / Do nothing

The following were considered to be the alternative viable options suggested during consultation at issues and options consultation stage:

- Option 6** - Density should be approached on a site by site basis
- Option 7** - No more than 30 dwellings per hectare across the whole Borough

New options to consider which emerged prior to PDCS consultation:

- Option 8** - Allow for higher density levels if it can be demonstrated that there will be no detrimental impacts
- Option 9** - Higher densities will be sought in locations close to public transport interchanges

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1	2	3	4	5	Comments/Explanation
					Implementing Option 1 is likely to result in a positive effect on SA Objectives 9, 10, 13 and 16. However, it does not ensure that SA Objective 17 is fulfilled to its fullest extent.
+	+	++	+	-	Implementing Option 2 is likely to result in a positive effect on SA Objectives 9, 10, 13, 16 and 17 and there are no likely negative effects predicted.
					Implementing Option 3 is likely to result in a positive effect on SA Objectives 9, 10, 13, 16 and SA Objective 17 would be maximised to its fullest extent. There are no likely negative effects predicted.
1	1	2	1	-1	Implementing Option 4 is likely to result in a positive effect on SA Objectives 9, 10, 13, 16 and 17 and there are no likely negative effects predicted.
					Implementing Option 5 is likely to result in a negative effect on SA Objectives 9, 10, 11, 13 and 17.

6	7	8	9	Comments/Explanation
				Implementing Option 6 is likely to result in a positive effect on SA Objectives 9, 10, 11, 13 and 17.
?	-	++	++	Implementing Option 7 is likely to result in a negative effect on SA Objective 17.
				Implementing Option 8 is likely to result in a positive impact on SA Objectives 2, 7, 10, 13, 16, 17 and 18 however it is also likely to result in negative effects on SA Objective 8.
0	-1	2	2	Implementing Option 9 is likely to result in a positive impact on SA Objectives 2, 3, 7, 8, 10, 11, 13, 16, 17 and 18 and there are no likely negative effects predicted.

The effects predicted for Options 1 to 4, and 8 and 9 would be noticeable on a Borough-wide scale. The likelihood of the effects working towards or against SA Objectives 9, 10, 13 and 16 would be certain for all options. The likelihood of the effect working towards or against SA Objective 17 is very likely. The likelihood of the effect working towards SA Objectives 2, 7, 11 and 18 is quite likely. The likelihood of the effect working towards SA Objective 3 would be a small possibility. The likelihood of the effect working towards or against SA Objective 8 would be a small possibility.

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Core Strategy DPD Objective	1	2	3	4	5
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and townscape and its best distinctive features;	+	+	+	++	-
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	+	+	+	+	--
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	+	++	+	+	--
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	+	0
12 Ensuring there is a range of health facilities that support existing and new communities.	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 4	+ 5	+ 5	+ 6	-6

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Core Strategy DPD Objective	6	7	8	9
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	-	-	+
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	+	+
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	+	+
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and townscape and its best distinctive features;	+	+	+	+
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	+	+	0	+
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	-	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	+	+/-	++	+
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	+/-	+/-	+	0
11. To protect and enhance water, air and soil and minimise flood risk;	+	-	+	+
12 Ensuring there is a range of health facilities that support existing and new communities.	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 4	-1	+ 7	+ 9

SA Analysis 31/10/2008 to 8/5/2009

The SA scoring of options has determined that Option 4 is the most sustainable option, but also Option 2 and Option 3 were high scoring options and either Option could be taken forward for inclusion in the Preferred Draft Core Strategy, subject to consideration of further evidence and comments received during consultation. Option 1 and Option 6 also scored well in relation to sustainability but not as well as Option 2, Option 3 or Option 4 so it is therefore not one of the preferred approaches. Option 5 and Option 7 scored poorly against sustainability and they are therefore not a suitable alternative policy options to deal with this issue.

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Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented a combination of Options 2 and 3. Although Option 4 scored the highest, the policy did include reference to consideration of other densities which reflected the character of an area, thus avoiding the need for specific area character appraisal within the policy.

New options to consider which emerged prior to PDCS consultation:

Option 8 - Allow for higher density levels if it can be demonstrated that there will be no detrimental impacts

Option 9 - Higher densities will be sought in locations close to public transport interchanges

The November 2010 SA scoring of options has determined that Option 9 is the most sustainable, closely followed by Option 8. Options 8 and 9 are considered to contribute to further progression of the policy rather than being policy directions in their own right. They offer an additional contribution to providing a more rounded approach to delivering efficient use of land for development within the Borough.

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28. Gypsies, Travellers and Travelling Showpeople

Issue/Question - Which criterion are the most important when considering sustainable broad locations for gypsies, travellers and travelling showpeople?

- Option 1** - Near existing facilities and transport networks
- Option 2** - Previously Developed Land
- Option 3** - Established industrial or employment sites with spare land
- Option 4** - Anywhere in the urban area, subject to other planning considerations
- Option 5** - Business as usual/ Do nothing

There were no suitable alternative options presented to the Borough Council at issue and options consultation stage.

New options to consider in policy which have emerged from Preferred Draft Core Strategy consultation:

- Option 6** – Well screened and landscaped and will not cause unacceptable harm to the character and appearance of the surrounding area
- Option 7** – Will not result in disturbance or loss of amenity to any neighbouring residential properties
- Option 8** – Have a satisfactory water supply, sewerage and refuse disposal facilities

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1	2	3	4	5	6	7	8	Comments/Explanation
++	++	-	-	-	+	+	+	<p>Implementing Option 1 is likely to result in a positive effect on SA Objectives 3, 11 and 13 and there are no predicted negative effects.</p> <p>Implementing Option 2 is likely to result in a positive effect on SA Objectives 11, 13 and 17 and there are no predicted negative effects.</p> <p>Implementing Option 3 is likely to result in a negative effect on SA Objective 13 and there are no predicted positive effects.</p> <p>Implementing Option 4 is likely to result in a negative effect on SA Objectives 3, 7, 11 and 13 and there are no predicted positive effects.</p>
2	2	-1	-1	-1	1	1	1	<p>Implementing Option 5 is likely to result in a negative effect on SA Objectives 3, 7, 11 and 13 and there are no predicted positive effects.</p> <p>Implementing Option 6 is likely to result in a positive effect on SA Objectives 7, 10, 11 and 15.</p> <p>Implementing Option 7 is likely to result in a positive effect on SA Objectives 5 and 12.</p> <p>Implementing Option 8 is likely to result in a positive effect on SA Objectives 1, 5, 7 and 12.</p>

The effects predicted for Options 1 to 5 would be Borough-wide. The likelihood of the effects working towards or against SA Objectives 3 and 13 would be certain. The likelihood of the effects working towards or against SA Objectives 7 and 11 is a small possibility dependant on site by site circumstances.

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Core Strategy DPD Objective	1	2	3	4	5	6	7	8
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	+	0	?	?	+	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	+	0	+	?	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features	0	0	?	-	-	+	+	0
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	++	+	++	--	-	0	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	?	0	0	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	-	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	++	++	0	+	--	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	++	0	0	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	-	?	-	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 7	+ 6	+ 2	-3	-6	+ 3	+ 2	+ 1

Analysis for Preferred Draft Core Strategy

The SA scoring of options has determined that Option 1 and Option 2 are the most sustainable options, and are therefore the preferred approach to be presented in the Preferred Draft Core Strategy, subject to consideration of further evidence and comments received during consultation. Both of these options can be implemented simultaneously in order to progress a suitable policy approach. Option 3 also scored well against sustainability but not as well as Option 1 and Option 2. Option 3, although scoring positively, it did not score as highly as Option 1 or Option 2 and is therefore not the

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preferred option. Both Option 4 and Option 5 would have negative effects on sustainability and therefore are not suitable policy approaches to deal with this issue.

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented a combination of Option 1 and 2 as this was the most approach.

New options that emerged at the Preferred Draft Core Strategy Stage include:

Option 6 - Well screened and landscaped and will not cause unacceptable harm to the character and appearance of the surrounding area

Option 7 - Will not result in disturbance or loss of amenity to any neighbouring residential properties

Option 8 - Have a satisfactory water supply, sewerage and refuse disposal facilities

These Options have scored well against the SA objectives and are considered suitable to include as part of a criteria based policy.

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29. Getting Around in Redditch Borough

Issue/Question - What should be the transport requirements expected of new developments in Redditch Borough?

- Option 1** - Transport Assessment to accompany any new development regardless of size
- Option 2** - Transport Assessment should only be sought for planning applications involving a significant travel demand, as currently sought by the WMRSS Preferred Option document
- Option 3** - To ensure the development is located within 250m of passenger transport (bus stop or train station)
- Option 4** - A green travel plan to accompany any new development regardless of size
- Option 5** - Green travel plans should only be sought for certain developments, as set out by PPG13 –Transport
- Option 6** - All developments to be accessible to all modes of transport
- Option 7** - Business as usual / Do nothing.

There were no suitable alternative options presented to the Borough Council at issues and options consultation stage.

New options to consider in policy which have emerged from Preferred Draft Core Strategy consultation:

- Option 8** -Transport Assessments will be required for all development proposals with significant transport implications.
- Option 9** - Principles of a structured road hierarchy and will seek to extend such principles in any proposal.
- Option 10** – Meet development requirements in accessible locations and take account of interactions between uses
- Option 11** – Deliver a comprehensive network of routes for pedestrians and cyclists that is coherent, direct, safe, accessible and comfortable to use, building on, adapting and extending the network that exists
- Option 12** – Ensure infrastructure for pedestrians and cyclists is provided that facilitates walking, cycling and public transport

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1	2	3	4	5	6	Comments/Explanation
-	+	++	-	+	++	<p>Implementing Option 1 is likely to result in a negative effect on SA Objective 4 (as a principle applicable to any development, the feasibility of this option is not economically sustainable), however it is likely to result in a positive effect on SA Objective 3.</p> <p>Implementing Option 2 is likely to result in a positive effect on SA Objective 3 and there are no negative effects predicted.</p> <p>Implementing Option 3 is likely to result in a positive effect on SA Objective 3 and there are no negative effects predicted.</p>
-1	1	2	-1	1	2	<p>Implementing Option 4 is likely to result in a negative effect on SA Objective 4 (as a principle applicable to any development, the feasibility of this option is not economically sustainable), however it is likely to result in a positive effect on SA Objective 3.</p> <p>Implementing Option 5 is likely to result in a positive effect on SA Objective 3 and there are no negative effects predicted.</p> <p>Implementing Option 6 is likely to result in a positive effect on SA Objectives 2, 3, 7, 9 and 12 and there are no predicted negative effects.</p>

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7	8	9	10	11	12	Comments/Explanation
--	+	-	+	+	+	<p>Implementing Option 7 is likely to result in a negative effect on SA Objectives 2, 3, 7 and 12 and there are no predicted positive effects.</p> <p>Implementing Option 8 is likely to result in a positive effect on SA Objectives 2 and 3.</p> <p>Implementing Option 9 is likely to result in a positive effect on SA Objectives 10.</p>
-2	1	-1	1	1	1	<p>Implementing Option 10 is likely to result in a positive effect on SA Objectives 2 and 3.</p> <p>Implementing Option 11 is likely to result in a positive effect on SA Objectives 2, 3 and 12.</p> <p>Implementing Option 12 is likely to result in a positive effect on SA Objectives 2, 3 and 12.</p>

The effects predicted for Options 1 to 5 would be Borough-wide. The likelihood of the effects working towards or against SA Objectives 2 and 7 would be fairly likely but only in relation to the scale of Redditch Borough. The likelihood of the effect working towards or against SA Objective 3 would be certain. The likelihood of the effects working towards or against SA Objectives 9 and 12 would be a small possibility, with improved access to services and facilities.

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Core Strategy DPD Objective	1	2	3	4	5	6
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	0	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	+	+	+	+	+	+/-
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features	0	0	0	0	0	0
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	+	++	++	+	++	++
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	++	0	0	+
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0	0	0	+
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	0	0	0	+
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 1	+ 4	+ 7	+ 1	+ 4	+ 7

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Core Strategy DPD Objective	7	8	9	10	11	12
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	+	0	+	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards	0	+	0	+	+	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	- -	0	0	+	+	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features	0	0	++	+	+	0
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	- -	++	+	++	+	+
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	-	0	0	0	+	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	+	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	+	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	0	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	++	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	- 5	+ 4	+ 6	+ 7	+ 7	+ 2

Analysis for Preferred Draft Core Strategy (October 2008):

The SA scoring of options has determined that Option 3 and Option 6 are the most sustainable options, and are therefore the preferred approach to be presented in the Preferred Draft Core Strategy, subject to consideration of further evidence and comments received during consultation. Both of these options can be implemented simultaneously to progress a suitable policy approach. Option 1, Option 2, Option 4 and Option 5 all had positive effects but not to the same extent as Option 3 or Option 6 and these could be considered as preferred options, but because of the nature of the

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options, they would be more appropriately dealt with in future LDDs. Option 7 scored significantly poorly in relation to sustainability and is therefore not a suitable alternative policy option to deal with this issue.

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented a combination of the Options presented that were appraised as being sustainable. It was considered that the best approach would be to present a policy that contained a number of the options rather than just focus on one.

New options to include in policy have emerged including:

Option 8 - Transport Assessments will be required for all development proposals with significant transport implications.

Option 9 - Principles of a structured road hierarchy and will seek to extend such principles in any proposal.

Option 10 - Meet development requirements in accessible locations and take account of interactions between uses

Option 11 - Deliver a comprehensive network of routes for pedestrians and cyclists that is coherent, direct, safe, accessible and comfortable to use, building on, adapting and extending the network that exists

Option 12 - Ensure infrastructure for pedestrians and cyclists is provided that facilitates walking, cycling and public transport

These options have been combined into one policy. It is worth noting that Option 9 has been pursued through the High Quality and Safe Design Policy.

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29b. Getting Around in Redditch Borough

Issue/Question - Where should the broad location be for coach parking in Redditch Borough?

Option 1 - Redditch Town Centre

Option 2 - Forge Mill Museum

Option 3 - Arrow Valley Countryside Park

Option 4 - Business as usual/ Do nothing

There were no suitable alternative options presented to the Borough Council at Issues and Options consultation stage.

New options to consider in policy which have emerged from Preferred Draft Core Strategy consultation:

Option 5 - Set down passengers in Town and then parking space should be away from Town

Option 6 - Near the Abbey Stadium

Option 7 - On the outskirts of the Town Centre, within walking distance of the Town Centre

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1	2	3	4	5	6	7	Comments/Explanation
++	+	+	0	+	+	+	<p>Implementing Option 1 is likely to result in a positive effect on SA Objectives 3 and 9 and there are no negative effects predicted.</p> <p>Implementing Option 2 is likely to result in a positive effect on SA Objectives 3 and 16 and there are no negative effects predicted.</p> <p>Implementing Option 3 is likely to result in a positive effect on SA Objectives 3 and 16 and there are no negative effects predicted.</p>
2	1	1	0	1	1	1	<p>Implementing Option 4 is likely to result in no effects to any of the SA Objectives.</p> <p>Implementing Option 5 is likely to result in a positive effect on SA Objectives 3 and 9 and there are no negative effects predicted.</p> <p>Implementing Option 6 is likely to result in a positive effect on SA Objectives 3 and 16 and there are no negative effects predicted.</p> <p>Implementing Option 7 is likely to result in a positive effect on SA Objectives 3 and 9 and there are no negative effects predicted.</p>

The effects predicted for Options 1 to 4 would be Borough-wide. The likelihood of the effects working towards SA Objectives 3 and 9 would be certain. The likelihood of the effect working towards SA Objective 16 would be very likely in relation to Options 2 and 3.

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Core Strategy DPD Objective	1	2	3	4	5	6	7
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	++	0	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features	0	0	0	0	0	0	0
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	++	+	+	--	+	+	+
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	++	++	++	--	++	++	++
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0	0	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	0	0	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 6	+ 4	+ 6	-4	+ 4	+ 4	+ 4

Analysis for Preferred Draft Core Strategy (October 2008):

The SA scoring of options has determined that Option 3 is the most sustainable option, and could therefore be the preferred approach to be included in the Preferred Draft Core Strategy, however the Borough Council is aware that a scheme for coach parking here is imminent and for this reason other considerations would better help deal with this issue. Option 1, Option 2, Option 5, Option 6 and Option 7 all scored equally positively and could

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be considered as the preferred options, subject to consideration of further evidence and comments received during consultation. Option 4 had overall negative effects on sustainability and is therefore not a suitable alternative policy option to deal with this issue.

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy did not implement the provision of coach parking as an option as Arrow Valley Countryside Park was deemed the most suitable option and it is anticipated that that this will be implemented in the near future. The Town Centre was not put forward as an option for coach parking as there were no sites that could be identified. However it is still noted within the Policy that the provision of coach parking within the Borough will be supported as it has emerged favourably in the above analysis to ensure provision.

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29c. Getting Around in Redditch Borough

Issue/Question - What are the key priorities to create a sustainable transport network in Redditch Borough?

Option 1 - Reduce the need to travel

Option 2 - Provision of walking and cycling facilities

Option 3 - Promote travel awareness initiatives e.g. car sharing

Option 4 - Significant improvement in public transport

Option 5 - Better management of public and private car parking

Option 6 - Demand management measures

Option 7 - Better management of transport networks

Option 8 - Business as usual/ Do nothing

There were no suitable alternative options presented to the Borough Council at Issues and Options consultation stage.

New options to consider in policy which have emerged from Preferred Draft Core Strategy consultation:

Option 9 - Ensure all trip attractors are directly linked to the core passenger transport network, and are made easily accessible by bicycle or on foot

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1	2	3	4	5	Comments/Explanation
++	++	++	++	+	Implementing Option 1 is likely to result in a positive effect on SA Objectives 2, 3, 7, 9, 11 and 12 and there are no predicted negative effects.
					Implementing Option 2 is likely to result in a positive effect on SA Objectives 2, 3, 7, 9, 11, 12 and 16 and there are no predicted negative effects.
					Implementing Option 3 is likely to result in a positive effect on SA Objectives 2, 3, 7, 9, 11 and 12 and there are no predicted negative effects.
2	2	2	2	1	Implementing Option 4 is likely to result in a positive effect on SA Objectives 2, 3, 7, 9, 11 and 12 and there are no predicted negative effects.
					Implementing Option 5 is likely to result in a positive effect on SA Objectives 3 and 9 and there are no predicted negative effects.

6	7	8	9	Comments/Explanation
++	++	--	++	Implementing Option 6 is likely to result in a positive effect on SA Objectives 2, 3, 7, 9, 11 and 12 and there are no predicted negative effects.
				Implementing Option 7 is likely to result in a positive effect on SA Objectives 2, 3, 7, 9, 11 and 12 and there are no predicted negative effects.
2	1	-2	2	Implementing Option 8 is likely to result in a negative effect on SA Objectives 2, 3, 7, 9, 11 and 12 and there are no predicted positive effects.
				Implementing Option 9 is likely to result in a positive effect on SA Objectives 2, 3, 7, 9, 11 and 12 and there are no predicted negative effects.

The effects predicted for Options 1 to 8 would be Borough-wide. The likelihood of the effects working towards or against SA Objectives 2, 3 and 7 would be extremely likely. The likelihood of the effect working towards or against SA Objective 9 would be fairly likely, with better access to services

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and facilities. The likelihood of the effects working towards or against SA Objective 11 would be a small possibility; however the achievement of these Objectives would have to be achieved through other means.

Core Strategy DPD Objective	1	2	3	4	5
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	+	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	++	++	+	++	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features	0	+	0	+	0
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	++	++	++	++	+
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	+	++	0	++	++
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	++	0	0	+
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	+	0	0	0	++
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 8	+ 12	+ 5	+ 9	+ 7

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Core Strategy DPD Objective	6	7	8	9
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	--	++
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features	0	0	0	0
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	++	++	--	++
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	--	+
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	-	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 4	+ 3	- 9	+ 7

Analysis for Preferred Draft Core Strategy (October 2008):

The SA scoring of options has determined that Option 2 is the most sustainable option and is the preferred option for inclusion in the Preferred Draft Core Strategy. Option 4 and also scored significantly positive which can also be considered as alternative options for inclusion in the Preferred Draft Core Strategy. Option 3, Option 5, Option 6, Option 7 and Option 9 also scored highly, and could be considered, subject to consideration of further evidence and comments received during consultation. Option 8 had a negative effect on sustainability and is therefore not a suitable alternative policy approach to deal with this issue.

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Analysis for Revised Preferred Draft Core Strategy (November 2010):

Options that were deemed sustainable to include in a policy include Options 1, 2, 3, 4, 6, 7 and 9.

Option 5 has not been included in the Revised Preferred Draft Core Strategy as the Borough Council has little control over the management of car parking, which is mainly controlled by private bodies.

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29d. Getting Around in Redditch Borough

Issue/Question - Should public transport routes (bus and emergency vehicles only) be opened up to general traffic if there is a wider and demonstrable community benefit e.g. the regeneration of a District Centre?

Option 1 - Yes, they should be opened up where a wider community benefit can be demonstrated

Option 2 - No, they should be retained in their current state (equivalent to business as usual/ Do nothing)

There were no suitable alternative options presented to the Borough Council at issues and options consultation stages or Preferred Draft Core Strategy Stage.

1	2	Comments/Explanation
+	-	Implementing Option 1 is likely to result in a positive effect on SA Objectives 9 and 15, however a negative effect is predicted on SA Objective 3.
1	-1	Implementing Option 2 is likely to result in a negative effect on SA Objectives 9 and 15, however a positive effect is predicted on SA Objective 3.

