

**EXECUTIVE  
COMMITTEE**

**12th February 2013**

**DRAFT BOROUGH OF REDDITCH LOCAL PLAN NO.4**

Relevant Portfolio Holder	Cllr Greg Chance, Planning, Regeneration, Economic Development & Transport
Portfolio Holder Consulted	Yes
Relevant Head of Service	Ruth Bamford, Head of Planning & Regeneration
Ward(s) Affected	All Wards
Ward Councillor(s) Consulted	Yes
Key Decision / Non-Key Decision	Non Key Decision

**1. SUMMARY OF PROPOSALS**

- 1.1 This report seeks approval for consultation to be carried out between 25th February 2013 and 8th April 2013 on the Borough of Redditch Local Plan No.4.
- 1.2 The Local Plan is required to establish proposed levels of growth for the Borough particularly in relation to numbers of new dwellings and the amount of new land for employment purposes up until 2030. The Plan should identify broad locations for delivering housing and other development such as employment, retail, leisure, community facilities and its infrastructure.

**2. RECOMMENDATIONS**

- 2.1 **The Committee is asked to RECOMMEND that**

**Draft Borough of Redditch Local Plan No.4 (Appendix 1) and the accompanying Sustainability Appraisal (Appendix 2) are approved for public consultation between 25th February 2013 and 8th April 2013.**

**3. KEY ISSUES**

**Financial Implications**

- 3.1 The likely costs of the final stages of the Borough of Redditch Local Plan No.4 through examination will be partly met through reserve budgets and salary savings for 2013/14 and will be partly subject to separate budget bids for 2014/2015; however costs associated with consultation processes can be covered by existing Development Plans budgets.

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**Legal Implications**

- 3.2 The Local Plan has been prepared under the provisions of the Planning and Compulsory Purchase Act 2004 and the Town & Country Planning Act 2004 (as amended 2008). The preparation work has also included a combined Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) to consider the environmental, social and economic impact of the Plan's vision, objectives and policies. These assessments consider whether the preferred option is sustainable and where any potential impacts are identified, how or if they can be mitigated against. This SA is attached as Appendix 2.
- 3.3 The Planning and Compulsory Purchase Act 2004 first introduced the requirement for Local Planning Authorities to produce Local Development Framework. Additional guidance was issued in PPS12 Local Development Frameworks. This was then superseded in 2008 by PPS12: Local Spatial Planning. The National Planning Policy Framework (NPPF) now supersedes all of the previous guidance. The NPPF requires that proposed development should be assessed against its degree of conflict with the Local Plan. With numerous planning applications coming forward, it is therefore highly desirable that Local Planning Authorities should have an up-to-date plan in place as soon as possible.

**Service / Operational Implications**

- 3.4 Further consultation on Redditch Cross Boundary growth is required, and it is suggested that this is undertaken alongside the draft Borough of Redditch Local Plan No.4. The consultation on Redditch Cross Boundary Growth is subject to a separate report.
- 3.5 The draft Borough of Redditch Local Plan No.4 proposes a mixture of existing policies carried forward from the Revised Preferred Draft Core Strategy (January 2011) and some new policies up until 2030 rather than the previous end date of 2026. The end date has extended because the adoption date of the Local Plan is later than envisaged and the Plan is required to have a shelf life of at least 15 years from adoption.
- 3.6 The draft Core Strategy required the efficient use of available development sites within Redditch. The Borough of Redditch Local Plan continues to propose that same strategy. However it is not reasonable to propose the release land outside of Redditch on Green Belt land before all sites available for development that are sustainable are identified within the Borough. This led officers to gain an understanding of the delivery restrictions on some of the difficult sites like the A435 corridor, Webheath and the land to the rear of the fire

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station in a bid to make sure that Green Belt land releases are kept to the absolute minimum.