The effects predicted for Options 1 to 3 would relate to the areas in, and adjacent to, the bus only routes and also roads in the immediate vicinity which lead to the bus only routes. The likelihood of the effects working towards or against SA Objectives 3 and 9 would be certain. The likelihood of the effect working towards or against SA Objective 15 would be very likely.

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Core Strategy DPD Objective	1	2
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features	-	+
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	+	+
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	+	-
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	+	-
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	+	-
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	-	+
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	3	-1

Analysis for Preferred Draft Core Strategy (October 2008):

The SA scoring of options has determined that Option 1 is the most sustainable option, and is therefore the preferred approach to be presented in the preferred draft core strategy, subject to consideration of further evidence and comments received during consultation. Option 2 has a negative effect predicted on sustainability and it therefore not a suitable alternative policy option to deal with this issue.

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy has not implemented Option 2 as this approach was not widely supported. The most sustainable approach implemented a combination of the Options appraised in Issue 29a-d.

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30. Lifetime Homes

Issue/Question - How can we improve the flexibility and adaptability of housing in Redditch Borough?

Option 1 - Encourage people to move to the most suitable housing through the allocation/promotion of specialist homes and developments

Option 2 - Only locate homes for the elderly in locations which accessible to facilities, services and public transport

Option 3 - All new residential developments to include a proportion of dwellings to be constructed to 'Lifetime Homes' standard

Option 4 - Business as usual/ Do nothing

There were no suitable alternative options presented to the Borough Council at issues and options consultation stages.

1	2	3	4	Comments/Explanation
++	+	+	--	Implementing Option 1 is likely to result in a positive effect on SA Objectives 12, 13 and 16 and there are no predicted negative effects.
				Implementing Option 2 is likely to result in a positive effect on SA Objectives 3, 9, 12, 13 and 16 and there are no predicted negative effects.
2	1	1	2	Implementing Option 3 is likely to result in a positive effect on SA Objectives 12, 13 and 16 and there are no predicted negative effects.
				Implementing Option 4 is likely to result in a negative effect on SA Objectives 12 and 13 and there are no predicted positive effects.

The effects predicted for Options 1 to 4 would relate to the whole Borough. The likelihood of the effects working towards or against SA Objectives 3, 9, 12 and 13 would be very likely. The likelihood of the effect working towards or against SA Objective 16 would be fairly likely.

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Core Strategy DPD Objective	1	2	3	4
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and townscape and its best distinctive features;	0	0	0	0
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	++	++	++	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	++	++	++	-
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0
12 Ensuring there is a range of health facilities that support existing and new communities.	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 6	+ 5	+ 5	- 1

The SA scoring of options has determined that Option 1 is the most sustainable option, and is therefore the preferred approach to be presented in the Preferred Draft Core Strategy. It is possible to have other options as preferred approach in tandem with Option 2. Option 1 and Option 3 also scored highly in relation to sustainability and both could be progressed as preferred approaches, subject to consideration of further evidence and comments received during consultation. Option 4 scored slightly positive in relation to sustainability but not to the same extent as Options 1, 2 and 3.

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented Option 3. However it should be noted that Options 1 and 2 would also be implemented indirectly through other Core Strategy policies which promote sustainable locations for residential development. Consultation responses proposed no other alternatives to test through the SA.

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There were aspects of the Issues and Options document which could not be appraised in the same way as the Issues and Options have been appraised in other SA tables. There were open ended questions presented in the Issues and Options document, where no alternative options were presented because they were not available. Where options have emerged as a result of further consultation, this part of the SA analyses the effects of these alternatives. Also further issues have arisen since the issues and options document was published and therefore the SA includes reference to these additional issues and the alternative approaches to deal with the issues.

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Appraisal of additional effects

There are aspects of the Issues and Options document which could not be appraised in the same way as the Issues and Options have been appraised in the tables above. There were open ended questions presented in the Issues and Options document, where no alternative options were presented because they were not available. Where options have emerged as a result of further consultation, this part of the SA analyses the effects of these alternatives. Also further issues have arisen since the issues and options document was published and therefore the SA includes reference to these additional issues and the alternative approaches to deal with the issues.

Historic Environment

The Issues and Options document asked people if they could think of any buildings to be added to the Schedule of Buildings of Local Interest. The ongoing maintenance of the local list ensures that SA Objective 5 "To provide opportunities for communities to participate in and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community"; and SA Objective 16 "Conserve and enhance the architectural, cultural and archaeological heritage and seek well-designed, resource efficient, high quality built environment in new development proposals" are achieved.

Option 1 - Include a policy in the Core Strategy to maintain and enhance historic environment features

Option 2 - Include a policy in the Core Strategy regarding the Schedule of Buildings of Local Interest

Option 3 - Rely on national guidance/ Business as usual / Do nothing

Preferred Draft Core Strategy and Evidence Base additional options:

Option 4 - Include a policy to encourage methods to improve energy efficiency of historic properties without compromising conservation issues

Option 5 – Include a policy to encourage conservation-led regeneration

Option 6 – Include a policy to enhance networks of historic amenity value

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1	2	3	4	5	6	Comments/Explanation
+	+	-	+	+	+	<p>Implementing Option 1 is likely to result in a positive effect on SA Objectives 10 and 16 and there are no predicted negative effects.</p> <p>Implementing Option 2 is likely to result in a positive effect on SA Objectives 5, 10 and 16 and there are no predicted negative effects.</p> <p>Implementing Option 3 is likely to result in a negative effect on SA Objectives 10 and 16.</p>
1	1	-1	1	1	1	<p>Implementing Option 4 is likely to result in a positive effect on SA Objective 4 and there are no predicted negative effects.</p> <p>Implementing Option 5 is likely to result in a positive effect on SA Objectives 9, 10 and 16. Mitigation measures would need to be in place to ensure there are no negative effects on SA Objective 16.</p> <p>Implementing Option 6 is likely to result in a positive effect on SA Objectives 10 and 16 and there are no predicted negative effects.</p>

The effects predicted for Options 1 to 4 and 6 would relate to the whole Borough. The effects predicted for Option 5 are likely to be in the Town Centre but may be felt in other locations. The likelihood of the effects working towards or against SA Objective 10 would be very likely. The likelihood of the effect working towards or against SA Objective 16 would be certain. The likelihood of the effect working towards or against SA Objective 2 and 5 would be a small likelihood.

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Core Strategy DPD Objective	1	2	3	4	5	6
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	++	++	--	+/-	+	++
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	+	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	+	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	+	+	--	0	+	+
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel	0	0	0	0	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	?	?	0	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	+	?	0	0	+	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	0	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+5	+4	-5	+3	+4	+4

The Preferred Draft Core Strategy did not present a dedicated 'Historic Environment' policy but the protection and enhancement of the Historic Environment featured in a number of other policies, which is the most sustainable option following the SA scoring of options. Following consultation and collection of further evidence new options for policy were generated. All options except 'business as usual' scored positively against the DPD Objectives and can therefore be carried forward to policy in the Revised Preferred Draft Core Strategy. Mitigation measures will have to be in place for Option 4 to ensure that no negative effects were felt in relation to DPD Objective 1.

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New options to include in policy have emerged including:

- Encouraging the improvement of energy efficiency of historic properties without compromising conservation issues
- Encouraging conservation-led regeneration
- Enhancing networks of historic amenity value

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Redditch Distinctiveness

In the Issues and Options document, a number of things which make Redditch distinctive were presented alongside the advantages and disadvantages of maintaining or encouraging them in the future.

The first distinctive feature presented was trees and when considering this against the SA Framework it is recommended that the Core Strategy set out a policy approach aiming for the retention of trees in order to achieve SA Objective 2 "Reduce causes of and adapt to the impacts of climate change"; SA Objective 10 "Safeguard and strengthen landscape and townscape character and quality"; SA Objective 11 "To conserve and enhance biodiversity and geodiversity"; SA Objective 13 "Provide decent affordable housing for all, of all the right quality and tenure for local needs, in clean, safe and pleasant local environments"; and SA Objective 16 "Conserve and enhance the architectural, cultural and archaeological heritage and seek well-designed, resource efficient, high quality built environment in new development proposals", irrespective of the negative effects on SA Objective 15 "Reduce crime, fear of crime and anti-social behaviour". An alternative to this is to not present a policy on trees which would affect the same SA Objectives, only negatively rather than positively.

The second distinctive feature presented was self-contained districts and when considering this against the SA Framework it is recommended that the Core Strategy sets out a policy approach aiming for self-contained districts to be avoided in order to achieve SA Objective 3 "To reduce the need to travel and move towards more sustainable travel patterns; SA Objective 9 "To improve the vitality and viability of Town and District Centres and the quality of, and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio - economic status or educational attainment"; SA Objective 15 "Reduce crime, fear of crime and anti-social behaviour". Because the promotion of self-contained districts would rely to some extent on the road hierarchy being implemented in new development, the approach can more than likely only be presented in the form of a road hierarchy policy. The only alternative to this approach would be to do nothing/not present this policy which would have a negative effect on SA Objective 3 "To reduce the need to travel and move towards more sustainable travel patterns; and SA Objective 9 "To improve the vitality and viability of Town and District Centres and the quality of, and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio - economic status or educational attainment".

The third distinctive feature was the Redditch road hierarchy and when considering this against the SA Framework there are both positive and negative effects on the achievement of SA Objectives if the Core Strategy was to maintain and encourage this feature, however there are also both positive and negative effects on the achievement of SA Objectives if the preferred approach was to relax the approach to road layout. If the preferred approach maintained and encouraged the distinctive road layout it would help to achieve SA Objective 9 "To improve the vitality and viability of Town

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and District Centres and the quality of, and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment"; SA Objective 10 "Safeguard and strengthen landscape and townscape character and quality"; and SA Objective 11 "To conserve and enhance biodiversity and geodiversity" but would hinder the achievement of SA Objective 3 "To reduce the need to travel and move towards more sustainable travel patterns"; SA Objective 4 "Develop a knowledge-driven economy, with the appropriate employment land, infrastructure and skills base whilst ensuring all share the benefits urban and rural"; and SA Objective 17 "Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural lands, land of Green Belt value, maximising use of previously developed land and reuse of vacant buildings, where this is not detrimental to open space and biodiversity interest". Because the promotion of self-contained districts would rely to some extent on the road hierarchy being implemented in new development, the approach can more than likely only be presented in the form of a road hierarchy policy. The only alternative to this approach would be to do nothing/not present this policy which would have a negative effect on SA Objective 3 "To reduce the need to travel and move towards more sustainable travel patterns; and SA Objective 9 "To improve the vitality and viability of Town and District Centres and the quality of, and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment".

The final distinctive feature presented was the separation of roads and footpaths and when considering this against the SA Framework it is recommended that the Core Strategy set out a policy approach aiming for roads and footpaths to be provided in an integrated manner. This is recommended because continuing to maintain or encourage this feature would hinder the achievement of SA Objective 3 "To reduce the need to travel and move towards more sustainable travel patterns"; SA Objective 9 "To improve the vitality and viability of Town and District Centres and the quality of, and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment"; SA Objective 12 "To improve the health and well-being of the population and reduce inequalities in health"; and SA Objective 15 "Reduce crime, fear of crime and anti-social behaviour". This is likely to be promoted in a sustainable transport and accessibility policy. The only alternative to this approach would be to do-nothing/have no policy, which would likely have a negative effect on achieving SA Objectives 3 "To reduce the need to travel and move towards more sustainable travel patterns"; SA Objective 9 "To improve the vitality and viability of Town and District Centres and the quality of, and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment"; SA Objective 12 "To improve the health and well-being of the population and reduce inequalities in health"; and SA Objective 15 "Reduce crime, fear of crime and anti-social behaviour".

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Town Centre Strategy

In May 2009 Redditch Borough Council commissioned consultants Arup to produce a Town Centre Strategy. The strategy was endorsed by members in November 2009 and includes a number of priority projects and actions.

Option 1 – Tackling the Ringway – Breaking down the concrete collar

Option 2 – Regeneration of Train Station

Option 3 - Redevelopment of Silver Street/Royal Square and Enclosed Market Area

1	2	3	Comments/Explanation
+	++	++	Implementing Option 1 is likely to result in a positive effect on SA Objectives 3, 9 and 10 and there are no predicted negative effects
			Implementing Option 2 is likely to result in a positive effect on SA Objectives 3, 9, 10, 15, 16, and 17 and there are no predicted negative effects
1	2	2	Implementing Option 3 is likely to result in a positive effect on SA Objectives 3, 9, 10, 13, 15, and 17 and there are no predicted negative effects

The effects predicted for Options 1-3 would relate to the whole Borough. The likelihood of the effects working towards or against SA Objectives 3 and 9 would be very likely.

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Core Strategy DPD Objective	1	2	3
1.To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	+	+	0
2.To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	+
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	+	+	+
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel	+	++	+
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	+	+	+
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	+	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	+	+	+
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	?	?	+
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	?	0	?
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	?	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+6	+9	+8

The SA scoring of options has determined that Option 2 is the most sustainable option, and is therefore the preferred approach to be presented in the Preferred Draft Core Strategy. Option 1 and 3 also scored highly in terms of sustainability and could be implemented as a preferred approach alongside Option 16 subject to consideration of other evidence and comments received during consultation.

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Analysis for Revised Preferred Draft Core Strategy (November 2010):

New options to include in policy have emerged including:

- Tackling the Ringway – Breaking down the concrete collar
- Regeneration of Train Station
- Redevelopment of Silver Street/Royal Square and Enclosed Market Area

Office Development

Office development was not considered as an Issue in the Issues and Options Document; however this is now considered as an issue due to emerging evidence, including the Borough Councils Office Needs Assessment (2009) and the West Midland Regional Spatial Strategy Phase Two Revision.

Option 1 - Retail development to take precedence over office development in the town centre

Option 2 - The strategy for office development should reflect the aspiration of the Council for types of offices

Option 3 – A maximum threshold of 5000sq.m per site of office development outside of the town centre

Option 4 – Aim to deliver 30,000 sq.m of offices with 8000sq.m being accommodated outside the town centre due to capacity issues

Option 5 – Aim to deliver 45,000 sq.m which would have been in line with the RSS proposed figure

Option 6 – In the first instance offices should be developed within or on the edge of the town centre

Option 7 – Business as Usual / Do nothing

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1	2	3	4	5	6	7	Comments/Explanation
- -	+ +	+	+ +	+ +	+	-	<p>Implementing Option 1 is likely to result in a negative effect on SA Objectives 4, 6 and 9 and there are no predicted positive effects.</p> <p>Implementing Option 2 is likely to result in a positive effect on SA Objectives 4, 6 and 14 and there are not predicted negative effects.</p> <p>Implementing Option 3 is likely to result in a positive effect on SA Objectives 3 and 13, however a negative effect is predicted for SA Objective 4.</p> <p>Implementing Option 4 is likely to result in a positive effect on SA Objectives 3, 4 and 9 and there are no predicted negative effects.</p>
-2	2	1	2	0	1	-1	<p>Implementing Option 5 is likely to result in a positive effect on SA Objectives 3, 4 and 9 and there are no predicted negative effects.</p> <p>Implementing Option 6 is likely to result in a positive effect on SA Objective 3 and there are no predicted negative effects.</p> <p>Implementing Option 7 is likely to result a negative effect on SA Objective 4, and there is a questionable effect on SA Objective 3.</p>

Appendix B

Core Strategy DPD Objective	1	2	3	4	5	6	7
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity	0	0	0	0	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0	0	0	0	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0	0	0	0	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features;	0	0	0	0	0	+	-
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	0	0	++	++	++	++	-
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	+	0	0	0	0	-	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	-	0	0	++	++	++	-
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0	0	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	--	++	++	++	++	++	-
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	-4	+ 4	+ 5	+ 8	+ 6	+ 7	-5

Analysis for Preferred Draft Core Strategy (October 2008):

Option 5 and 6 have been implemented as these are the most suitable and sustainable options for this issue.

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Analysis for Revised Preferred Draft Core Strategy (November 2010):

Options 2, 3, 4, 5 and 6 all score significantly well from a sustainability point of view, clearly it is not feasible to implement both options 4 and 5. However implementing one of these options combined with options 2, 3 and 6 is considered a sustainable approach. It is not considered sustainable to be implementing Options 1 and 7 as these options score extremely poorly.

Appendix B

Flood Risk and Water Management

Flood risk and water management was not presented as an issue at the Issues and Options Stage of the Core Strategy as it was not considered a locally distinctive, however the Borough Councils commissioned a Strategic Flood Risk Assessment Level 1 and Water Cycle Study (jointly with Bromsgrove District Council) in January 2009 which raised a number of local issues regarding flood risk and water management that needed to be addressed.

Option 1 – Have a local policy on Flood Risk and Water Management which is informed by Strategic Flood Risk Assessment Level 1 and Level 2 and the Water Cycle Study and Water Cycle Study Refresh

Option 2 – Rely on National Planning Policy/ Business as Usual

1	2	Comments/Explanation
+	+	Implementing Option 1 is likely to result in a positive effect on SA Objectives 7 and 8.
1	1	Implementing Option 2 is likely to result in appositve effect on SA Objective 8.

The effects on Objective 8 would be positive with both Options; however it is considered that Option 1 would have more of a positive effect on SA Objective 7 than not having a policy.

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Core Strategy DPD Objective	1	2
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	+	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features	+	0
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 3	+ 1

Analysis for Preferred Draft Core Strategy (October 2008):

The SA scoring of options has determined that Option 1 is the most sustainable option, and is therefore the preferred approach to be presented in the Preferred Draft Core Strategy, subject to consideration of further evidence and comments received during consultation.

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Revised Preferred Draft Core Strategy will continue to implement Option 1 as this was and still remains the most sustainable approach; this approach is continually being informed by the completion of evidence base work.

Appendix B

Settlement Hierarchy

New options to consider in policy:

Option 1 - Encourage development principally in Redditch urban area with limited development in the smaller rural settlements of Astwood Bank and Feckenham;

Option 2 - Proportional development relative to the population size of Redditch, Astwood Bank and Feckenham;

Option 3 - Business as usual.

1	2	3	Comments/Explanation
++	+	+/-	Implementing Option 1 is likely to result in a positive effect on SA Objectives 2, 3, 5, 7, 8, 10, 11, 13, 16 and 17 and there are no likely negative effects predicted.
			Implementing Option 2 is likely to result in a positive effect on SA Objectives 2, 7, 13, 16 and 17 however it is also likely to result in negative effects on SA Objectives 3, 8, 10 and 11.
2	1	0	Implementing Option 3 is likely to result in a positive effect on SA Objectives 2, 7, 13 and 16 however it is also likely to result in negative effects on SA Objectives 3, 8, 10 and 11. There is a likelihood of both positive and negative impacts on SA Objective 17.

The effects predicted for Options 1 to 3 would relate to the whole Borough. The likelihood of the effects working towards SA Objectives 2, 7, 13 and 16 would be very likely. The likelihood of the effect working towards or against SA Objective 17 is fairly likely. The likelihood of the effect working towards SA Objective 5 would be a small possibility. The likelihood of the effect working towards or against SA Objectives 3, 8, 10 and 11 would be a small possibility.

Appendix B

Core Strategy DPD Objective	1	2	3
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	+	+	+
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	+	+	+
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and townscape and its best distinctive features;	+ +	-	-
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	+ +	-	-
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	+	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	+	+	+
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	+	+	+
12 Ensuring there is a range of health facilities that support existing and new communities.	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 11	+ 3	+ 2

The SA scoring of options has determined that Option 1 is the most sustainable option, and is therefore the preferred approach to be presented in the Preferred Draft Core Strategy.

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented Option 1. Consultation responses proposed no other alternatives to test through the SA.

The November 2010 SA scoring of options has determined that Option 1 is still the most sustainable, and is therefore the preferred approach to be presented in the Revised Preferred Draft Core Strategy. Options 2 and 3 may lead to excessive levels of development in Redditch's rural settlements which would impact on their character and local distinctiveness.

Appendix B

Landscape Character

This issue was not presented in the Issues and Options Document as it wasn't considered a locally distinctive issue. However the Landscape Character Assessment produced by Worcestershire County Council combined with the Sensitivity Appraisals currently completed identified a number of areas that were sensitive to development in the Borough therefore it is considered appropriate to address this issue through the Core Strategy.

Option 1 – Have a local policy which is informed by the Worcestershire Landscape Character Assessment

Option 2 – Rely on National Planning Policy/ Business as Usual

1	2	Comments/Explanation
+	+	Implementing Option 1 is likely to result in a positive effect on SA Objectives 7, 10 and 11.
1	1	Implementing Option 2 is likely to result in appositve effect on SA Objective 11.

The effects on Objective 11 would be positive with both Options; however it is considered that Option 1 would additional positive effect on SA Objectives 7 and 10.

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Core Strategy DPD Objective	1	2
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	+	+
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features	++	+
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	+	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	++	+
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+7	+4

Analysis for Preferred Draft Core Strategy (October 2008):

The SA scoring of options has determined that Option 1 is the most sustainable option, and is therefore the preferred approach to be presented in the Preferred Draft Core Strategy, subject to consideration of further evidence and comments received during consultation. It is considered that both Options are sustainable but having a local policy would allow the Boroughs best distinctive landscape features to be protected.

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented Option 1 as this was the most sustainable approach. This policy now forms part of the Natural Environment Policy within the Revised Preferred Draft Core Strategy.

Appendix B

Pollution

This issue was not considered appropriate to be presented in the Issues and Options Document as the requirements highlighted in national and regional planning policy were too detailed for the Issues and Options stage of the Core Strategy. However due to Air Quality issues in the County it was deemed appropriate to consider whether this would be a suitable issue to address through policy in the Core Strategy.

Option 1 – Have a local policy due to potential air quality issues in the Borough

Option 2 – Rely on National Planning Policy/ Business as Usual

1	2	Comments/Explanation
+	+	Implementing Option 1 is likely to result in a positive effect on SA Objectives 2, 7 and 12.
1	1	Implementing Option 2 is likely to result in appositve effect on SA Objective 2, 7, and 12.

Both Options would have positive effects on SA Objectives 2, 7 and 12.

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Core Strategy DPD Objective	1	2
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	0	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	0	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features	+	+
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 2	+ 2

Analysis for Preferred Draft Core Strategy (October 2008):

It was considered appropriate to implemented option 1 at the Preferred Draft Core Strategy stage to test whether a draft policy was successful.

Analysis for Revised Preferred Draft Core Strategy (November 2010):

Following consultation on the Preferred Draft Core Strategy and the SA scoring of these options demonstrating that the implications of implementing both options would be the same it is appropriate to rely on national planning policy to guide this issue.

Appendix B

Trees

Trees are a distinctive feature of Redditch, it is important to maintain and enhance this feature in the Borough.

Option 1 – Have a local policy on retaining trees

Option 2 – Rely on National Planning Policy/ Business as Usual

1	2	Comments/Explanation
+	0	Implementing Option 1 is likely to result in a positive effect on SA Objectives 2, 7, 10, 11 and 12. .
1	0	Implementing Option 2 is likely to have a slight positive effect on SA Objective 11.

Option 1 has more positive effects on the SA Objectives than Option 2. Option 2 may have a slight positive effect on SA Objective 11 but not a significant as Option 1. This policy now forms part of the Natural Environment Policy within the Revised Preferred Draft Core Strategy.

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Core Strategy DPD Objective	1	2
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	+	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	+	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	++	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features	++	+
5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	++	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 9	+ 1

Analysis for Preferred Draft Core Strategy (October 2008):

The SA scoring of options has determined that Option 1 is the most sustainable option, and is therefore the preferred approach to be presented in the Preferred Draft Core Strategy, subject to consideration of further evidence and comments received during consultation.

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The Preferred Draft Core Strategy implemented Option 1 as this was the most sustainable approach this will be continued through to the next stage of the Core Strategy. This policy now forms part of the Natural Environment Policy within the Revised Preferred Draft Core Strategy.

Appendix B

Natural Environment Policy

There were a range of locally distinctive issues that emerged as a result of the representations received to the Issues and Options consultation and therefore these features should be tested as options to deem their suitability to a policy in the Core strategy.

Option 1 - demonstrate that the use of sustainable, locally sourced and recycled materials has been considered

Option 2 - incorporate water efficiency measures and appropriate SUDS techniques that utilise detention/ retention methods suitable for Redditch

Option 3 - protect and enhance the quality of natural resources and Green Infrastructure including water, air, land, habitats and biodiversity

Option 4 - integrate with biodiversity and geodiversity through enhancing, linking and extending natural habitats

Option 5 - remediate contaminated land, where appropriate

1	2	3	4	5	Comments/Explanation
+	+	+	+	+	Implementing Option 1 is likely to result in a positive effect on SA Objectives 1, 2, 3 and 7.
					Implementing Option 2 is likely to result in a positive effect on SA Objectives 2, 6, and 7.
					Implementing Option 3 is likely to result in a positive effect on SA Objectives 1, 2, 7, 11 and 12.
1	1	1	1	1	Implementing Option 4 is likely to result in a positive effect on SA Objectives 2, 7 and 11.
					Implementing Option 5 is likely to result in a positive effect on SA Objective 2, 7, 11 and 12.

Core Strategy DPD Objective	1	2	3	4	5
1. To maintain and provide a high quality natural, rural and historic environment with a Green Infrastructure network which maximises opportunities for biodiversity value, wildlife and ecological connectivity;	0	0	+	+	0
2. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards;	+	+	+	+	0
3. To reduce the causes of, minimise the impacts of and adapt to climate change;	++	0	+	+	0
4. To protect, promote and where possible enhance the quality of the Boroughs landscape and Redditch Borough's other distinctive features	0	0	+	+	+

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5. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel;	0	0	0	0	0
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium;	0	0	0	0	0
7. Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at the former New Town District Centres;	0	0	0	0	0
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites;	0	0	0	0	0
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	0	0	0	0	0
11. To protect and enhance water, air and soil and minimise flood risk;	0	0	0	0	0
12. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning.	0	0	0	0	0
TOTAL SCORE (appraisal against SA Objectives score is included)	+ 4	+ 2	+ 5	+ 5	+ 2

Analysis for Revised Preferred Draft Core Strategy (November 2010):

The SA has determined that all of the Options would have sustainable effects in particular Option 1, 3 and, 4. Therefore these Options will be combined in a policy which seeks to ensure the natural environment of Redditch Borough is enhanced. These options have been incorporated in the Natural Environment Policy.

Appendix B

Appendix B - SA Assessment of Large and Strategic Sites

In order to better understand the implications of including Strategic Sites in the Core Strategy, a Sustainability Appraisal of the potential sites needs to be undertaken. The table below includes all large sites which have been considered for inclusion in the Core Strategy as a Strategic Site. The SA Objectives and decision making criteria have been used in the assessment of each site. Each site has then been scored against assessment criteria. Please note that this assessment does not include the ADR sites as this site assessment is performed later in this SA. Some of these Strategic Sites may be taken forward in the Core Strategy and some will not, however the comments related to the assessment include some valuable ideas for content of Strategic Site policy.

SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
To manage waste in accordance with the	Will it reduce the production of waste and manage waste in	Significantly													This could be assessed by identifying if there are any constraints to the site in terms of collection of household recycling
		To a small extent	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
		No													

Appendix B

SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
waste hierarchy: reduce, reuse, recycle, compost, recovery, disposal	accordance with the waste hierarchy?	Unknown													<p>waste or industrial or commercial waste. It can only partly be assessed if it is known whether waste management facilities will be included as part of any development scheme.</p> <p>Infrastructure consultation with the Council waste department confirms that there are no know waste collection issues and no issues with recycling facilities being provided at the Strategic Sites.</p> <p>It is recommended that to ensure that this objective is achieved, that waste management is encouraged in the Core Strategy.</p>
Reduce causes of and adapt to the impacts	Will it reduce emissions of greenhouse gases?	Significantly												This can only be assessed if it is known whether measures are to be implemented to reduce emissions as part of any development scheme.	
		To a small extent	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
		No													

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
of climate change		Unknown													<p>The assessment could also be linked to criteria to reduce the need to travel, where there would be less emissions from vehicles for shorter journey times.</p> <p>It is recommended that to ensure that this objective is achieved, that encouraging ways of reducing emissions should be included in the Core Strategy. Larger sites such as the Land to the rear of the Alexandra Hospital may have more scope for inclusion medium scale renewables.</p>
	Does it promote patterns of spatial development that are adaptable to	Significantly		✓	✓	✓	✓	✓	✓	✓	✓	✓		To assess this, there are two questions which need to be asked - How do things become adaptable? Also is the location accessible to	
		To a small extent	✓										✓		
		No													

Appendix B

SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
	and suitable for predicted changes in climate?	Unknown													<p>more sustainable forms of transport, for example, near to Transport Interchanges and bus routes. The first question can only be assessed if it is known whether measures are to be implemented to adapt to climate change as part of any development scheme.</p> <p>The sites at Abbey Stadium and Woodrow would only achieve this objective to a small extent because it is less accessible to a transport interchange than other sites, but both are still accessible to bus routes.</p>
To reduce the need to travel and move towards more sustainable travel patterns	Will it reduce the need to travel?	Significantly because of its location		✓	✓	✓	✓	✓	✓	✓	✓	✓		<p>This can be assessed in two ways. The first is to ask if the site is within the urban area, near to a transport interchange, near to multi-modal access or within the Town Centre. The second can only be assessed if it is known what transport provision is to be implemented as part of any development scheme.</p> <p>The Abbey Stadium site and the</p>	
		Extensively through its transport provision													
		To a small extent because of its location	✓										✓		

Appendix B

SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
		To a small extent through its transport provision													Woodrow Site would only achieve this objective to a small extent because other sites have dedicated bus routes and transport interchanges adjacent to the sites. General policy on encouraging walking and cycling should help to improve the achievement of this objective.
		No													
	Will it provide opportunities to increase	Yes		✓	✓	✓	✓	✓	✓	✓	✓				To assess this, the question needs to be asked - Is the site within the Town/District Centre or near a
		Possibly	✓												
		No													

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site	
	sustainable modes of travel?	Unknown												<p>transport interchange? This can only partly be assessed if it is known whether sustainable modes of travel can be implemented as part of any development scheme.</p> <p>The location of the Abbey Stadium site where it is accessible by public transport means that the planned increase in patronage to the redevelopment will increase usage of sustainable modes of travel.</p> <p>Due to their location, it is not know what opportunities there would be for increases in sustainable modes of travel at the Car Park 4 site and Woodrow site.</p>
	Does it focus development in existing centres, and make use of existing infrastructure to reduce the need to travel?	Significantly because it is within or adjacent to an existing centre			✓	✓	✓	✓	✓	✓	✓	✓		To assess this, the question needs to be asked - Is the site within the Town/District Centre or near a transport interchange? This can only partly be assessed if it is known what transport provision is to be implemented as part of any development scheme.
		Significantly because it is near existing		✓										

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments		
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site			
		infrastructure														
		To a small extent because it is fairly near to an existing centre or existing infrastructure	✓												✓	
		No														
Develop a knowledge-driven economy, with the appropriate employment land, infrastructure and skills base whilst ensuring all share the benefits urban and rural	Will it contribute towards urban and rural regeneration?	Yes	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	To assess this, if the answer to the questions above is yes, then sites fulfilling these criteria should significantly contribute to regeneration.
		No		✓												

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site	
Will it provide opportunities for businesses to develop and enhance their competitiveness?	Significantly		✓	✓	✓	✓	✓		✓				<p>This can only be assessed if it is known whether employment development is to be implemented as part of any development scheme. There are no opportunities to measure enhancement to business competitiveness.</p> <p>The Abbey Stadium site, Car Park No.4 site and Woodrow Strategic site have no potential to contribute towards this objective. The Church Road Site and Edward Street site would include uses which would achieve this objective. Other remaining sites have the potential to contain uses which significantly contribute towards this objective.</p>	
	To a small extent							✓		✓				
	Unknown	✓									✓	✓		
Will it support the shopping hierarchy?	Yes			✓	✓	✓	✓	✓		✓	✓		To assess this, the question needs to be asked - is the site within or adjacent to the Town/District	
	To a small extent								✓			✓		

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments		
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site			
		No		✓												<p>Centre? This can only partly be assessed if it is known whether retail will be implemented as part of any development scheme in order to support the shopping hierarchy or is a development site which can add custom to the District Centres.</p> <p>The Abbey Stadium site and Land to the rear of the Alexandra hospital have no retail potential and are not located within or on the edge of a centre. The prospect hill site and Woodrow strategic site are close by the town centre and Woodrow district centre respectively and can offer an increase in patronage. Other remaining sites are within centres which have a significantly positive effect on achieving this objective.</p>
	Will it help to improve skills levels in the	Yes														This can only be assessed if it is known whether land uses related to education or skills are to be
		To a small extent														

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site	
	workforce?	No	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<p>implemented as part of any development scheme.</p> <p>None of the sites have potential for education or skills related uses.</p>
	Will it support tourism?	Yes	✓											<p>This can only be assessed if it is known whether land uses related to tourism are to be implemented as part of any development scheme.</p> <p>The abbey stadium site has the potential to attract local tourism and is located close by to other tourist attractions. Church Rd site and Edward St site have the potential to include some leisure uses or can improve the town centre image to the extent that this objective can be achieved to a small extent. None of the other remaining sites have the potential to achieve this objective.</p>
To a small extent									✓		✓			
No			✓	✓	✓	✓	✓			✓		✓	✓	
Unknown														
Promote and support the development of new	Does it encourage innovative and environmentally	Yes												<p>This can only be assessed if it is known whether innovative and environmentally friendly technologies are to be implemented as part of any</p>
		To a small extent												

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
technologies, of high value and low impact, especially resource efficient technologies and environmental technology initiatives	friendly technologies?	No													development scheme.
		Unknown	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	None of the sites have a known capacity to be able to achieve this objective. There should be a general Core Strategy policy to encourage innovative and environmentally friendly technologies to be implemented Borough-wide.	
	Does it promote and support the development of new technologies, of high value and low impact?	Yes													This can only be assessed if it is known whether new technologies of high value and low impact are to be implemented as part of any development scheme.
		To a small extent													
		No													
		Unknown	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	None of the sites have a known capacity to be able to achieve this objective. There should be a general Core Strategy policy to encourage new technologies to be implemented Borough-wide.	
Protect and improve the quality of	Will it provide opportunities to improve or	Yes													This can only be assessed if it is known whether measures to improve or maintain water quality / water
	To a small extent	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
water, soil and air and water resources	maintain water quality/water resource?	No													resources are to be included as part of any development scheme. It is also relevant to determine the proximity of the site to relevant water sources. It is possible for all sites to include water efficiency measures in their development to improve the water resource element of this objective. None of the sites would explicitly have a negative impact on water quality but there are no known positive measures for these sites to ensure that this part of the objective is achieved.
		Unknown													
Ensure development does not occur in high-risk flood prone areas and does not adversely contribute to	Does it protect the floodplain from inappropriate development?	Yes - no impacts/not on or near the floodplain	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	The question needs to be asked - where is the site located in relation to the flood zones? This can only be partly assessed if it is known whether measures to mitigate against flooding are to be implemented as part of any development scheme.	
		Yes - positive mitigation measures in place													

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
fluvial flood risks or contribute to surface water flooding in all other areas		No													All sites with the exception of the Abbey Stadium are not within close proximity to a floodplain. The Abbey Stadium site is not within to adjacent to a flood plain, but is in close proximity. The location is not likely to have any negative effects on achieving this objective and a site specific flood risk assessment confirmed this.
	Does it take account of all types of flooding?	Yes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	The questions need to be asked - where is the site located in relation to the flood zones - are there likely to be any flood management installations as part of any development scheme. The flood management installations would not be required for these sites. There are no site specific issues based on information in the SFRA and WCS.	
		To a small extent													
		No													
	Does it promote Sustainable	Yes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	This can only be assessed if it is known whether Sustainable Urban	
		No													

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
	Urban Drainage Systems where appropriate?	Unknown													Drainage Systems will be incorporated into any development scheme.
To improve the vitality and viability of Town and District Centres and the quality of, and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	Will proposals enhance the provision of local services and facilities?	Significantly	✓		✓	✓	✓	✓	✓			✓		The questions need to be asked - Is the site to be located within the Town/District Centre and is any development scheme likely to incorporate retail or community facilities uses or residential uses contributing to the support of nearby local services or open space provision? The land to the rear of the Alexandra Hospital would have no beneficial effect on achieving this objective because there is no opportunity to incorporate these types of uses on site. The prospect hill site, Edward street site and Woodrow strategic site would only help to achieve this objective by providing custom for the services and facilities in close proximity to the sites. Other sites, because of their location and potential use would significantly contribute towards this objective.	
		To a small extent								✓	✓		✓		
		No		✓											
		Unknown													

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
	Will it contribute to rural service provision across the Borough?	Significantly													The question needs to be asked - is the site within the rural area (or likely to influence the provision in the rural area) and if it is known whether economic development will be implemented as part of any development scheme. None of the sites are located within or in close proximity to the rural area.
To a small extent															
No		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Unknown															
	Will it enhance accessibility to services by public transport?	Yes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		The question needs to be asked - is the site located within the Town/District Centre or is it near to a transport interchange? All strategic sites with the exception of Woodrow site are well located to contribute to this objective being achieved. The Woodrow site will achieve this objective to a small extent because there is some access to public transport.	
To a small extent													✓		
No															
Unknown															
Safeguard	Will it safeguard	Yes	✓										✓	This can be assessed through a site	

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site	
and strengthen landscape and townscape character and quality	and strengthen landscape and townscape character and quality?	To a small extent		✓	✓	✓	✓	✓	✓	✓	✓	✓		specific Landscape Character Assessment.
		No												
		Unknown												
To conserve and enhance biodiversity and geodiversity	Will it help to safeguard the Borough's biodiversity and geodiversity?	Yes - not related to sites of biodiversity or geodiversity interest		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	The question needs to be asked - where is the site in relation to SSSIs, SWSs and LNRs? This can only be partly assessed if it is known what measures to protect or enhance biodiversity and geodiversity are to be implemented as part of any development scheme.
		To a small extent - mitigation measures in place	✓											With the exception of the Abbey Stadium site, none of the other sites have a relationship with existing sites of biodiversity or geodiversity.
		No												

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
		Unknown													The Abbey Stadium site has a granted planning permission with no detrimental effect against achieving this objective. In all cases, a Core Strategy policy can require that this objective is achieved.
	Will it protect sites and habitats designated for nature conservation?	Yes - not related to sites designated for nature conservation		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	The question needs to be asked - where is the site in relation to SSSIs, SWs and LNRs? This can only be partly assessed if it is known what measures to protect sites designated for nature conservation are to be implemented as part of any development scheme.
		To a small extent - mitigation measures in place	✓												With the exception of the Abbey Stadium site, none of the other sites have a relationship with existing sites of nature conservation. The Abbey Stadium site has a granted planning permission with no detrimental effect against achieving this objective. In all cases, a Core Strategy policy can require that this objective is achieved.
		No													
		Unknown													
	Will it help to	Yes	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓		This can only be assessed if it is

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
	achieve targets set out in the Biodiversity and Geodiversity Action Plans?	No													<p>known what measures to ensure targets in the Worcestershire and Redditch BAP are to be implemented as part of any development scheme.</p> <p>Until it is know whether there is the potential to implement this objective on the sites the score is unknown. Site specific ecological assessments would need to be encouraged for all relevant sites in the Core Strategy. It would not be relevant for brownfield these brownfield sites to undertaken this survey and are therefore classed as achieving. The Abbey Stadium site has planning permission granted, and the application included an ecological survey.</p>
		Unknown		✓									✓		
To improve the health and well-being of the population and reduce inequalities in health	Will it improve access to health facilities across the Borough?	Yes - it is close to a health facility			✓	✓	✓	✓	✓	✓	✓			<p>The question needs to be asked - is the site within close walking distance (300m) of a health facility. A health facility means any GP surgery in and around Redditch Borough or the Alexandra Hospital. This can only be partly assessed if it is known whether health provision will be</p>	
		Yes - mitigation measures in place													
		No	✓	✓								✓	✓		

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
		Unknown													<p>implemented as part of any development scheme and the distances.</p> <p>The Abbey Stadium site, car park 4 site, Land to the Rear of the Alexandra Hospital and Woodrow site are not located within 300m of such a facility. All other sites are generally well located and therefore access is very good. It may seem surprising that land to the rear of the Alexandra Hospital has poorer accessibility to health, however this is determined to be correct given that the local health facility is located at Woodrow District Centre. The Core Strategy should include a policy about the accessibility to health facilities at the land to the rear of the Alexandra Hospital.</p>
	Will it promote healthier lifestyles?	Significantly	✓												This can only be assessed if it is known whether leisure uses or open space provision is to be implemented as part of any
		To a small extent		✓	✓								✓		
		No								✓	✓	✓			

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
		Unknown				✓	✓	✓	✓						development scheme. The Abbey Stadium site is for leisure use so would significantly contribute towards achieving this objective. The Woodrow Site, Land to the Rear of the Alexandra Hospital site and Church Hill District Centre sites have scored to a small extent because of open space provision and improvements to health facilities. The potential health improvements for the other District Centres are as yet unknown. The Prospect Hill site, Edward Street site and Car par 4 site have no land use opportunity to contribute to this objective, but do not hinder its achievement.
	Does it mitigate against noise pollution?	Yes													The question needs to be asked - is this strategic site located adjacent to a land use which has known noise problems (e.g. a number of
		No													

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site	
		Unknown	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	complaints to Environment Health about noise). Internal consultation can determine this. This can only be partly assessed if it is known whether mitigation against noise pollution is to be implemented as part of any development scheme.
	Does it mitigate against light pollution?	Yes												The question needs to be asked - is this site located within or adjacent to high density areas such as the Town Centre. This can only be partly assessed if it is known whether mitigation against light pollution is to be implemented as part of any development scheme.
		No												
		Unknown	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Provide decent affordable housing for all, of all the right quality and tenure	Will it provide opportunities to increase affordable housing levels within urban and rural areas of the	Yes		✓	✓	✓	✓	✓	✓	✓			✓	The question needs to be asked - is this site capable of accommodating residential development? If it is not, the judgement of the site against this decision making criteria should not be penalised. This can only be partly assessed if it is known whether
		No - residential development may not be appropriate for this site	✓								✓	✓		

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
for local needs, in clean, safe and pleasant local environments	Borough?	No - there are reasons for no affordable housing provision													<p>affordable housing is to be implemented as part of any development proposal.</p> <p>The Abbey Stadium site, Edward St site and Land to the Rear of the Alexandra Hospital have no opportunity to deliver against this objective because residential use may not be appropriate. All other sites are likely to provide sufficient dwellings to be able to contribute towards affordable housing provision.</p>
		Unknown													
	Will it provide affordable housing access to a range of housing tenures and sizes?	Yes		✓	✓	✓	✓	✓	✓	✓			✓	The question needs to be asked - is this site capable of accommodating residential development? If it is not, the judgement of the site against this decision making criteria should not be penalised. This can only be partly assessed if it is known whether	
		No - residential development may not be appropriate for this site	✓								✓	✓			

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
		No - there is no affordable housing access to a range of housing tenures and sizes													affordable housing access with a range of tenures and sizes is to be implemented as part of any development scheme.
		Unknown													The Abbey Stadium site, Edward St site and Land to the Rear of the Alexandra Hospital have no opportunity to deliver against this objective because residential use may not be appropriate. All other sites are likely to provide sufficient dwellings to be able to contribute towards affordable housing provision.
	Does it seek to provide high quality, well-designed residential environments?	Yes		✓	✓	✓	✓	✓	✓	✓			✓	The question needs to be asked - is this site capable of accommodating residential development? If it is not, the judgement of the site against this decision making criteria should not be penalised. This can only be assessed if it is known whether a	
		No - residential development may not be appropriate for this site	✓									✓	✓		

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
		No - high quality/well designed environment not to be incorporated													high quality, well designed residential environment is to be implemented as part of any development scheme.
		Unknown													The Abbey Stadium site, Edward St site and Land to the Rear of the Alexandra Hospital have no opportunity to deliver against this objective because residential use may not be appropriate. All other sites are likely to achieve this objective and the Core Strategy should include a policy to require high quality design and environments in new development.
To raise the skills levels and qualifications of the workforce	Will it provide opportunities to further develop educational and attainment facilities within the Borough?	Yes													This can only be assessed if it is known whether educational or attainment facilities are to be incorporated as part of any development scheme. It is possible that the District Centre sites and Church Road site has the potential to include uses which would support the delivery of this objective.
		No	✓	✓						✓	✓	✓	✓		
		Unknown			✓	✓	✓	✓	✓						

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site	
Reduce crime, fear of crime and anti-social behaviour	Does it promote mixed development that encourages natural surveillance?	Yes - mixed use development and demonstrable natural surveillance			✓	✓	✓	✓	✓					The question needs to be asked - if this site is able to implement mixed uses, are measures to encourage natural surveillance also demonstrated? This can only be partly assessed if it is known whether a mixed use development is to be implemented and whether natural surveillance principles will be incorporated as part of any development scheme.
		To a small extent - mixed use development		✓						✓				
		No	✓											
		Unknown									✓	✓	✓	
Conserve and enhance the architectural, cultural and	Does it provide opportunities for sustainable construction?	Yes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	This can only be assessed if it is known whether sustainable construction techniques will be implemented as part of any development scheme.	
		No												

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments		
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site			
archaeological heritage and seek well-designed, resource efficient, high quality built environment in new development proposals		Unknown														The sites have been determined to achieve this, because the Core Strategy can generally require sustainable construction techniques to be implemented.
	Will it enhance the Borough's Conservation Areas?	Site not in or adjoining Conservation Area	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓			The question needs to be asked - where is the site in relation to a Conservation Area? If the site is within or adjacent to a Conservation Area what mitigation measures are in place to ensure that the Conservation Area is enhanced. This can only partly be assessed if it is known whether mitigation measures to enhance a Conservation Area are to be applied as part of any development scheme.
		Adverse effect on Conservation Area														
		Improve or no affect							✓							
		Unknown														

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site	
Will it help safeguard the Borough's Listed Buildings?	Site not listed or adjacent to listed building(s)			✓	✓	✓	✓	✓		✓		✓	✓	<p>The question needs to be asked - are there any listed buildings within or likely to be affected by the development of a site? If a site includes a listed building or affects a listed building what mitigation measures are in place to ensure that the listed building is safeguarded. This can only partly be assessed if it is known whether mitigation measures to safeguard a listed building are to be applied as part of any development scheme.</p> <p>The Church Road site and Edward Street site have an unknown effect on listed buildings. More investigation will be required as to the effects and the core strategy will need to specifically refer to enhancing and safeguarding the listed buildings.</p>
	Adverse effect on Listed Building(s)													
	Improve or no effect	✓												
	Unknown								✓		✓			
	Does it improve the quality of the	Yes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	The question needs to be asked - will development of the potential

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
	built environment?	No													strategic site allow for vacant or Previously Developed Land to be redeveloped. If this is the case, it is assumed to improve the quality of the built environment in new development, whether it be for design reasons or functionality reasons.
Ensure efficient use of land through safeguarding	Will it safeguard the Borough's mineral resources?	Yes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	There are no mineral reserves within Redditch Borough, so it is therefore assumed that all strategic sites will safeguard mineral reserved.

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
of mineral reserves, the best and most versatile agricultural lands, land of Green Belt value, maximising use of previously developed land and reuse of vacant buildings, where this is not detrimental to open space and biodiversity interest		No													

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
	Will it maximise the use of Previously Developed Land?	Yes - It is on PDL and at high density or mixed uses			✓	✓	✓	✓	✓	✓	✓	✓		The question needs to be asked - if this site is located on Previously Developed Land, are there opportunities to maximise its use (either through higher densities or mixed uses) included as part of any development scheme? This can only partly be assessed if it is known whether measures to maximise the use of PDL are implemented.	
		To a small extent - it is on PDL	✓										✓		
		No		✓											
	Will it protect the Borough's open spaces of recreational and amenity value?	Yes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		This can be assessed if it is known whether any relevant designated open space on a site is to be continued to be protected.	
		No											✓		
	Will it preserve the openness of the Green Belt?	Not on/adjacent to Green Belt land	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	This can only be assessed if it is known whether the site is within or adjacent to Green Belt land and whether the development of the site may result in harm to the openness of the Green Belt.	
		Yes - compliant with PPG2		✓											

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
		No - there would be harm to Green Belt land													
	Will it help to protect the Borough's agricultural land from adverse developments?	Yes - not on agricultural land	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	The question needs to be asked - is the site on agricultural land? If it is not, then the site protects agricultural land, if it is, the question needs to be asked - whether appropriate mitigation measures are to be implemented as part of any development scheme?
To a small extent - on agricultural land with mitigation measures in place															
No - there would be harm to agricultural land															
Promote resource efficiency	Will it encourage opportunities for the production of	Yes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	This can only be assessed if it is known whether production of renewable and low carbon energy is	
		No													

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments	
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site		
and energy generated from renewable energy and low carbon sources	renewable and low carbon energy?	Unknown													to be implemented as part of any development scheme. The Core Strategy should include a general policy encouraging renewable energy and low carbon energy to be provided in developments.
	Will it promote greater energy efficiency?	Yes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	This can only be assessed if it is known whether a site will incorporate measures to be more energy efficient as part of any development scheme. The Core Strategy should include a general policy encouraging renewable energy and low carbon energy to be provided in developments.	
No															
Unknown															
	Will it encourage opportunities to achieve energy efficiency	Yes												This can only be assessed if it is known whether a site will incorporate measures to achieve above the minimum standard, as defined by the	
		No	✓										✓		

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SA Objectives	Decision Making Criteria	Assessment Criteria	Large or Strategic Sites											Comments
			Abbey Stadium	Land to the RO Alex Hospital	Church Hill District Centre	Winyates District Centre	Matchborough District Centre	Woodrow District Centre	Church Rd	Prospect Hill	Edward St	Car Park No. 4	Woodrow Strategic Site	
	measures above the minimum standard, as defined by the Code for Sustainable Homes?	Unknown		✓	✓	✓	✓	✓	✓	✓	✓	✓		Code for Sustainable Homes.

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Appendix C - SA Assessment of WYG Options (Stage 1)

Issue/Question - Where should future development be concentrated beyond Redditch Borough?

Option 1 - Land north of Astwood Bank

Option 2 - Land adjacent to Ham Green

Option 3 - West of Redditch Golf Course

Option 3A - Golf Club and Morton Stanley Park

Option 4 - Land west of A448

1	2	3	3A	4	Comments/Explanation
					Implementing Option 1 is likely to result in a positive effect on SA Objectives 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 3, 7, 8, 9, 10 and 17.
--	--	--	-	--	Implementing Option 2 is likely to result in a positive effect on SA Objectives 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 3, 7, 8, 9, 10 and 17.
					Implementing Option 3 is likely to result in a positive effect on SA Objectives 13 and 18 and likely to result in significant negative effects on SA Objectives 3, 7, 8, 9, 10, 16 and 17.
-2	-2	-2	-1	-2	Implementing Option 3A is likely to result in a positive effect on SA Objectives 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 3, 7, 10 and 17.
					Implementing Option 4 is likely to result in a positive effect on SA Objectives 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 3, 7, 10 and 17.

All of the effects predicted for options 1 to 4 would have an impact on a Borough-wide scale and on its environs in the neighbouring District of Bromsgrove. The likelihood of the effects working towards or against SA Objectives 7 and 17 would be a certainty. The likelihood of the effects working towards or against achieving SA Objectives 3, 8, 10 and 13 would be very likely. The likelihood of the effects working towards or against achieving SA Objectives 9, 16 and 18 would be fairly likely, and achievement of these Objectives would have to be achieved through other means.

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Option 5 - Land off A448

Option 6 - Land north and south of Lowan's Hill Farm

Option 7 - Abbey Park Golf Course

Option 8 - A441 and Rycknield Street

Option 9 - Land between Rycknield Street, M42 and A435

5	6	7	8	9	Comments/Explanation
-	+/-	--	+/-	-	Implementing Option 5 is likely to result in a positive effect on SA Objectives 3, 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 8, 10 and 17.
					Implementing Option 6 is likely to result in a positive effect on SA Objectives 3, 4, 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 8, 10 and 17.
					Implementing Option 7 is likely to result in a positive effect on SA Objectives 3, 9, 13 and 18 and likely to result in significant negative effects on SA Objectives 8, 10, 11, 16 and 17.
-1	0	-2	0	-1	Implementing Option 8 is likely to result in a positive effect on SA Objectives 3, 9, 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 8 and 17.
					Implementing Option 9 is likely to result in a positive effect on SA Objectives 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 3, 9, 10 and 17.

All of the effects predicted for options 5 to 9 would have an impact on a Borough-wide scale and on its environs in neighbouring Bromsgrove District. The likelihood of the effects working towards or against SA Objective 17 would be a certainty. The likelihood of the effects working towards or against achieving SA Objectives 3, 8, 9, 10 and 13 would be very likely. The likelihood of the effects working towards or against achieving SA Objectives 16 and 18 would be fairly likely, and achievement of these Objectives would have to be achieved through other means.

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Option 10 - Land south of Holt End

Option 11 - Land south of Cobley Hill

Option 12 - Rough Hill Wood and land north of Jill Lane

Option 13 - Land to north of Sambourne and Middletown villages

Option 14 - Land between Studley and Redditch

10	11	12	13	14	Comments/Explanation
					Implementing Option 10 is likely to result in a positive effect on SA Objectives 3, 4 and 18 and likely to result in significant negative effects on SA Objectives 10, 16 and 17.
--	--	-	--	--	Implementing Option 11 is likely to result in a positive effect on SA Objectives 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 3, 8, 9, 10, 11 and 17.
					Implementing Option 12 is likely to result in a positive effect on SA Objectives 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 3, 10 and 17.
-2	-2	-1	-2	-2	Implementing Option 13 is likely to result in a positive effect on SA Objectives 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 3, 8, 10 and 17.
					Implementing Option 14 is likely to result in a positive effect on SA Objectives 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 3, 8, 10 and 17.

All of the effects predicted for options 10 to 14 would have an impact on a Borough-wide scale and on its environs in the neighbouring Districts of Bromsgrove and Stratford. The likelihood of the effects working towards or against SA Objective 17 would be a certainty. The likelihood of the effects working towards or against achieving SA Objectives 3, 8, 10 and 13 would be very likely. The likelihood of the effects working towards or against achieving SA Objectives 9, 16 and 18 would be fairly likely, and achievement of these Objectives would have to be achieved through other means.

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Option 15 - Land east and northeast of Studley

Option 16 - Land south of Hardwick Lane

Option 17 - Land east of A435 and south of A4189

Option 18 - Narrow strip of land between Redditch and A435

Option 19 - Land north of A4189 and east of A435

Option 20 - Land between A435 and Blind Lane

15	16	17	18	19	20	Comments/Explanation
-	-	-	-	-	-	Implementing Option 15 is likely to result in a positive effect on SA Objectives 13 and 18 and likely to result in significant negative effects on SA Objectives 3, 8, 10, 16 and 17.
-	-	-	-	-	-	Implementing Option 16 is likely to result in a positive effect on SA Objectives 13, and 18 and likely to result in significant negative effects on SA Objectives 3, 8, 9, 10, 16 and 17.
-	-	-	-	-	-	Implementing Option 17 is likely to result in a positive effect on SA Objectives 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 3, 9, 10 and 17.
-2	-2	-1	-1	-1	-1	Implementing Option 18 is likely to result in a positive effect on SA Objectives 4, 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 3, 9, 10 and 17.
-2	-2	-1	-1	-1	-1	Implementing Option 19 is likely to result in a positive effect on SA Objectives 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 3, 9, 10 and 17.
-2	-2	-1	-1	-1	-1	Implementing Option 20 is likely to result in a positive effect on SA Objectives 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 3, 9, 10 and 17.

All of the effects predicted for options 15 to 20 would have an impact on a Borough-wide scale and on its environs in the neighbouring Districts of Bromsgrove and Stratford Districts. The likelihood of the effects working towards or against SA Objective 17 would be a certainty. The likelihood of the effects working towards or against achieving SA Objectives 3, 8, 10 and 13 would be very likely. The likelihood of the effects working towards or against achieving SA Objectives 9, 16 and 18 would be fairly likely. The likelihood of the effect working towards or against achieving SA Objective 12 would be minimal, and achievement of these Objectives would have to be achieved through other means.

Appendix B

Core Strategy DPD Objective	1	2	3	3A	4
1. To have high quality open spaces and the best open spaces to meet needs, a key component of Redditch Borough;	+/-	+/-	+/-	+/-	+/-
2. To ensure that all new development in Redditch Borough is carbon neutral;	?	?	?	?	?
3. To reduce the causes of, and minimise the impacts of and adapt to climate change especially flood risk;	--	--	--	+/-	+/-
4. To protect, promote and where possible enhance the quality of the Borough's natural, rural and built environment and its best distinctive features;	--	--	--	--	--
5. To move towards safer, sustainable travel patterns, improve accessibility and reduce the need to travel;	--	--	--	--	-
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities;	?	?	?	?	?
7. Reduce crime and anti social behaviour and the fear of crime;	?	?	?	?	?
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix and type in the best locations;	++	++	++	++	++
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	?	?	?	?	?
11. To maintain and support local landscape character and distinctiveness.	--	--	--	--	--
TOTAL SCORE (appraisal against SA Objectives score is included)	-8	-8	-8	-5	-4

Core Strategy DPD Objective	5	6	7	8	9
1. To have high quality open spaces and the best open spaces to meet needs, a key component of Redditch Borough;	+/-	+/-	+/-	+/-	+/-
2. To ensure that all new development in Redditch Borough is carbon neutral;	?	?	?	?	?
3. To reduce the causes of, and minimise the impacts of and adapt to climate change especially flood risk;	--	--	--	--	+/-
4. To protect, promote and where possible enhance the quality of the Borough's natural, rural and built environment and its best distinctive features;	--	--	--	--	--
5. To move towards safer, sustainable travel patterns, improve accessibility and reduce the need to travel;	+	+	+	+	--
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities;	?	?	?	?	?
7. Reduce crime and anti social behaviour and the fear of crime;	?	?	?	?	?
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix and type in the best locations;	++	++	++	++	++

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Core Strategy DPD Objective	5	6	7	8	9
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	?	+	?	?	?
11. To maintain and support local landscape character and distinctiveness.	--	--	--	--	--
TOTAL SCORE (appraisal against SA Objectives score is included)	-4	-2	-5	-3	-5

Core Strategy DPD Objective	10	11	12	13	14
1. To have high quality open spaces and the best open spaces to meet needs, a key component of Redditch Borough;	+/-	+/-	+/-	+/-	+/-
2. To ensure that all new development in Redditch Borough is carbon neutral;	?	?	?	?	?
3. To reduce the causes of, and minimise the impacts of and adapt to climate change especially flood risk;	+/-	--	+/-	--	--
4. To protect, promote and where possible enhance the quality of the Borough's natural, rural and built environment and its best distinctive features;	--	--	--	--	--
5. To move towards safer, sustainable travel patterns, improve accessibility and reduce the need to travel;	--	--	--	--	--
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities;	?	?	?	?	?
7. Reduce crime and anti social behaviour and the fear of crime;	?	?	?	?	?
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix and type in the best locations;	0	++	++	++	++
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	++	?	?	?	?
11. To maintain and support local landscape character and distinctiveness.	--	--	--	--	--
TOTAL SCORE (appraisal against SA Objectives score is included)	-6	-8	-5	-8	-8

Core Strategy DPD Objective	15	16	17	18	19	20
1. To have high quality open spaces and the best open spaces to meet needs, a key component of Redditch Borough;	+/-	+/-	+/-	+/-	+/-	+/-
2. To ensure that all new development in Redditch Borough is carbon neutral;	?	?	?	?	?	?
3. To reduce the causes of, and minimise the impacts of and adapt to climate change especially flood risk;	--	+/-	+/-	+/-	+/-	+/-
4. To protect, promote and where possible enhance the quality of the Borough's natural, rural and built environment and its best distinctive features;	--	--	--	--	--	--
5. To move towards safer, sustainable travel patterns, improve accessibility and reduce the need to travel;	--	--	--	-	--	--

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Core Strategy DPD Objective	15	16	17	18	19	20
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities;	?	?	?	?	?	?
7. Reduce crime and anti social behaviour and the fear of crime;	?	?	?	?	?	?
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix and type in the best locations;	++	++	++	++	++	++
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	?	?	?	+	?	?
11. To maintain and support local landscape character and distinctiveness.	--	--	--	--	--	--
TOTAL SCORE (appraisal against SA Objectives score is included)	-8	-6	-5	-3	-5	-5

The SA Scoring of Options has determined that Option 6 is the most sustainable option and is therefore confirmed as a site suitable for consideration when determining the preferred development option in Redditch's Preferred Draft Core Strategy. Option 8 and Option 18 are also high scoring options as well as Option 4 and Option 5 which scored slightly lower.

Appendix B

White Young Green Options – Report 2

Issue/Question – Where is the preferred option for future development to be concentrated beyond Redditch Borough?

Option 1 - Bordesley Park

Option 2 - Bordesley Park (NLP)

Option 3 - 3 ADRs and Foxlydiate

Option 4 - A435 ADR, Webheath ADR and Foxlydiate

Option 5 - A435 ADR, Brockhill ADR (west of railway) and Foxlydiate

1	2	3	4	5	Comments/Explanation
+	+	-	--	-	Implementing Option 1 is likely to result in a positive effect on SA Objectives 3, 9, 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 8 and 17.
					Implementing Option 2 is likely to result in a positive effect on SA Objectives 3, 9, 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 8 and 17.
					Implementing Option 3 is likely to result in a positive effect on SA Objectives 4, 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 3, 7, 10 and 17.
+1	+1	-1	-2	-1	Implementing Option 4 is likely to result in a positive effect on SA Objectives 4, 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 3, 7, 10 and 17.
					Implementing Option 5 is likely to result in a positive effect on SA Objectives 4, 13, 16 and 18 and likely to result in significant negative effects on SA Objectives 3, 10 and 17.

All of the effects predicted for options 1 to 5 would have an impact on a Borough-wide scale and its environs in the neighbouring Districts of Bromsgrove and Stratford. The likelihood of the effects working towards or against SA Objectives 7 and 17 would be a certainty. The likelihood of the effects working towards or against achieving SA Objectives 8, 10 and 13 would be very likely. The likelihood of the effects working towards or against achieving SA Objectives 3, 16 and 18 would be fairly likely, and achievement of these Objectives would have to be achieved through other means.

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Core Strategy DPD Objective	1	2	3	4	5
1. To have high quality open spaces and the best open spaces to meet needs, a key component of Redditch Borough;	+/-	+/-	+/-	+/-	+/-
2. To ensure that all new development in Redditch Borough is carbon neutral;	?	?	?	?	?
3. To reduce the causes of, and minimise the impacts of and adapt to climate change especially flood risk;	--	--	--	-	--
4. To protect, promote and where possible enhance the quality of the Borough's natural, rural and built environment and its best distinctive features;	--	--	--	--	--
5. To move towards safer, sustainable travel patterns, improve accessibility and reduce the need to travel;	+	+	-	--	-
6. To enhance the visitor economy and Redditch's cultural and leisure opportunities;	?	?	?	?	?
7. Reduce crime and anti social behaviour and the fear of crime;	?	?	?	?	?
8. To improve the vitality and viability of Town and District Centres in the Borough by day and night;	0	0	0	0	0
9. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix and type in the best locations;	++	++	++	++	++
10. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels;	?	?	-	-	?
11. To maintain and support local landscape character and distinctiveness.	-	-	--	--	--
TOTAL SCORE (appraisal against SA Objectives score is included)	-1	-1	-7	-8	-6

The SA Scoring of Options has determined that Option 1 is the most sustainable option for meeting the current Preferred Option RSS housing allocation and is therefore confirmed as the most sustainable option for Redditch's Core Strategy Preferred Option for its development strategy. Option 2 would be the most suitable option if housing allocations are increased as an outcome of the RSS Examination in Public and is the potential alternative.

SA Assessment of WYG Options (Stage 2)

The following sustainability matrix has been produced in tandem with the Growth Implications for Redditch Stage 2 study. The matrix is designed to ensure each growth scenario explored during the study has been evaluated against agreed sustainability criteria. This SA Assessment was undertaken by WYG planning in line with Redditch Borough Council's decision making criteria.

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The SA Objectives were used to test 5 development options considered as part of the Growth Implications for Redditch Stage 2 report. All of the options include developing all identified SHLAA sites at the time of the WYG Options assessment.

It should be noted that only Option 2 would meet the higher NLP growth option preferred growth option of 9100 dwellings. Options 1, 3, 4 and 5 meet the requirements of the preferred RSS housing figure of 6,600.

These development options assessed are set out below:

Options 1 – Bordesley Park (WYG option) developed to meet the RSS preferred growth option. This option requires 6,600 dwellings to be accommodated within and around Redditch.

Option 2 – Bordesley Park developed to meet the NLP growth option of 9,100 dwellings.

Option 3 – All 3 ADR's and 2,814 dwellings at Foxlydiate – Meeting the RSS preferred option requiring the development on previously undeveloped land across 4 locations including part development of the Foxlydiate SUE.

Option 4 – All Foxlydiate SUE, Webheath and the A435 ADR – Meeting the RSS preferred option requiring the development on previously undeveloped land across 3 locations.

Option 5 – All Foxlydiate SUE, Brockhill West ADR and A435 ADR – Meeting the RSS preferred option requiring the development on previously undeveloped land across 3 locations.

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
To manage waste in accordance	Will it reduce the production of waste and	Significantly						This is not affected by scale or location of development.
		To a small extent						
		No						

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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
with the waste hierarchy: reduce, reuse, recycle, compost, recovery, disposal	manage waste in accordance with the waste hierarchy?	Unknown	✓	✓	✓	✓	✓	
Reduce causes of and adapt to the impacts of climate change	Will it reduce emissions of greenhouse gases?	Significantly						The assessment is linked to criteria to reduce the need to travel, where there would be less emissions from vehicles for shorter journey times and the potential for introducing low carbon technology. Options that offer the greatest potential to reduce green house gas emissions by virtue of its location and scale are north of Redditch. The size and concentration of development in one location also maximises the potential for shared low carbon technologies.
		To a small extent	✓	✓				
		No			✓	✓	✓	
		Unknown						
	Does it promote patterns of spatial development that are adaptable to and suitable for predicted changes in climate?	Significantly						None of the development sites advocate development at locations which would specifically be affected by climate change. Flood risk, which would have the moist significant potential to impact on the development, can be accommodated within open space areas on all of the development options examined.
		To a small extent						
		No	✓	✓	✓	✓	✓	
		Unknown						
To reduce the need to travel	Will it reduce the need to travel?	Significantly because of its location						This can be assessed in two ways. The first is if the site is within the urban area, near to a transport interchange, near

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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
and move towards more sustainable travel patterns		Extensively through its transport provision						to multi-modal access or within the Town Centre. The second relates to the potential for new and alternative public transport infrastructure to be provided. Option 1 and 2 by virtue of its location and good potential links into the wider Redditch pathway and cycleway system offers the best opportunity to reduce the need to travel. All other development options are further removed from the town centre within limited potential to reduce people's need to travel. Good public transport links at these locations would be required to mitigate the increased travel demands created by residential development way from central locations.
		To a small extent because of its location	✓	✓				
		To a small extent through its transport provision						
		No			✓	✓	✓	
	Will it provide opportunities to increase sustainable modes of travel?	Yes						This can be assessed in two ways. The first is if the site is within the urban area, near to a transport interchange, near to multi-modal access or within the Town Centre. The second relates to the potential for new and alternative public transport infrastructure to be provided. Option 1 and 2 by virtue of its location and good potential links into the wider Redditch pathway and cycleway system offers the best opportunity to reduce the need to travel. Sustainable transport is easier to facilitate where development is concentrated so options 3, 4 and 5 do not maximise the chances of increasing sustainable modes of travel.
		Possibly	✓	✓				
		No			✓	✓	✓	
		Unknown						
	Does it focus development in existing centres,	Significantly because it is within or adjacent						This assessment focuses on the requirement to create new communities to meet regional housing growth targets.

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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	and make use of existing infrastructure to reduce the need to travel?	to an existing centre						
		Significantly because it is near existing infrastructure						
		To a small extent because it is fairly near to an existing centre or existing infrastructure						
		No	✓	✓	✓	✓	✓	
Develop a knowledge-driven economy, with the appropriate employment land, infrastructure and skills base whilst ensuring all share the benefits urban and rural	Will it contribute towards urban and rural regeneration?	Yes						Development of Greenfield land does not contribute towards urban regeneration and development at any of these locations will not regenerate the rural communities locally.
		No	✓	✓	✓	✓	✓	
	Will it provide opportunities for	Significantly						Focussing growth and increasing population and therefore demand for local services has the potential to impact
		To a small extent	✓	✓	✓	✓	✓	

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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	businesses to develop and enhance their competitiveness?	Unknown						positively on local business. Location of the development is not likely to influence the success of meeting this objective.
	Will it support the shopping hierarchy?	Yes	✓	✓	✓	✓	✓	Focusing growth and increasing population in and around Redditch will increase demand for retail and improve town centre viability. New urban expansion sites will create new local centres which mirrors the current shopping hierarchy.
		To a small extent						
		No						
	Will it help to improve skills levels in the workforce?	Yes						Development of additional dwellings will not directly impact on skills levels in the workforce.
		To a small extent						
		No	✓	✓	✓	✓	✓	
	Will it support tourism?	Yes	✓					Development of additional dwellings will not directly impact on tourism in the area.
		To a small extent						
		No		✓	✓	✓	✓	
		Unknown						
Promote and support the development of	Does it encourage innovative and environmentally	Yes						There is increased potential for ensuring innovative and environmentally friendly technologies with a concentration of a single large SUE such as Bordesley Park. Further
		To a small extent						
		No						

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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
new technologies, of high value and low impact, especially resource efficient technologies and environmental technology initiatives	friendly technologies?	Unknown	✓	✓	✓	✓	✓	initiatives would be evaluated as part of an urban expansion site development briefs and masterplanning.
	Does it promote and support the development of new technologies, of high value and low impact?	Yes						This relates more to the development of commercial and employment sites.
		To a small extent						
		No	✓	✓	✓	✓	✓	
		Unknown						
Protect and improve the quality of water, soil and air and water resources	Will it provide opportunities to improve or maintain water quality/water resource?	Yes						This is not specifically relevant to any of the development options. All appropriate measures would be put in place at the development master planning stage.
	To a small extent							
	No							
	Unknown	✓	✓	✓	✓	✓		

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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
Ensure development does not occur in high-risk flood prone areas and does not adversely contribute to fluvial flood risks or contribute to surface water flooding in all other areas	Does it protect the floodplain from inappropriate development?	Yes - no impacts/not on or near the floodplain						Floodplains have been mapped for each of the development options and suitable mitigation and avoidance measures will be employed to ensure development does not impact on areas affected by flooding.
		Yes - positive mitigation measures in place	✓	✓	✓	✓	✓	
		No						
	Does it take account of all types of flooding?	Yes	✓	✓	✓	✓	✓	All flood zones have been taken into account for all sites.
		To a small extent						
		No						
	Does it promote Sustainable Urban Drainage Systems where appropriate?	Yes	✓	✓	✓	✓	✓	Development of SUDS schemes are a key design element of any new residential development and are expected to be employed at a detailed design stage.
		No						
		Unknown						
To improve the vitality and viability of Town	Will proposals enhance the provision of local	Significantly	✓	✓				For Bordesley Park option 1 and 2 the opportunities are maximised for enhancing and providing local services which meet the needs of local people. To a lesser extent
		To a small extent				✓	✓	
		No			✓			

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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
and District Centres and the quality of, and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	services and facilities?	Unknown						the smaller Foxlydiate SUE also looks to improve local services for the northwest area of Redditch. Developing on all smaller sites will result in fewer opportunities to provide local services and facilities.
	Will it contribute to rural service provision across the Borough?	Significantly						None of the sites reviewed are separate rural sites and none of the development options will offer specific benefits to the rural communities.
		To a small extent						
		No	✓	✓	✓	✓	✓	
		Unknown						
	Will it enhance accessibility to services by public transport?	Yes	✓	✓				The concentration of development at one location closest to the town centre offers the maximum potential to improve and integrate public transport links.
		To a small extent				✓	✓	
		No			✓			
		Unknown						
Safeguard and strengthen landscape and	Will it safeguard and strengthen landscape and	Yes	✓					The impact on landscape, townscape and the current urban form is a key consideration for any of the urban expansion sites. Developing into open countryside will
		To a small extent		✓				
		No			✓	✓	✓	

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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
townscape character and quality	townscape character and quality?	Unknown						<p>have a pronounced impact on the current settlement form and surrounding landscape.</p> <p>Development of Option 1 or 2 at Bordesley Park has been assessed for landscape impact and by virtue of the land form is considered to be the least impact location in accommodating both RSS preferred option and the growth scenario. Its location to the north of Redditch has the least impact with relatively few properties affected by development on the site. The Foxlydiate site is not contained within the landscape to the same extent as Bordesley Park.</p> <p>The A435 ADR as a development option would have a significant impact on the eastern settlement boundary with the town perceptibly moving into the open countryside as development moves out to meet the road itself. The Brockhill ADR to the north of Enfield Industrial Estate would have significant impact on the skyline.</p> <p>The Webheath ADR is more contained although there is no obvious development boundary with the site seemingly spilling into the open countryside. Good quality landscapes here would also be affected.</p>
To conserve and enhance biodiversity and geodiversity	Will it help to safeguard the Borough's biodiversity and geodiversity?	Yes - not related to sites of biodiversity or geodiversity interest						Greenfield development will be required to accommodate both the RSS preferred option and Growth Option. The avoidance of areas of high quality natural habitats will maximise the potential for sites of nature importance to be retained as part of future masterplanning exercise.

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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
		To a small extent - mitigation measures in place	✓	✓				<p>Option 1 and 2 have relatively few areas of natural habitat with the significant majority of the site being open agricultural land. Areas of flood risk around the watercourses offer the most significant concentration of deciduous woodland. The current fishing ponds also have significant ecological potential. It is envisaged that these areas would be included within the open spaces provision on site with the key features retained and enhanced.</p> <p>The Foxlydiat site is a similar area of agricultural land although there is a substantial increase in the quality of mature hedgerows and woodland across the site when compared with Bordesley. Webheath ADR also provides a similar ecological landscape to Foxlydiat with a mix of mature trees and watercourses along field boundaries.</p> <p>The A435 ADR has substantial areas of mature woodland. Planting has been introduced and the semi-natural environment offers a more broader range of habitat than more common agricultural environments.</p> <p>Brockhill ADR has a limited impact on natural habitats with the sites agricultural use and relative size limiting the impact.</p>
		No			✓	✓	✓	
		Unknown						
	Will it protect sites and habitats designated for nature conservation?	Yes - not related to sites designated for nature conservation	✓	✓	✓	✓	✓	The masterplanning of this site would offer greater insight into the potential for introducing ecological diverse and high quality features. As a general approach the development at Bordesley offers the most potential with sizable water

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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
		To a small extent - mitigation measures in place						features on site and an overall scale and size which offers the greatest chance of accommodating biodiversity within the sites open space.
		No						The higher growth option at Bordesley requires more open space and therefore offers greater potential for more natural habitat areas alongside recreational open space facilities. Development of all ADR sites creates the least opportunity to provide for natural habitats. As a principle each sites relative size and requirement for informal and formal play facilities limits the potential to introduce natural habitat features of any size.
		Unknown						
								The Foxlydiate site is dissected by the Bromsgrove highway and already offers more natural habitat space than Bordesley Park. Full development of the site could offer improvements to these habitats but when viewed relatively to the other development options these opportunities are not as numerous.
	Will it help to achieve targets set out in the Biodiversity and Geodiversity Action Plans?	Yes						This can only be assessed if it is known what measures to ensure targets in the Worcestershire and Redditch BAP are to be implemented as part of any development scheme.
		No						
		Unknown	✓	✓	✓	✓	✓	
To improve the	Will it improve	Yes - it is close to a health facility						None of the options evaluated are in close proximity to the

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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
health and well-being of the population and reduce inequalities in health	access to health facilities across the Borough?	Yes - mitigation measures in place						Alexandra Hospital. Any provision of GP facilities would be introduced as part of a master plan with the SUE's at Bordesley and Foxlydiate offering the best opportunities for accommodating new facilities.
		No						
		Unknown	✓	✓	✓	✓	✓	
	Will it promote healthier lifestyles?	Significantly						The potential for leisure facilities and creation of good car alternatives at Bordesley will assist in promoting healthier lifestyles. For other more fragmented development options the promotion of active and healthier lifestyles through walking or cycling to the town centre is not so easy to achieve.
		To a small extent	✓	✓				
		No						
		Unknown			✓	✓	✓	
	Does it mitigate against noise pollution?	Yes						Noise issue would need to be assessed as part of a development proposal.
		No						
		Unknown	✓	✓	✓	✓	✓	
	Does it mitigate against light pollution?	Yes						Any extensions to the urban area will exacerbate light pollution issues. Mitigation measures would need to be considered at detailed design stage.
		No						
		Unknown	✓	✓	✓	✓	✓	
Provide decent affordable housing for all, of all the right quality and tenure for local	Will it provide opportunities to increase affordable housing levels within urban and rural areas of	Yes	✓	✓	✓	✓	✓	The provision of affordable housing will be improved through the development of any of the sites considered. There are fewer competing costs elements such as contamination or mitigation measures to overcome in bringing in any of the large sites forward.
		No - residential development may not be appropriate for this site						

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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
needs, in clean, safe and pleasant local environments	the Borough?	No - there is no affordable housing provision						
		Unknown						
	Will it provide affordable housing access to a range of housing tenures and sizes?	Yes	✓	✓	✓	✓	✓	The provision of affordable housing will be improved through the development of any of the sites considered. There are fewer competing costs elements such as contaminations or mitigation measures to overcome in bringing any of the large sites forward.
		No - residential development may not be appropriate for this site						
		No - there is no affordable housing access to a range of housing tenures and sizes						
		Unknown						
	Does it seek to provide high quality, well-designed residential environments?	Yes	✓	✓	✓	✓	✓	Development at all of the sites offers an opportunity to deliver a high quality, well designed residential environment.
		No - residential development may not be appropriate for this site						
		No - high quality/well designed environment not to be incorporated						
		Unknown						

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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
To raise the skills levels and qualifications of the workforce	Will it provide opportunities to further develop educational and attainment facilities within the Borough?	Yes						Not relevant.
		No	✓	✓	✓	✓	✓	
		Unknown						
Reduce crime, fear of crime and anti-social behaviour	Does it promote mixed development that encourages natural surveillance?	Yes - mixed use development and demonstrable natural surveillance						Development options are not mixed uses development sites. All relevant standards for designing out crime would be introduced as part of the proposal although large missed use areas do not form a part of the options identified.
		To a small extent - mixed use development						
		No	✓	✓	✓	✓	✓	
		Unknown						
Conserve and enhance the architectural,	Does it provide opportunities for sustainable	Yes	✓	✓	✓	✓	✓	This can only be assessed at a detailed stage although sustainable construction techniques will be implemented as part of any development scheme.
		No						

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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
cultural and archaeological heritage and seek well-designed, resource efficient, high quality built environment in new development proposals	construction?	Unknown						
	Will it enhance the Borough's Conservation Areas?	Site not in or adjoining Conservation Area	✓	✓	✓	✓	✓	Conversation areas will not be affected by development of the options identified.
		Adverse effect on Conservation Area						
		Improve or no affect						
		Unknown						
	Will it help safeguard the Borough's Listed Buildings?	Site not listed or adjacent to listed building(s)	✓	✓	✓	✓	✓	Listed buildings will not be affected development of the options identified.
		Adverse effect on Listed Building(s)						
		Improve or no effect						

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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
		Unknown						
	Does it improve the quality of the built environment?	Yes	✓	✓	✓	✓	✓	The introduction of modern well design residential environments constructed to the latest code for sustainable homes standards offers the opportunity to ensure the best quality designs are employed.
		No						
Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural lands, land of Green Belt value, maximising use of previously developed land and reuse of vacant buildings, where this is not detrimental to open space and biodiversity interest	Will it safeguard the Borough's mineral resources?	Yes	✓	✓	✓	✓	✓	Details on mineral resources are not known at this time.
		No						

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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Will it maximise the use of Previously Developed Land?	Yes - It is on PDL and at high density or mixed uses	✓	✓	✓	✓	✓	The development of all existing urban capacity identified within the SHLAA is an integral part of each development option.
		To a small extent - it is on PDL						
		No						
	Will it protect the Borough's open spaces of recreational and amenity value?	Yes	✓	✓	✓	✓	✓	This stage 2 Growth Implications for Redditch study has thoroughly evaluated open space provision including the development potential of low quality spaces. All development options are predicted on the basis of development at densities which will allow recreational and amenity land of high value to be retained within the town and provided within the development options.
		No						
	Will it preserve the openness of the Green Belt?	Not on/adjacent to Green Belt land						To achieve both the preferred RSS target and the growth target development will need to occur on greenbelt land. A review of the SHLAA shows an urban capacity of 2,430 has been identified.
		Yes - compliant with PPG2						

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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
		No - there would be harm to Green Belt land	✓	✓	✓	✓	✓	Meeting the RSS target would require 4,170 units developed outside of the current settlement limits with the growth option increasing this number to 6,670. An allowance has been made for the potential offsetting of non greenbelt land through the reallocation of Redditch's ADR's. For example, Bordesley Park Option 1 would allow for the inclusion of all 3 ADR sites into the Greenbelt which in turn offsets a proportion of greenbelt land lost to that development. The offsetting process would mean that the loss of Greenbelt land is broadly similar for each development option.
	Will it help to protect the Borough's agricultural land from adverse developments?	Yes - not on agricultural land						There will be loss of agricultural land for all development options pursued.
		To a small extent - on agricultural land with mitigation measures in place						
		No - there would be harm to agricultural land	✓	✓	✓	✓	✓	
Promote resource efficiency and energy	Will it encourage opportunities for the production of renewable and low	Yes – significant opportunity	✓	✓				The larger the development sites the better the opportunity for integrating renewable and low carbon technologies. The development of Bordesley offers the potential to concentrate all development within one large site which in
		Yes – Potential opportunity				✓	✓	

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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
generated from renewable energy and low carbon sources	carbon energy?	No			✓			turn gives the maximum potential for employing new technologies.
	Will it promote greater energy efficiency?	Yes	✓	✓	✓	✓	✓	All new residential development is expected to meet the highest standards with guidance coming from the Code for Sustainable Homes suggesting zero carbon communities by 2016. As meeting either the RSS preferred option or growth option will involve planning beyond the 2016 period all development will conform to the required standards. Development on any of the sites is expected to deliver the required standard as a minimum.
		No						
		Unknown						
	Will it encourage opportunities to achieve energy efficiency measures above the minimum standard, as defined by the Code for Sustainable Homes?	Yes						This can only be assessed if it is known whether each option will incorporate measures to achieve above the minimum standard, as defined by the Code for Sustainable Homes.
		No						
		Unknown		✓	✓	✓	✓	

Appendix B**Appendix D - Prediction of Core Strategy effects**

The table below provides a SA assessment of the likely effects of implementing the preferred approach as set out in the Core Strategy. The table provides a picture of how the Redditch core strategy is likely to effect the achievement of what sustainability is considered to be. This has been updated in advance of the December 2010 Core Strategy redraft.

Key

++	Clear, strongly positive implications
+	Overall implications likely to be positive
Ø	Neutral
?	Mixed or Unclear
-	Overall implications likely to be negative
--	Clear, strong negative implications
0	Not relevant

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SA Objectives	Decision Making Criteria	Score	Overall Implications of the Core Strategy
To manage waste in accordance with the waste hierarchy: reduce, reuse, recycle, compost, recovery, disposal	Are opportunities to increase recycling incorporated into the LDF?	+ +	Recycling is not an issue with any key locally distinctive issues to resolve and ways to deal with any issues. Recycling was not included as an issue in the Issues and Options document, however the Core Strategy must address this matter in line with national guidance; therefore opportunities to increase the rate of recycling needs to be encouraged. This would need to set some principles to encourage recycling in development and other measures which new development should meet. The location for any potential cross boundary development would not have any other effect on this decision making criteria.
	Will it reduce the production of waste and manage waste in accordance with the waste hierarchy?	+ +	Managing waste in accordance with the waste hierarchy is not a key locally distinctive issue for Redditch and so it was not included as an issue as part of the Issues and Options document, however the Core Strategy must address this matter in line with national guidance; therefore opportunities to manage waste needs to be encouraged. This would need to set some principles or standards which new development should meet. The location for any cross boundary development would not have any other effect on this decision making criteria.
	Are opportunities to increase the amount of construction and demolition waste that is reused incorporated into the LDF?	+ +	The reuse of construction and demolition waste is not a key locally distinctive issue for Redditch and so was not included as an issue in the Issues and Options document, however the Core Strategy must address this matter in line with national guidance therefore opportunities to increase the reuse of construction and demolition waste needs to be encouraged. The location for cross boundary development would not have any other effect on this decision making criteria.

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SA Objectives	Decision Making Criteria	Score	Overall Implications of the Core Strategy
Reduce causes of and adapt to the impacts of climate change	Will it reduce emissions of greenhouse gases?	+ +	The likely growth in households, economic activity and transport as is inevitably likely to increase gross energy demand in Redditch (even if demand per head may decrease as a result of other measures). Some aspects of the Core Strategy would need to be included to ensure mitigation against any rise in CO2 e.g. through the percentage of energy to be provided from renewable sources, or the promotion of sustainable transport. The location for cross boundary development would potential have an effect on this objective as a result of increased CO2 emissions though transport trips to key destinations.
	Are opportunities to promote measures to mitigate causes of climate change in the LDF?	+ +	The Core Strategy needs to make provision for the mitigation of climate change in a number of ways e.g through building design, landscaping, transport, flooding. In terms of renewable energy and the percentage of renewable energy produced on site, the Core Strategy can only request the rate as set out in the WMRSS, even though this is revoked the evidence underpinning this is not disputed, also there are no locally distinctive issues or evidence to suggest that any higher or lower requirements would be appropriate in Redditch. Also the Core Strategy must aim for proposals to achieve a 'very good' BREEAM rating for all new non-residential development and for residential development to achieve the Code for Sustainable Homes requirements as set out in the WMRSS. The location for cross boundary development would not have any other effect on this decision making criteria.
To reduce the need to travel and move towards more sustainable travel patterns	Will it reduce the need to travel?	+	The Core Strategy will need to make it clear where development should generally be directed, so that the need to travel is reduced by guiding development to the most sustainable locations. Other aspects relating to sustainable transportation must also be included in the Core Strategy. The location for cross boundary development is likely to require the implementation of a range of measures to reduce the need to travel, and possibly some enhancements to the road network, so the location would have an effect on this decision making criteria.

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SA Objectives	Decision Making Criteria	Score	Overall Implications of the Core Strategy
	Will it provide opportunities to increase sustainable modes of travel?	+ +	The Core Strategy will need to make it clear where development should generally be directed to, so that development can be guided to places which are more accessible and where sustainable modes of travel are available. Other aspects relating to sustainable transportation must also be included in the Core Strategy in line with national guidance. The location for cross boundary development has potential links with the existing cycle and pathway system and some locations are within a reasonable distance of sustainable modes of travel at Redditch Town Centre.
	Does it focus development in existing centres, and make use of existing infrastructure to reduce the need to travel?	+	The Core Strategy must make sure that any new development is located in areas which are accessible to public transport, and this should be ensured in the formulation of an appropriate settlement hierarchy. Also by promoting main Town Centre uses to Redditch Town Centre, public transport is likely to be promoted. Establishing a Hierarchy of Centres would ensure that appropriate development is steered to the right locations. Redevelopment of the former new town district centres would also positively effect the achievement of this decision making criteria. The potential locations for cross boundary development are not within existing centres and all would require new infrastructure, but some locations are less reliant on new infrastructure than others, so the location would effect this decision making criteria.
Develop a knowledge driven economy, with the appropriate infrastructure and skills base whilst ensuring all share the benefits urban and rural	Will it contribute towards urban and rural regeneration?	+ +	The Core Strategy should require a number of measures to be implemented in order to encourage the sustainable growth of the rural economy in line with the rural regeneration aims of the WMRSS, despite this being revoked as the aim is formulated in line with national policy. The Core Strategy should promote the regeneration of the former New Town District Centres of the Borough and is also likely to require a large amount of its development requirements into the main settlement of Redditch. The potential locations for cross boundary development would not contribute towards urban or rural regeneration.

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SA Objectives	Decision Making Criteria	Score	Overall Implications of the Core Strategy
	Will it provide opportunities for businesses to develop and enhance their competitiveness?	+	Opportunities for businesses to develop and enhance competitiveness must not be precluded by the Core Strategy. Although the Core Strategy is limited in how it could actively promote any positive measures to achieve this, recognition of the Borough Council's economic strategy would be needed. The potential locations for cross boundary development do not affect this decision making criteria.
	Will it support the shopping hierarchy?	+ +	The Core Strategy must reflect Redditch's status in the Network of Centres as set out in the WMRSS and also develop its own Hierarchy of Centres; despite the RSS being revoked the explanation of Redditch Town Centre's strategic role is not disputed. An appropriate policy regarding the role and function of the Centres within this hierarchy needs to be included in the Core Strategy. Strategic sites within and adjacent to Redditch Town Centre should aim to deliver new retail floorspace and other main Town Centre uses to help meet increased demand for these uses. The potential location for cross boundary development could require a new local centre to meet retail needs which would be expected to comply and be incorporated within the shopping hierarchy.
	Will it help to improve skills levels in the workforce?	+ +	The Issues and Options document asked how the economy can be diversified and one of the options presented to achieve this was to establish links with higher and further education institutions to tap into High Technology industry. The Core Strategy should encourage businesses to establish links with local higher education establishments so this matter can be addressed. The potential locations for cross boundary development do not affect this decision making criteria.
	Will it support tourism?	+ +	The Core Strategy should support and promote new and existing leisure and tourism in Redditch Borough in appropriate circumstances in line with national guidance. The potential locations for cross boundary development do affect this decision making criteria as those site in close proximity to Redditch's tourism assets have the potential to make linkages to these assets.

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SA Objectives	Decision Making Criteria	Score	Overall Implications of the Core Strategy
Promote and support the development of new technologies, of high value and low impact, especially resource efficient technologies and environmental technology initiatives	Does it encourage innovative and environmentally friendly technologies?	+ +	The Core Strategy should include the use of BREEAM standards and other requirements as per the standards set out in the WMRSS, although the RSS is revoked the evidence is not refuted. The preferred location for cross boundary growth does not affect this decision making criteria.
	Does it promote and support the development of new technologies, of high value and low impact?	+ +	A policy should make reference to the kind of economic activity which Redditch Borough wants to encourage, which would need to include new technologies. A locally distinctive issue in Redditch is its high levels of B8 uses (warehousing and distribution) and the high land take of these uses. The potential locations for cross boundary development do not affect this decision making criteria.
Protect and improve the quality of water, soil and air and water resources	Will it provide opportunities to improve or maintain water quality?	+ +	This will need to form part of a policy to be contained in the Core Strategy and will be informed by the Water Cycle Study refresh. Potential development at the locations for cross boundary development would also need to be informed by the WCS at a more detailed planning stage.
	Will it improve or maintain air quality?	+	The WMRSS stated that developments generating significant numbers of visitors should be accompanied by measures to minimise their potential to create or add to poor air quality, especially where plans impact upon European designated sites. This was not considered to be a locally distinctive issue for the Issues and Options document because there are no nearby European Designated sites where any impacts from the core strategy would be felt and also because the Borough has no Local Air Quality Management Areas. Although the RSS is revoked, this WMRSS guidance is not refuted and therefore the Core Strategy should address the potential negative effects on air quality. The preferred location for cross boundary growth has no further impact upon this decision making criteria.

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SA Objectives	Decision Making Criteria	Score	Overall Implications of the Core Strategy
	Will it provide opportunities to improve or maintain soil quality?	+	The WMRSS stated that new sites for facilities, to store, treat and recycle soils and construction/demolition waste should be provided and although the RSS is revoked, this guidance is not refuted. The Core Strategy must therefore address this issue. The Core Strategy should also refer to likely soil contamination. The potential locations for cross boundary development have no further impact upon this decision making criteria.
	Will it provide opportunities to improve or maintain water resource?	+ +	Water usage increases are noted as a significant issue associated with the WMRSS. The SA accompanying the Phase Two Revision stated that a policy should be developed to ensure high standards of water efficiency in new development. It is for the Local Planning Authority to include policies regarding water efficiency. The Core Strategy should address this issue through a policy including requirements to achieve the Code for Sustainable Homes which requires new dwellings to meet water conservation standards and also through a policy on flooding. The potential location for cross boundary development has no further impact upon this decision making criteria.
Ensure development does not occur in high-risk flood prone areas and does not adversely contribute to fluvial flood risks or contribute to surface water flooding in all other areas	Does it protect the floodplain from inappropriate development?	+	The Core Strategy is likely to include a policy which protects the floodplain from inappropriate development. It is also unlikely that any sites identified in the Strategic Housing Land Availability Assessment will be on Flood Zones 2 or 3 (3a or 3b). The LDF for Redditch Borough will be informed by an up to date Strategic Flood Risk Assessment Level 2. In terms of surface water flooding appropriate policies on flooding must be included in the Core Strategy. The potential locations for cross boundary development contain some watercourses and areas at risk of flooding. Appropriate mitigation measures would be required in order to protect the floodplain in some locations.
	Does it take account of all types of flooding?	+ +	The Core Strategy is likely to include a policy taking into account all types of flooding and will be informed by an up to date Strategic Flood Risk Assessment Level 2. The potential location for cross boundary development will also be informed by a Level 2 SFRA.

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SA Objectives	Decision Making Criteria	Score	Overall Implications of the Core Strategy
	Are opportunities to reduce the risk of flooding in existing developed areas in the LDF?	+	The Strategic Flood Risk Assessment Level 2 looks at all areas of the Borough and determines where flooding occurs in existing developed areas. The potential locations for cross boundary development have no further impact upon this decision making criteria.
	Does it promote Sustainable Urban Drainage Systems where appropriate?	++	Although much of Redditch Borough's soils are particularly impermeable and generally not suited to traditional SUDS, the Strategic Flood Risk Assessment concludes that much of Redditch to the north in the urban area is suited to SUDS. The Core Strategy is therefore likely to require SUDS as part of proposals where appropriate. The potential locations for cross boundary development could have an effect on the achievement of this decision making criteria.
To improve the vitality and viability of Town and District Centres and the quality of and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	Will proposals enhance the provision of local services and facilities?	++	The Core Strategy must place Redditch Town Centre at the top of the Hierarchy of Centres in an effort to enhance the provision of main Town Centre uses. Strategic sites within and adjacent to Redditch Town Centre also must aim to enhance service provision and facilities. In terms of District Centres, the redevelopment of the District Centres built during the New Town era should also help to achieve this decision making criteria. This redevelopment would enhance the provision of local services and facilities and improve the vitality and viability of the District Centres. Infrastructure considerations should feature throughout the Core Strategy and also necessary services and facilities would need to be requested so that they are provided where they are needed. The potential locations for cross boundary development could enhance the provision of local services and facilities as part of the development where it is needed.
	Will it contribute to rural service provision across the Borough?	++	The Core Strategy should set out a Hierarchy of Centres to include the District Centre of Astwood Bank, which is the only service centre in the Borough's rural areas so appropriate provision would be encouraged in this District Centre. The rural area of Redditch is small and service provision is not poor because of the accessibility to Redditch urban area. The potential locations for cross boundary development will not contribute to this decision making criteria.

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SA Objectives	Decision Making Criteria	Score	Overall Implications of the Core Strategy
	Will it enhance accessibility to services by public transport?	+ +	The Core Strategy will need to set out a Development Strategy which aims to guide development to places which are more accessible as preferable places for development, where sustainable modes of travel are available, which includes public transport. Other aspects relating to sustainable transportation must also be included in the Core Strategy. There is an opportunity for improvements to improve and integrate public transport links at some of the potential locations for cross boundary development particularly where a critical mass of development in one location is achieved.
Safeguard and strengthen landscape and townscape character and quality	Will it safeguard and strengthen landscape and townscape character and quality?	+ +	The landscapes around Redditch Borough are very important and any inappropriate proposals which do not implement necessary mitigation measures need to be resisted. The Landscape Character Assessment for Worcestershire has been completed and must inform a landscape protection policy to be set out in the Core Strategy. The potential locations for cross boundary development have been determined with regard to the Worcestershire Landscape Character Assessment, although all potential locations have landscape impacts.
To conserve and enhance biodiversity and geodiversity	Will it help to safeguard the Borough's biodiversity and geodiversity?	+	The Issues and Options document did not present any issues concerning biodiversity or geodiversity because there were no locally distinctive issues warranting its inclusion; however the importance of the green corridors in and around the Borough is likely to warrant biodiversity and geodiversity elements to be included in a green infrastructure policy and on a strategic site specific basis. This content will need to be informed by up to date assessments of the Borough's Special Wildlife Sites and concept statements for the provision of Green Infrastructure on strategic sites. The achievement of this decision making criteria should also be a matter relevant to all development, in line with national planning policy. The potential locations for cross boundary development would have an effect on the achievement of this decision making criteria because all sites are greenfield sites which include areas of biodiversity that would require mitigation measures to ensure continued protection and enhancement.

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SA Objectives	Decision Making Criteria	Score	Overall Implications of the Core Strategy
	Will it protect sites and habitats designated for nature conservation?	+	Any sites and habitats designated for nature conservation are already protected through national planning policy therefore there is no need for the Core Strategy to repeat this guidance. These sites and habitats are managed through controls outside of Planning legislation. The potential locations for cross boundary development do not contain any sites designated for nature conservation but until detailed sites are progressed the actual effects on such sites would need to be determined.
To improve the health and well being of the population and reduce inequalities in health	Will it improve access to health facilities across the Borough?	+ +	The Core Strategy would need to identify locations within the Borough that could be safeguarded for health related purposes and this is likely to be at the Alexandra Hospital. By increasing the provision of healthcare facilities, access is also likely to improve therefore the support for new or improved primary health care facilities should be ensured where appropriate within a Core Strategy policy. Redevelopment of the former new town District Centres will also include redeveloped health facilities. The potential locations for cross boundary development are not in close proximity to the Alexandra Hospital. The need for health facilities associated with potential cross boundary development should be explored at a more detailed planning stage.
	Will it help to improve quality of life for local residents?	+ +	There are a number of factors that could have an influence on the quality of life of Redditch's residents. Infrastructure would need to be a continuing theme throughout the Core Strategy especially where this would directly or indirectly promote quality of life as well as policies on transportation, open space, development strategy, pollution and the natural environment and landscape. The provision of affordable housing would also benefit this decision making criteria. Development on greenfield sites would not achieve this objective, particularly large scale developments so careful mitigation on such sites would need to be applied through strategic site policy. The potential locations for cross boundary development have no further impact upon this decision making criteria and would all be equally have an effect.

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SA Objectives	Decision Making Criteria	Score	Overall Implications of the Core Strategy
	Will it promote healthier lifestyles?	+	Although the Core Strategy is limited in the impact it can have on promoting healthier lifestyles, there are a number of measures which the Core Strategy can employ to indirectly achieve this, for example appropriate consideration of open space provision and infrastructure provision. The potential locations for cross boundary development have an impact on this decision making criteria as sites with better access to relevant open spaces will have a more positive effect .
	Does it mitigate against noise pollution?	?	Noise pollution increases are very likely as a result of the cumulative impact of development. Mitigation measures are essential to reduce or eliminate this pressure. The Core Strategy must therefore consider how all forms of pollution, including noise, can be incorporated into the strategy and developments mitigate against this where there are potential problems. The preferred location for cross boundary growth has no further impact upon this decision making criteria.
	Does it mitigate against light pollution?	?	Light pollution increases are very likely as a result of the cumulative impact of development. Mitigation measures are essential to reduce or eliminate this pressure. The Core Strategy must therefore consider how the impact of all forms of pollution, including light can be reduced. The potential locations for cross boundary development have no further impact upon this decision making criteria.
Provide decent affordable housing for all, of all the right quality and tenure for local needs, in clean, safe and pleasant local environments	Will it provide opportunities to increase affordable housing levels within urban and rural areas of the Borough?	++	The Core Strategy must set out the Affordable Housing need and requirements for the Borough, reflecting the findings of the South Housing Market Assessment and the forthcoming Redditch Housing Market Assessment. The potential locations for cross boundary development have no further impact upon this decision making criteria.
	Will it provide affordable housing access to a range of housing tenures and sizes?	++	The Core Strategy should include an affordable housing policy and make reference to the appropriate housing tenures and sizes sought within the policy contained in the forthcoming Redditch Housing Market Assessment. The potential locations for cross boundary development have no further impact upon this decision making criteria.

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SA Objectives	Decision Making Criteria	Score	Overall Implications of the Core Strategy
	Does it seek to provide high quality, well-designed residential environments?	+ +	The Core Strategy must aim to resolve the issue of crime and anti social behaviour and the most productive way of ensuring this is through design considerations. Also as part of the vision and the spatial portrait the aim for a high quality residential environment should be pursued in line with the requirements of PPS3. The potential location for cross boundary development is not within Redditch Borough.
	Are opportunities to increase the amount of construction and demolition waste that is reused incorporated into the LDF?	+ +	The reuse of construction and demolition waste is not considered an issue with any locally distinctive options for Redditch and so was not included in the Issues and Options document; however the Core Strategy must address the issue in line with national planning guidance. Therefore opportunities to increase the reuse of construction and demolition waste needs to be encouraged in the Core Strategy. The potential locations for cross boundary development have no further impact upon this decision making criteria.
To raise the skills levels and qualifications of the workforce	Will it provide opportunities to further develop educational and attainment facilities within the Borough?	+ +	Before any significant development commences, the necessary infrastructure (which would include educational facilities) would need to be available to accommodate the increased pressure on services that would occur from additional residents. The Core Strategy will need to ensure that sufficient delivery of infrastructure. The potential locations for cross boundary growth have no further impact upon this decision making criteria but is likely to require the supply of additional educational facilities or may not require new facilities where there is sufficient existing provision.
Reduce crime, fear of crime and anti-social behaviour	Does it seek to provide high quality well designed environments?	+ +	The Core Strategy must aim to resolve the issue of crime and anti social behaviour and the most productive way of ensuring this is through design considerations. Also as part of the vision and the spatial portrait the aim for a high quality environment should be pursued. The potential locations for cross boundary development would have very little effect on this decision making criteria although some locations would be more suitable than others to be able to achieve this.

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SA Objectives	Decision Making Criteria	Score	Overall Implications of the Core Strategy
	Does it promote mixed development that encourages natural surveillance?	+ +	The Core Strategy must aim to resolve the issue of crime and anti social behaviour and the most productive way of ensuring this is through design considerations. Natural surveillance must be promoted in the Core Strategy for all relevant development sites. The potential locations for cross boundary development could all involve a mix of uses to achieve this decision making criteria.
Conserve and enhance the architectural, cultural and historic environment heritage and seek well-designed, resource efficient, high quality built environment in new development proposals	Does it provide opportunities for sustainable construction?	+ +	The Core Strategy is likely to include a requirement for meeting the Code for Sustainable Homes standards and other sustainable construction methods to be achieved for non residential development. The potential locations for cross boundary development have no further impact upon this decision making criteria.
	Will it enhance the Borough's Conservation Areas?	+	Conservation Areas form part of the historic environment which is likely to be afforded general protection in line with national planning guidance. The potential locations for cross boundary development have no further impact upon this decision making criteria.
	Will it help safeguard the Borough's Listed Buildings?	+	Listed Buildings form part of the historic environment which is likely to be afforded general protection in line with national planning guidance. The potential locations for cross boundary development have no further impact upon this decision making criteria.
	Does it improve the quality of the built environment?	+ +	There are a number of ways that the Core Strategy should improve the quality of the built environment, for example through the redevelopment and regeneration of the New Town era District Centres, general protection for elements of the historic environment, and design policies. The potential locations for cross boundary development have no further impact upon this decision making criteria although some locations would be more suitable than others to be able to achieve this.

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SA Objectives	Decision Making Criteria	Score	Overall Implications of the Core Strategy
Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural lands, land of Green Belt value, maximising use of previously developed land and reuse of vacant buildings, where this is not detrimental to open space and biodiversity interest	Will it safeguard the Borough's mineral resources?	Ø	Although there are no mineral resources that have been identified within Redditch Borough, the WMRSS requests that Local Planning Authorities include policies on minerals which have not previously been discovered. Although the RSS is now revoked, this guidance is not refuted. Because it is uncertain whether there are any future mineral reserves in any location, it is not possible to determine whether any progress towards safeguarding the Borough's mineral reserves can be made but the Core Strategy should ensure that the RSS policy guidance is continued. The potential locations for cross boundary development have no further impact upon this decision making criteria.
	Will it maximise the use of Previously Developed Land?	+	The Issues and Options document identified the PDL shortage in Redditch Borough as a significant local issue. The Core Strategy is likely to include a policy on making the most efficient use of land which will include maximising PDL and density. The preferred location of cross boundary growth is not PDL; this is necessary as sufficient PDL is not available to accommodate the required level of growth.
	Will it protect the Borough's open spaces of recreational and amenity value?	++	The Issues and Options document identified an issue between maintaining the high levels of open space in Redditch Borough and the pressure for development as a result of the WMRSS requirements. The Core Strategy is likely to require the maintenance of the provision of open space based upon its evidence in the open space needs assessment. The potential locations of cross boundary development should allow for recreation and amenity land of high value to be retained and to be provided within the development.
	Will it preserve the openness of the Green Belt?	+	The Core Strategy should continue to maintain that the Green Belt should remain open and protected from inappropriate development in line with national guidance. The potential locations for cross boundary development all involve development on the Green Belt so the achievement of this decision making criteria could be negatively affected.

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SA Objectives	Decision Making Criteria	Score	Overall Implications of the Core Strategy
	Will it help to protect the Borough's agricultural land from adverse developments?	+	The Core Strategy should continue to maintain that the Green Belt should remain open and protected from inappropriate development in line with national guidance. By implication, because much of the agricultural land in the Borough falls within the Green Belt, it would be protected from any inappropriate developments in line with national guidance. The potential locations for cross boundary development will result in the loss of agricultural land so the achievement of this decision making criteria could be negatively affected.
	Does it provide opportunities for sustainable construction?	+ +	The Preferred Draft Core Strategy is likely to include a policy on the Code for Sustainable Homes and other sustainable construction methods for non residential development in an appropriate policy. Elements of sustainable construction are also likely to form part of the sustainability criteria policy. The preferred location for cross boundary growth has no further impact upon this decision making criteria.
Promoting resource efficiency and energy generated from renewable energy and low carbon sources	Will it encourage opportunities for the production of renewable and low carbon energy?	+ +	The Issues and Options document presented issues on climate change and renewable energy. The Core Strategy would need to reflect the renewable energy targets as set out in the WMRSS. There is no contradictory evidence to suggest any deviation from these requirements. Because some of the potential locations for cross boundary development would concentrate development in a single large development area, the opportunities for integrating renewable and low carbon technologies could be maximised.
	Will it promote greater energy efficiency?	+ +	The Core Strategy should require that development delivery appropriate standards against the Code for Sustainable Homes and that other sustainable construction methods for non residential development are achieved. The potential locations for cross boundary development have a potential effect on this decision making criteria as longer travel distances to key facilities and the town centre would have a negative effect.

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SA Objectives	Decision Making Criteria	Score	Overall Implications of the Core Strategy
	<p>Will it encourage opportunities to achieve energy efficiency measures above the minimum standard, as defined by the Code for Sustainable Homes?</p>	<p>- -</p>	<p>The Core Strategy should require that development delivery appropriate standards against the Code for Sustainable Homes and that other sustainable construction methods for non residential development are achieved. The Core Strategy would need to reflect the energy efficiency measures as set out in the WMRSS, although this is revoked, there is no evidence to suggest any deviation from these requirements. The potential locations for cross boundary development have no further impact upon this decision making criteria.</p>

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Appendix E - SA of Joint Consultation Development Options

Between 1st February 2010 and 15th March 2010 Redditch Borough Council collaborated with neighbouring Bromsgrove District Council to produce a consultation document outlining options and a redraft of preferred policy for:

- i) the development of Redditch related growth in Bromsgrove
- ii) the development strategy for development within Redditch Borough

The Redditch related growth to be accommodated in Bromsgrove was allocated to the Council's through the West Midlands Regional Spatial Strategy Phase Two Revision Report of the Panel (September 2009). There were options for accommodating this growth, but work completed to date helped to narrow down the options. SA of these options will help to determine which options should be consulted on, and also help to determine which option, or combination of options would be more sustainable.

The Development Strategy for Redditch needed to be altered since the Preferred Draft Core Strategy stage because the RSS development allocations for Redditch Borough were higher than thought. The identified SHLAA sites cannot at that time accommodate all of this, and the capacity of the three ADRs would also not be enough. Because of this there was a need to rethink how Redditch delivered the development requirements a redraft to the policy was needed. Going through this SA exercise will assess the sustainability of the revised approach. It is also possible to assess some alternative approaches, and following advice in PPS3 and the West Midlands Regional Spatial Strategy Phase Two Revision Report of the Panel (September 2009) the option of a new settlement in the Borough has been assessed. No other alternative options exist which can be assessed at that time.

ii. SA of development strategy for development within Redditch Borough - updated

For the purpose of assessing the sustainability of the redrafted policy, an SA assessment of all large sites likely to have effects on sustainability need to be assessed. Assessing the sustainability of individual sites is not generally required at this level of plan making however the nature of Redditch circumstances where there are limited development options makes this exercise worthwhile. Following this first assessment of sites, there is an SA assessment helping to filter out other alternatives and the cumulative effects of the implications of the redrafted policy is predicted. These sites include:

- Brockhill Area of Development Restraint;
- Webheath Area of Development Restraint;

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- A435 Area of Development Restraint;
- Land to the rear of the Alexandra Hospital;
- Brockhill Green Belt;
- Foxlydiat Green Belt.

These scores have been updated to inform the Preferred Draft Core Strategy redraft for November 2010 consultation, based upon comments received at consultation stage and updated evidence base.

SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Brockhill ADR	Webheath ADR	A435 ADR	Land to the Rear of Alex	Brockhill Green Belt	Foxlydiat Green Belt
To manage waste in accordance with the waste hierarchy: reduce, reuse, recycle, compost, recovery, disposal	Will it reduce the production of waste and manage waste in accordance with the waste hierarchy?	Significantly	The achievement of this objective is not affected by scale or location of development. All sites have the potential to contribute to a small extent and the Core Strategy could generally encourage achievement of this objective.						
		To a small extent		✓	✓	✓	✓	✓	
		No							
		Unknown							
Reduce causes of and adapt to the impacts of climate change	Will it reduce emissions of greenhouse gases?	Significantly	The assessment is linked to criteria to reduce the need to travel, where there would be lower emissions from vehicles for shorter journey times and the potential for introducing low carbon technology. Brockhill ADR scores significantly well because it is well located for Redditch Town Centre. Land to the Rear of the Alexandra Hospital, Brockhill Green Belt and Foxlydiat Green Belt is a little further away from the Town Centre but still scores positively. The Webheath ADR an A435 ADR score poorly due to their distance from the town centre. The Core Strategy could generally encourage achievement of this objective.	✓					
		To a small extent				✓	✓	✓	
		No			✓	✓			
		Unknown							
		Significantly							

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Brockhill ADR	Webheath ADR	A435 ADR	Land to the Rear of Alex	Brockhill Green Belt	Foxlydiat Green Belt
	Does it promote patterns of spatial development that are adaptable to and suitable for predicted changes in climate?	To a small extent	None of the development sites advocate development at locations which would specifically be affected by climate change. Flood risk, which would have the most significant potential to impact on the development, can be accommodated within open space areas on all of the development options examined.	✓	✓	✓	✓	✓	✓
		No							
		Unknown							
To reduce the need to travel and move towards more sustainable travel patterns	Will it reduce the need to travel?	Significantly because of its location	This can be assessed in two ways. The first is if the site is within the urban area, near to a transport interchange, near to multi-modal access or within the Town Centre. The second relates to the potential for new and alternative public transport infrastructure to be provided.						
		Extensively through its transport provision		✓					
		To a small extent because of its location					✓		
		To a small extent through its transport provision			✓	✓	✓		✓
		No							
	Will it provide opportunities to increase sustainable	Yes	This can be assessed in two ways. The first is if the site is within the urban area, near to a transport interchange, near to multi-modal	✓	✓	✓	✓	✓	✓
		Possibly							
		No							

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Brockhill ADR	Webheath ADR	A435 ADR	Land to the Rear of Alex	Brockhill Green Belt	Foxlydiat Green Belt
	modes of travel?	Unknown	access or within the Town Centre. The second relates to the potential for new and alternative public transport infrastructure to be provided. This objective can be achieved on all sites because of a requirement for good accessibility to provision of sustainable modes of transport.						
	Does it focus development in existing centres, and make use of existing infrastructure to reduce the need to travel?	Significantly because it is within or adjacent to an existing centre	This assessment focuses on the requirement to create new communities. Brockhill ADR is assessed as significantly contributing to achieving this objective because of its location adjacent to the urban area and short distance to Redditch Town Centre. The Land to the Rear of the Alexandra Hospital site and Brockhill Green Belt contribute to a small extent because they are fairly near to existing infrastructure. Other sites would not contribute towards this objective therefore significant investment and transport policy need to be applied should these sites come forward.						
		Significantly because it is near existing infrastructure		✓					
		To a small extent because it is fairly near to an existing centre or existing infrastructure				✓	✓		
		No			✓	✓			✓
Develop a knowledge-driven economy, with the appropriate employment land, infrastructure and	Will it contribute towards urban and rural regeneration?	Yes	Contribution to urban and rural regeneration with a focus on a knowledge driven economy is one way of quantifying this.						
		No		✓	✓	✓	✓	✓	✓

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Brockhill ADR	Webheath ADR	A435 ADR	Land to the Rear of Alex	Brockhill Green Belt	Foxydiat Green Belt
skills base whilst ensuring all share the benefits urban and rural									
	Will it provide opportunities for businesses to develop and enhance their competitiveness?	Significantly	This can be assessed by assessing if the sites will provide opportunities for businesses to expand, by contributing to employment use. The only site with no potential to contribute towards employment and hence this objective is the Webheath ADR.						
		To a small extent		✓		✓	✓	✓	✓
		Unknown			✓				
	Will it support the shopping hierarchy?	Yes	This can be assessed by determining which sites could include an element of retail where there is a deficiency or where they could increase patronage to local shops. The Brockhill ADR site and Brockhill Green Belt site can contribute a local centre to meet the identified deficiency of retail in North Redditch. All other sites have the potential to achieve this to a small extent.	✓				✓	
		To a small extent			✓	✓	✓		✓
		No							
	Will it help to improve skills levels in the workforce?	Yes	This can be assessed by determining which sites could include measures to contribute towards enhancing workforce skills. None of the sites have the opportunity to achieve this.						
		To a small extent							
		No		✓	✓	✓	✓	✓	✓
	Will it support tourism?	Yes	This can be assessed by determining which sites could include measures to contribute towards supporting tourism. None of the sites have the opportunity to achieve this.						
		To a small extent							
		No		✓	✓	✓	✓	✓	✓
		Unknown							

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Brockhill ADR	Webheath ADR	A435 ADR	Land to the Rear of Alex	Brockhill Green Belt	Foxlydiat Green Belt
Promote and support the development of new technologies, of high value and low impact, especially resource efficient technologies and environmental technology initiatives	Does it encourage innovative and environmentally friendly technologies?	Yes	This can be assessed by determining which of the sites could include development including innovative and environmentally friendly technologies. There is a possibility of achieving this on some sites but this is uncertain on the Webheath and Foxlydiat sites.						
		To a small extent		✓		✓	✓	✓	
		No							
		Unknown			✓				✓
	Does it promote and support the development of new technologies, of high value and low impact?	Yes	This can be assessed by determining which of the sites could include development including new technologies of high value and low impact. There is a possibility of achieving this on some sites but this is uncertain on the Webheath and Foxlydiat sites.						
		To a small extent		✓		✓	✓	✓	
		No							
		Unknown			✓				✓
Protect and improve the quality of water, soil and air and water resources	Will it provide opportunities to improve or maintain water quality/water resource?	Yes	This will be a requirement for all sites to achieve.	✓	✓	✓	✓	✓	✓
		To a small extent							
		No							
		Unknown							
Ensure development does not occur in high-risk flood prone areas and does not adversely contribute to fluvial flood risks or contribute to surface water flooding in all other areas	Does it protect the floodplain from inappropriate development?	Yes - no impacts/not on or near the floodplain	This can be assessed by determining which sites are in/near or have impacts on the floodplain and which include mitigation measures against effects.	✓	✓			✓	✓
		Yes - positive mitigation measures in place				✓	✓		

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Brockhill ADR	Webheath ADR	A435 ADR	Land to the Rear of Alex	Brockhill Green Belt	Foxydiat Green Belt
		No							
	Does it take account of all types of flooding?	Yes	All sites have been subject to robust SFRA with recommendation for full site specific FRA.	✓	✓	✓	✓	✓	✓
		To a small extent							
		No							
	Does it promote Sustainable Urban Drainage Systems where appropriate?	Yes	Development of SUDS schemes are a key design element of any new residential development and are expected to be employed at a detailed design stage.						
		No							
		Unknown		✓	✓	✓	✓	✓	✓
To improve the vitality and viability of Town and District Centres and the quality of, and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio - economic status or educational attainment	Will proposals enhance the provision of local services and facilities?	Significantly	This can be assessed when determining which sites could include new services and facilities where there is a deficiency.	✓	✓			✓	
		To a small extent							
		No				✓			
		Unknown							✓
	Will it contribute to rural service provision across the Borough?	Significantly	This can be assessed when determining which sites could include new services and facilities where there is a deficiency in the rural areas.						
		To a small extent							
		No		✓	✓	✓	✓	✓	✓
		Unknown							
	Will it enhance accessibility to services by public	Yes	This can be assessed by determining which sites would include measures to enhance accessibility to public transport. The	✓			✓	✓	
		To a small extent			✓	✓			

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Brockhill ADR	Webheath ADR	A435 ADR	Land to the Rear of Alex	Brockhill Green Belt	Foxlydiat Green Belt
	transport?	No	Brockhill sites and Land to the Rear of the Alexandra Hospital have opportunities to achieve this to a significant extent. Other sites could achieve this objective to a small extent.						
		Unknown							
Safeguard and strengthen landscape and townscape character and quality	Will it safeguard and strengthen landscape and townscape character and quality?	Yes	The impact on landscape, townscape and the current urban form is a key consideration for any of the sites. All sites would necessitate development into medium and high sensitivity to changes in the landscape.						
		To a small extent							
		No		✓	✓	✓	✓	✓	✓
		Unknown							
To conserve and enhance biodiversity and geodiversity	Will it help to safeguard the Borough's biodiversity and geodiversity?	Yes - not related to sites of biodiversity or geodiversity interest	The avoidance of areas of high quality natural habitats will maximise the potential for sites of nature importance to be retained. All sites have the potential to mitigate against negative effects and the opportunity to enhance biodiversity and geodiversity.						
		To a small extent - mitigation measures in place		✓	✓	✓	✓	✓	✓
		No							
		Unknown							
	Will it protect sites and habitats designated for nature conservation?	Yes - not related to sites designated for nature conservation	This can be assessed by determining which sites are related to designated sites and if sites have the opportunities to conserve and enhance sites for nature conservation.	✓	✓	✓	✓	✓	✓

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Brockhill ADR	Webheath ADR	A435 ADR	Land to the Rear of Alex	Brockhill Green Belt	Foxydiat Green Belt
		To a small extent - mitigation measures in place							
		No							
		Unknown							
	Will it help to achieve targets set out in the Biodiversity and Geodiversity Action Plans?	Yes	This can only be assessed if it is known what measures to ensure targets in the Worcestershire and Redditch BAP are to be implemented as part of any development scheme.						
		No							
		Unknown		✓	✓	✓	✓	✓	✓
To improve the health and well-being of the population and reduce inequalities in health	Will it improve access to health facilities across the Borough?	Yes - it is close to a health facility	This can only be assessed if the site has the opportunity to improve access to health facilities. Access to health facilities is generally poor for all sites and there are no known commitments from developers of the sites to improve this.						
		Yes - mitigation measures in place							
		No		✓	✓	✓	✓	✓	✓
		Unknown							
	Will it promote healthier lifestyles?	Significantly	All sites will promote healthier lifestyles to a small extent because provision for open space will be required of all development sites.						
		To a small extent		✓	✓	✓	✓	✓	✓
		No							
		Unknown							
	Does it mitigate against noise	Yes	The effects of noise pollution varies between the sites and the measures						
		No							

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Brockhill ADR	Webheath ADR	A435 ADR	Land to the Rear of Alex	Brockhill Green Belt	Foxydiat Green Belt	
	pollution?	Unknown	needed will be unknown until planning applications are received. However particular measures will be needed where residential development could be located close to areas with existing high levels of noise, e.g. Brockhill ADR, Foxydiat Green Belt, and A435 ADR.	✓	✓	✓	✓	✓	✓	
	Does it mitigate against light pollution?	Yes	Any extensions to the urban area will exacerbate light pollution issues. Mitigation measures would need to be considered at detailed design stage.							
		No								
		Unknown		✓	✓	✓	✓	✓	✓	
Provide decent affordable housing for all, of all the right quality and tenure for local needs, in clean, safe and pleasant local environments	Will it provide opportunities to increase affordable housing levels within urban and rural areas of the Borough?	Yes	The provision of affordable housing will be improved through the development of any of the sites considered.	✓	✓	✓	✓	✓	✓	
		No - residential development may not be appropriate for this site								
		No - there is no affordable housing provision								
		Unknown								
	Will it provide affordable housing access to a range of housing tenures and sizes?	Yes	The provision of affordable housing will be improved through the development of any of the sites considered. There are fewer competing costs elements such as contaminations or mitigation measures to overcome in bringing any of the large sites forward.	✓	✓	✓	✓	✓	✓	
		No - residential development may not be appropriate for this site								

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Brockhill ADR	Webheath ADR	A435 ADR	Land to the Rear of Alex	Brockhill Green Belt	Foxlydiat Green Belt	
		No - there is no affordable housing access to a range of housing tenures and sizes								
		Unknown								
	Does it seek to provide high quality, well-designed residential environments?	Yes	Development at all of the sites would offer an opportunity to deliver a high quality, well designed residential environment.	✓	✓	✓	✓	✓	✓	
		No - residential development may not be appropriate for this site								
		No - high quality/well designed environment not to be incorporated								
		Unknown								
To raise the skills levels and qualifications of the workforce	Will it provide opportunities to further develop educational and attainment facilities within the Borough?	Yes	This can only be achieved if any of the sites had the opportunity to deliver educational facilities. None of the sites have the opportunity to achieve this.							
		No		✓	✓	✓	✓	✓		
		Unknown								

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Brockhill ADR	Webheath ADR	A435 ADR	Land to the Rear of Alex	Brockhill Green Belt	Foxydiat Green Belt
Reduce crime, fear of crime and anti-social behaviour	Does it promote mixed development that encourages natural surveillance?	Yes - mixed use development and demonstrable natural surveillance	All relevant standards for designing out crime would be introduced as part of all proposals for residential development.						
		To a small extent - mixed use development		✓	✓	✓	✓	✓	✓
		No							
		Unknown							
Conserve and enhance the architectural, cultural and archaeological heritage and seek well-designed, resource efficient, high quality built environment in new development proposals	Does it provide opportunities for sustainable construction?	Yes	This can only be assessed at a detailed stage although sustainable construction techniques will be implemented as part of any development scheme.	✓	✓	✓	✓	✓	✓
		No							
		Unknown							
	Will it enhance the Borough's Conservation Areas?	Site not in or adjoining Conservation Area	Conversation areas will not be affected by development on any of the sites.	✓	✓	✓	✓	✓	✓

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Brockhill ADR	Webheath ADR	A435 ADR	Land to the Rear of Alex	Brockhill Green Belt	Foxydiat Green Belt
		Adverse effect on Conservation Area							
		Improve or no affect							
		Unknown							
	Will it help safeguard the Borough's Listed Buildings?	Site not listed or adjacent to listed building(s)	Listed Buildings will not be affected by development on any of the sites with the exception of Brockhill ADR and Webheath ADR where listed buildings are on site which have the potential to be improved.			✓	✓	✓	✓
Adverse effect on Listed Building(s)									
Improve or no effect		✓		✓					
Unknown									
	Does it improve the quality of the built environment?	Yes	The introduction of modern well design residential environments constructed to the latest code for sustainable homes standards offers the opportunity to ensure the best quality designs are employed.	✓	✓	✓	✓	✓	✓
		No							
Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural lands, land of Green	Will it safeguard the Borough's mineral resources?	Yes	None of the sites would have an impact on mineral resources.	✓	✓	✓	✓	✓	✓
		No							

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Brockhill ADR	Webheath ADR	A435 ADR	Land to the Rear of Alex	Brockhill Green Belt	Foxydiat Green Belt
Belt value, maximising use of previously developed land and reuse of vacant buildings, where this is not detrimental to open space and biodiversity interest									
	Will it maximise the use of Previously Developed Land?	Yes - It is on PDL and at high density or mixed uses To a small extent - it is on PDL No	None of the sites are located on Previously Developed Land.						
	Will it protect the Borough's open spaces of recreational and amenity value?	Yes No	None of the sites are on designated open space with the exception of the access to the Brockhill ADR. The Brockhill development would need to compensate for the loss of this open space as part of the rest of the development.	✓	✓	✓	✓	✓	✓
	Will it preserve the openness of the Green Belt?	Not on/adjacent to Green Belt land Yes - compliant with PPG2	The three ADR sites can come forward in accordance with PPG2. The land to the rear of the Alexandra Hospital is adjacent to Green Belt in neighbouring Stratford District but there are no identified effects.	✓	✓	✓	✓		

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Brockhill ADR	Webheath ADR	A435 ADR	Land to the Rear of Alex	Brockhill Green Belt	Foxlydiat Green Belt
		No - there would be harm to Green Belt land						✓	✓
	Will it help to protect the Borough's agricultural land from adverse developments?	Yes - not on agricultural land	There will be no loss of agricultural land on any of the ADR sites as they are no currently in agricultural use. The Foxlydiat Green Belt and Brockhill Green Belt sites have an effect because there would be a loss of agricultural land. There are no opportunities suggested by the developers of these sites to mitigate against the negative impact.	✓	✓	✓	✓		
		To a small extent - on agricultural land with mitigation measures in place							
		No - there would be harm to agricultural land						✓	✓
Promote resource efficiency and energy generated from renewable energy and low carbon sources	Will it encourage opportunities for the production of renewable and low carbon energy?	Yes – significant opportunity	This can be achieved on all sites.						
		Yes – Potential opportunity		✓	✓	✓	✓	✓	✓
		No							
	Will it promote greater energy efficiency?	Yes	This can be achieved on all sites although the actual effects will not be known until details in site masterplans are developed or planning permission is sought.	✓	✓	✓	✓	✓	✓
		No							
		Unknown							
	Will it encourage opportunities to	Yes	This can only be assessed if it is known whether each option will incorporate						
		No							

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Brockhill ADR	Webheath ADR	A435 ADR	Land to the Rear of Alex	Brockhill Green Belt	Foxydiat Green Belt
	achieve energy efficiency measures above the minimum standard, as defined by the Code for Sustainable Homes?	Unknown	measures to achieve above the minimum standard, as defined by the Code for Sustainable Homes. The Core Strategy should insure minimum standards of the Code for Sustainable Homes to be met, but the site specific opportunities have not been demonstrated by the developers of the sites.	✓	✓	✓	✓	✓	✓

SA of Alternative Options

There are some alternatives to the re-drafted policy option to be assessed which have been developed into options to be assessed below. Three new Options have been added to this list of alternatives in light of the forthcoming 'localism' agenda and because of the implications of Local Authorities being able to determine their own levels of development.

- **Option 1** - To extend the Webheath Area of Development Restraint into the southwest Green Belt (including some element of cross boundary development).
- **Option 2** - To develop a brand new settlement in the southwest Green Belt to accommodate all of Redditch's development needs.
- **Option 3** - Extend the existing settlements (Astwood Bank and/or Feckenham) into the Green Belt to accommodate all of Redditch's development needs.
- **Option 4** - Develop all of the available open space within the Borough to accommodate all of Redditch's development needs.
- **NEW Option 5** - No cross boundary development (loss of 3000 dwellings and Xha Employment Land to meet Redditch's needs) and no replacement development within Redditch.
- **NEW Option 6** - No cross boundary development but to extend the Webheath Area of Development Restraint into the southwest Green Belt to accommodate all of Redditch's development needs.
- **NEW Option 7** - Continue to progress cross-boundary development in line with the RSS Panel Report recommendations

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
To manage waste in accordance with the waste hierarchy: reduce, reuse, recycle, compost, recovery, disposal	Will it reduce the production of waste and manage waste in accordance with the waste hierarchy?	Significantly	This is not affected by scale or location of development. This could be assessed by identifying if there are any constraints to achieving this growth strategy in terms of collection of household recycling waste or industrial or commercial waste. Infrastructure consultation with the Council waste department confirms that there are no know waste collection issues and no issues with recycling facilities being provided.							
		To a small extent		✓	✓	✓	✓	✓	✓	
		No								
		Unknown								
Reduce causes of and adapt to the impacts of climate change	Will it reduce emissions of greenhouse gases?	Significantly	The assessment is linked to criteria to reduce the need to travel, where there would be lower emissions from vehicles for shorter journey times and the potential for introducing low carbon technology, as well as other potential effects on greenhouse gas emissions. Option 1 to extend Webheath ADR and Option 6 and Option 7 would involve potential increases in emissions because of the scale of development. Option 7 to a lesser extent because of proximity to town centre and sustainable							
		To a small extent		✓	✓	✓	✓	✓	✓	
		No								
		Unknown								

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
			<p>transport modes. Option 2 of a new settlement in Redditch would involve a more pronounced negative effect because it is a slightly greater distance from the urban area and because of the scale of development. Option 3 of extending rural settlements would have the same very negative effect on this objective again because of distance and scale of development. Option 4 of developing on open space would perform better because of potential links to sustainable transport but developing Redditch's open spaces would have a higher negative impact on greenhouse gas emissions as well as the negative impact from the scale of development. Option 5 would involve less land take and potentially more opportunities for access to sustainable transport but would still not achieve a positive effect without mitigation measures to actually reduce emissions. Option 6 would have a very negative effect on the objective</p>							

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
			because of travel distances and emissions effects.							
	Does it promote patterns of spatial development that are adaptable to and for predicted changes in climate?	Significantly	Is the growth option allowing for accessibility to more sustainable forms of transport, for example, near to Transport Interchanges and bus routes? All options would not achieve this objective because of the potential distances from sustainable transport and climate change effects.							
		To a small extent								
		No		✓	✓	✓	✓	✓	✓	✓
		Unknown								
	Will it provide opportunities to increase sustainable modes of travel?	Yes	This can be assessed in two ways. The first is if the growth option is within the urban area,							✓
		Possibly					✓		✓	
		No		✓	✓	✓				

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
		Unknown	<p>near to a transport interchange, near to multi-modal access etc. The second relates to the potential for new and alternative public transport infrastructure to be provided. Options 1, 2, 3, and 6 would involve costly, possibly prohibitive infrastructure. Option 4 has more opportunity to increase usage of sustainable modes of travel because of the focus in the urban area. It is not clear what effect Option 5 would have on achieving this objective because patronage would not be increasing and no large scale opportunities would be available to achieve the objective. Developers of cross boundary sites associated with Option 7 have demonstrated that this objective could be achieved by implementing various sites.</p>					✓		
	Does it focus development in existing centres, and make use of existing infrastructure to reduce the need to travel?	Significantly because it is within or adjacent to an existing centre	This can be assessed by understanding the relationships of the growth option existing centres. None of the growth							

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	
		Significantly because it is near existing infrastructure	options has the potential to achieve this objective.								
		To a small extent because it is fairly near to an existing centre or existing infrastructure									
		No		✓	✓	✓	✓	✓	✓	✓	✓
	Will it provide opportunities for businesses to develop and enhance their competitiveness?	Significantly	This can be assessed by assessing if the growth option will provide opportunities for businesses to expand, by contributing to employment use. All options would be capable of achieving this to some extent. Option 5 would have less of a positive effect on this because employment land availability would be less.	✓	✓	✓	✓		✓	✓	
		To a small extent						✓			
		Unknown									
	Will it support the shopping hierarchy?	Yes	This can be assessed by determining if growth options								
		To a small extent		✓	✓	✓	✓	✓	✓	✓	✓

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
		No	could include an element of retail where there is a deficiency or where they could increase patronage to local shops. All options have the opportunity to include retail to a small extent. It is not clear if this would support the shopping hierarchy because of the retail being outside of a defined centre in the retail hierarchy. Patronage to local shops would not be achieved with Option 1, 2, 5, 6 and 7 to the same extent as options 3 and 4. Option 7 has the added opportunity to provide for retail needs in North Redditch, where an identified deficiency exists.							
	Will it help to improve skills levels in the workforce?	Yes	This can be assessed by determining which of the growth options could include measures to contribute towards enhancing workforce skills. None of the options have the specific opportunity to achieve this however this could change as options are progressed.							
		To a small extent								
		No		✓	✓	✓	✓	✓	✓	✓
	Will it support tourism?	Yes	This can be assessed by determining which of the growth options could include measures to							
		To a small extent								
		No		✓	✓	✓	✓	✓	✓	✓

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
		Unknown	contribute towards supporting tourism. None of the sites have the specific opportunities to achieve this however this could change as options are progressed. Option 4 and Option 7 have greater opportunities to achieve this objective than other options because of potential links to existing tourist attractions at Arrow Valley Countryside Centre, Abbey Stadium, Redditch Town Centre, Bordesley Abbey and Forge Mill Needle Museum.							
Promote and support the development of new technologies, of high value and low impact, especially resource efficient technologies and environmental technology initiatives	Does it encourage innovative and environmentally friendly technologies?	Yes	This can be assessed by determining which of the growth options could include development including innovative and environmentally friendly technologies. This can be achieved at most growth options, but to a lesser extent with Option 4 and Option 5 as the available open spaces in the urban area are more constrained in terms of their size and location.	✓	✓	✓			✓	✓
		To a small extent				✓	✓			
		No								
		Unknown								
	Does it promote and support the development of new technologies, of high	Yes	This can be assessed by determining which of the growth options could include	✓	✓	✓			✓	✓
		To a small extent				✓	✓			
		No								

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
	value and low impact?	Unknown	development including new technologies of high value and low impact. This can be achieved at most growth options, but to a lesser extent with Option 4 and Option 5 as the available open spaces in the urban area are more constrained in terms of their size and location.							
Protect and improve the quality of water, soil and air and water resources	Will it provide opportunities to improve or maintain water quality/water resource?	Yes	This will be a requirement for all growth options to achieve.	✓	✓	✓	✓	✓	✓	✓
		To a small extent								
		No								
		Unknown								
Ensure development does not occur in high-risk flood prone areas and does not adversely contribute to fluvial flood risks or contribute to surface water flooding in all other areas	Does it protect the floodplain from inappropriate development?	Yes - no impacts/not on or near the floodplain	This can be assessed by determining which growth options are potentially within/near or have impacts on the floodplain and which include mitigation measures against effects. Options 1, 2, 3, 4 and 6 would all potentially be unable to achieve this objective. Options 5 and 6 have opportunities to achieve this objective with mitigation measures or availability and deliverability of unconstrained sites from a flood risk perspective.							✓
		Yes - positive mitigation measures in place						✓		✓
		No		✓	✓	✓	✓		✓	
	Does it take account of all types of flooding?	Yes	All growth options would include sites where a full site specific	✓	✓	✓	✓	✓	✓	✓
		To a small extent								

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
		No	FRA would be required which would ensure that this objective is achieved.							
	Does it promote Sustainable Urban Drainage Systems where appropriate?	Yes	Development of SUDS schemes are a key design element of any new residential development and are expected to be employed at a detailed design stage which would ensure that this objective is achieved.							
		No								
		Unknown		✓	✓	✓	✓	✓	✓	✓
To improve the vitality and viability of Town and District Centres and the quality of, and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio - economic status or educational attainment	Will proposals enhance the provision of local services and facilities?	Significantly	Inclusion of new services and facilities is uncertain until growth options are progressed at a detailed design stage. It is known that facilities requiring enhancement are generally located at North Redditch so Option 7 is more likely to achieve this objective than other options.							
		To a small extent								
		No								
		Unknown		✓	✓	✓	✓	✓	✓	✓
	Will it contribute to rural service provision across the Borough?	Significantly	This can be assessed by understanding the relationship between the growth option and							
		To a small extent			✓	✓				
		No		✓		✓	✓	✓	✓	

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
		Unknown	potential opportunity to develop additional services or contribute to enhancing the provision of services in Astwood Bank/Feckenham. Only Option 2 and Option 3 have the possibility of potentially achieving this objective if the growth option was well placed to link to these settlements.							
	Will it enhance accessibility to services by public transport?	Yes	This can be determined by assessing how accessible the growth option locations would be							
		To a small extent					✓	✓		✓
		No		✓	✓	✓			✓	

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
		Unknown	to public transport and if they are capable of creating/sustaining new provision and access to provision. Option 1, 2, 3, and 6 would not achieve this objective because of their remoteness from existing public transport and no confirmation from developers that the objective can be achieved. Option 4 could potentially achieve this because of the locations throughout Redditch's urban area. Option 5 could also potentially achieve this to a small extent. Option 7 could achieve this to a small extent because there is confirmation from developers that the objective can be achieved and because of the distance and accessibility to Redditch Town Centre.							
Safeguard and strengthen landscape and townscape character and quality	Will it safeguard and strengthen landscape and townscape character and quality?	Yes	The impact on landscape, townscape and the current urban form is a key consideration for any of the growth options. All of the growth options with the exception of Option 5 would involve greenfield development to expand Redditch's urban area into locations with high to medium							
		To a small extent					✓			
		No		✓	✓	✓	✓		✓	✓
		Unknown								

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
			sensitivity to landscape change, so these would not achieve this objective. Option 4 would involve open space development, but open space is an integral part of the town's structure and landscape, which would be damaged if this option is progressed. Option 5 could achieve this to a small extent.							
To conserve and enhance biodiversity and geodiversity	Will it help to safeguard the Borough's biodiversity and geodiversity?	Yes - not related to sites of biodiversity or geodiversity interest	This is a requirement of all growth options. Some Options have the potential to have effects on biodiversity and geodiversity, for example in areas where there is generally a concentration of SWS, SSSI, LNR etc, and measures would need to be in place to avoid these effects and enhance biodiversity generally. Options 1,					✓		✓
		To a small extent - mitigation measures in place		✓	✓	✓	✓		✓	
		No								

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
		Unknown	2, 3, 4 and 6 would involve growth options in locations with a concentration of biodiversity assets so potential to achieve this objective is needed and is potentially possible. Option 6 would not involve an impact on biodiversity or geodiversity. Option 7 has the potential to include sites with no impact on biodiversity and geodiversity.							
	Will it protect sites and habitats designated for nature conservation?	Yes - not related to sites designated for nature conservation	Some of the growth options could offer the potential for introducing ecologically diverse and high quality features. This is a requirement of all growth options. Some Options have the potential to have effects on sites and habitats designated for nature conservation. Options 1, 2, 3, 4 and 6 would involve growth options in locations with a concentration of sites and habitats for nature conservation. Option 6 would not involve an impact on sites and habitats designated for nature conservation. Option 7 has the potential to include sites with no impact on sites and habitats for					✓		✓
		To a small extent - mitigation measures in place		✓	✓	✓	✓		✓	
		No								
		Unknown								

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	
			nature conservation.								
	Will it help to achieve targets set out in the Biodiversity and Geodiversity Action Plans?	Yes	This can only be assessed if it is known what measures to ensure targets in the Worcestershire and Redditch BAP are to be implemented as part of growth options. Because the options are not site specific, the achievement of this objective is unknown.								
		No									
		Unknown		✓	✓	✓	✓	✓	✓	✓	✓
To improve the health and well-being of the population and reduce inequalities in health	Will it improve access to health facilities across the Borough?	Yes - it is close to a health facility	This can be assessed by determining if the growth option has opportunities to include health related facilities within the development or whether it will enhance health facilities in some way. Options 1, 2, 3, 6 and 7 may require some health facility to be provided but there is no confirmation from developers that this objective can be achieved. Option 4 would involve development within Redditch urban area which has some locations which are accessible for health facilities but other open								
		Yes - mitigation measures in place									
		No									
		Unknown		✓	✓	✓	✓	✓	✓	✓	

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
			space sites have poor access so it is unknown if this objective can be achieved. Option 5 would involve less development so would create less demand for new health facilities but it is unclear where or how existing deficiencies would be addressed so it is unclear how this objective would be achieved.							
	Will it promote healthier lifestyles?	Significantly	This can be assessed by determining if there are opportunities to encourage healthier lifestyles such as accessibility to relevant leisure facilities, open space provision etc. With the exception of Option 4 all of the options have opportunities to incorporate relevant Green Infrastructure to enable achievement of this objective. Option 4 would involve significant loss of Redditch's open space and would have a detrimental effect on the achievement of this objective.							
		To a small extent		✓	✓	✓		✓	✓	✓
		No					✓			
		Unknown								
	Does it mitigate against noise pollution?	Yes	Any increase in the number of dwellings and employment land	✓	✓	✓	✓	✓	✓	✓
		No								

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	
		Unknown	from the existing baseline will exacerbate noise pollution issues. Mitigation measures would need to be considered at detailed design stage so all options would achieve this objective.								
	Does it mitigate against light pollution?	Yes	Any increase in the number of dwellings and employment land will exacerbate light pollution issues. Mitigation measures would need to be considered at detailed design stage so all options would achieve this objective.	✓	✓	✓	✓	✓	✓	✓	
		No									
		Unknown									
Provide decent affordable housing for all, of all the right quality and tenure for local needs, in clean, safe and pleasant local environments	Will it provide opportunities to increase affordable housing levels within urban and rural areas of the Borough?	Yes	The provision of affordable housing will be improved through the development of any of the options.	✓	✓	✓	✓	✓	✓	✓	
		No - residential development may not be appropriate for this site									
		No - there is no affordable housing provision									
	Will it provide affordable housing access to a range of housing tenures and sizes?	Unknown	The provision of affordable housing including the provision of a range of housing tenures and sizes will be improved through the development of any of the options.								
		Yes		✓	✓	✓	✓	✓	✓	✓	
		No - residential development may not be appropriate for this site									

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	
		No - there is no affordable housing access to a range of housing tenures and sizes									
		Unknown									
	Does it seek to provide high quality, well-designed residential environments?	Yes	Development at all of the options offers an opportunity to achieve this objective however the details about the extent of this are not clear for these options. Option 4 by developing on Redditch's open spaces would damage the quality of existing residential areas so would not achieve this objective.								
		No - residential development may not be appropriate for this site									
		No - high quality/well designed environment not to be incorporated						✓			
		Unknown			✓	✓	✓		✓	✓	✓
To raise the skills levels and	Will it provide opportunities to further develop	Yes	This can be assessed if it can be determined whether the options								
		No		✓			✓				

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
qualifications of the workforce	educational and attainment facilities within the Borough?	Unknown	can provide educational facilities where it is needed. Option 1 and Option 5 would not require an enhancement as there would be sufficient capacity for educational facilities but would not directly achieve further achievement of this objective. All other options would achieve the objective to some extent because provision of facilities would be required but no confirmation on their delivery.		✓	✓	✓		✓	✓
Reduce crime, fear of crime and anti-social behaviour	Does it promote mixed development that encourages natural surveillance?	Yes - mixed use development and demonstrable natural surveillance	All relevant standards for designing out crime would be introduced as part of proposals within all development options however the details of the implementation of this is unclear. All options could include an element of a mix of uses.							
		To a small extent - mixed use development		✓	✓	✓	✓	✓	✓	✓
		No								
		Unknown								
Conserve and enhance the architectural,	Does it provide opportunities for sustainable construction?	Yes	Sustainable construction techniques will be implemented as part of any development	✓	✓	✓	✓	✓	✓	✓
		No								

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	
cultural and archaeological heritage and seek well-designed, resource efficient, high quality built environment in new development proposals		Unknown	scheme within any of the options.								
	Will it enhance the Borough's Conservation Areas?	Site not in or adjoining Conservation Area	Conversation areas will not be affected either positively or negatively by development within Options 1, 4, 5, 6 or 7. Option 3 would potentially negatively affect Feckenham conservation area and its setting. Option 2 may have an effect on Feckenham conservation area to a lesser extent but unless detailed site boundary and impacts of development put forward are established, the effects are unknown.	✓			✓	✓	✓	✓	
		Adverse effect on Conservation Area				✓					
		Improve or no affect									
		Unknown			✓						
	Will it help safeguard the Borough's Listed Buildings?	Site not listed or adjacent to listed building(s)	All of the options are in locations where there are existing listed buildings. The extent of the impact on the listed buildings is not fully known until a detailed planning application is submitted but all adverse effects can be								
		Adverse effect on Listed Building(s)									
		Improve or no effect		✓	✓	✓	✓	✓	✓	✓	

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
		Unknown	avoided.							
	Does it improve the quality of the built environment?	Yes	Development at all of the options offers an opportunity to achieve this objective however the details about the extent of this are not clear for these options. Option 4 by developing on Redditch's open spaces would damage the quality of the built environment so would not achieve this objective.	✓	✓	✓		✓	✓	✓
		No						✓		
Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural lands, land of Green Belt value, maximising use of previously developed land and reuse of vacant buildings, where this is not detrimental to open space and biodiversity interest	Will it safeguard the Borough's mineral resources?	Yes	This can be assessed if it is known whether there are mineral reserves to be safeguarded, if efficiencies can be achieved by higher densities, if higher quality agricultural land is vulnerable, if vacant buildings can be brought back into use and where open space isn't compromised. None of the options would compromise achievement of this objective.	✓	✓	✓	✓	✓	✓	✓
		No								
	Will it maximise the use of Previously Developed Land?	Yes - It is on PDL and at high density or mixed uses	This can be assessed if it is known whether there are mineral reserves to be safeguarded, if							

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
		To a small extent - it is on PDL	efficiencies can be achieved by higher densities, if higher quality agricultural land is vulnerable, if vacant buildings can be brought back into use and where open space isn't compromised. None of the options can achieve this because none are PDL.							
		No		✓	✓	✓	✓	✓	✓	✓
	Will it protect the Borough's open spaces of recreational and amenity value?	Yes	This can be assessed if it is known whether there are mineral reserves to be safeguarded, if efficiencies can be achieved by higher densities, if higher quality agricultural land is vulnerable, if vacant buildings can be brought back into use and where open space isn't compromised. Option 4 would involve significant development on open spaces and would not achieve this objective.	✓	✓	✓		✓	✓	✓
		No						✓		
	Will it preserve the openness of the Green Belt?	Not on/adjacent to Green Belt land	This can be assessed if it is known whether there are mineral reserves to be safeguarded, if efficiencies can be achieved by higher densities, if higher quality agricultural land is vulnerable, if vacant buildings can be brought back into use and where open space isn't compromised. All options involving green belt land				✓			
		Yes - compliant with PPG2								
		No - there would be harm to Green Belt land		✓	✓	✓		✓	✓	✓

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
			would need to be progressed in line with PPG2 Green Belts.							
	Will it help to protect the Borough's agricultural land from adverse developments?	Yes - not on agricultural land	This can be assessed if it is known whether there are mineral reserves to be safeguarded, if efficiencies can be achieved by higher densities, if higher quality agricultural land is vulnerable, if vacant buildings can be brought back into use and where open space isn't compromised. There will be a loss of agricultural land for all development options pursued.				✓	✓		
		To a small extent - on agricultural land with mitigation measures in place								
		No - there would be harm to agricultural land		✓	✓	✓			✓	✓
Promote resource efficiency and energy generated from renewable energy and low carbon sources	Will it encourage opportunities for the production of renewable and low carbon energy?	Yes – significant opportunity	This can be assessed if it is known whether the option would encourage the production of renewable and low carbon energy. All options could achieve this to some extent although details will only be known at planning application stage.							
		Yes – potential opportunity		✓	✓	✓	✓	✓	✓	✓
		No								
	Will it promote greater energy efficiency?	Yes	This can be assessed if it is known to what extent energy efficiency will be promoted. All options could achieve this to some extent although details will only be known at planning application stage.	✓	✓	✓	✓	✓	✓	✓
		No								
		Unknown								
		Yes								

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SA Objectives	Decision Making Criteria	Assessment Criteria	Comments	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
	Will it encourage opportunities to achieve energy efficiency measures above the minimum standard, as defined by the Code for Sustainable Homes?	No	This can only be assessed if it is known whether each option will incorporate measures to achieve above the minimum standard, as defined by the Code for Sustainable Homes. The details of this would be unknown until detailed planning application stage.							
		Unknown		✓	✓	✓	✓	✓	✓	✓