- 3.7 The Revised Preferred Draft Core Strategy did not fully consider the housing requirements issue for Redditch. It proposed that 3200 houses should be provided and following more clarity on the correct mechanisms to deal with the Redditch Cross Boundary Growth issue, further consultation on the cross boundary requirements could take place. Draft Borough of Redditch Local Plan No.4 is now able to propose that the Borough's total housing requirements are 6,380 dwellings, and that around 3000 of those are within Redditch Borough. This means that 3400 dwellings are required cross boundary and the details of its recommended locations are subject to a separate report and consultation.
- 3.8 The Draft Borough of Redditch Local Plan proposes a requirement for 55 Hectares of employment land. To meet these requirements, there are sites within Redditch Borough that are available for redevelopment, and also some new sites. There is a constrained supply of sufficient sites within Redditch; therefore sites at the Redditch Eastern Gateway including land within both Bromsgrove and Stratford on Avon Districts are required.
- 3.9 The quantum of development proposed in both the draft Borough of Redditch Local Plan No.4 and the Redditch Cross Boundary Growth consultation provides Redditch and the surrounding areas an opportunity to deliver much needed development and will help to improve the economic prospects of Redditch and the surrounding areas such as Studley. The requirements for housing and employment are based on robust evidence and this sends a message that Redditch is open for business.
- 3.10 One Strategic Site is proposed to be deleted since the consultation version of the Revised Preferred Draft Core Strategy and that is the Brockhill West Strategic Site. The site is currently Green Belt, and the evidence in the Redditch Green Belt review concludes that there are no suitable permanent Green Belt boundaries in the Borough to contain any proposed development. In addition the Redditch growth report on cross boundary development finds that there are a number of issues with growth in this location.

**Customer / Equalities and Diversity Implications**

- 3.11 An Equalities Impact Assessment (EqIA) has been carried out to assess the likely impact of the draft Local Plan on specific groups and in terms of race, gender, disability, age, sexual orientation and religion/beliefs. This has been updated to take into account any

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potential impacts of the Local Plan and the growth consultation. The EqIA will be updated at each stage of the preparation of the Plan in order to consider any changes in the Plan. The EqIA at this stage does not create any adverse impacts for any of the identified groups.

- 3.12 A new Health Impact Assessment has been prepared in collaboration with Hillary Sharpe, a Consultant in Public Health from Worcestershire NHS. This demonstrates how the Local Plan's key themes and the policies within them help to promote health and well-being in Redditch Borough.

#### **4. RISK MANAGEMENT**

- 4.1 The next stage of the Local Plan, subject to amendments following consultation, is a Pre-Submission Local Plan which is due in August 2013. After that, the Local Plan is submitted to the Planning Inspectorate for Examination, due November/December 2013. Thereafter, an Examination-in-Public will be held and if found sound by the Planning Inspector, the Local Plan can be adopted by the Council. The Examination could be jointly held with Bromsgrove District Council, or have some joint hearing sessions and is expected to take place in April/May 2014.
- 4.2 There is a risk that the plans of the neighbouring authorities of Bromsgrove, and to a lesser extent Stratford on Avon District are not found sound at examination for a variety of reasons. This could risk the soundness of the Borough of Redditch Local Plan because Redditch relies upon their plans to identify some allocations to meet Redditch's growth needs. Similarly there is a risk that the Local Plan is found to be unsound at Examination-in-Public. This can be mitigated against to some extent by ensuring that Council's case is clearly articulated through the public consultation stages, and that evidence supports the proposals.
- 4.3 There is always a risk that residents, stakeholders and developers will not support the draft Plan's proposals. This can be mitigated against to some extent by ensuring adequate explanation and justification for the proposals are provided at the public consultation stage and after consultation when reporting back to members.
- 4.4 There is a risk with the evidence base being relied upon to inform some policies being as the Plan Period proposed is from 2011-2030. It is very difficult for the Council to fully understand all the needs that the Borough faces in this time, particularly given the unstable nature of the global economy that is currently affecting the level of investment by the public and private sectors. This is evident in the range of scenarios for housing presented in the Strategic Housing Market Assessment for

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Redditch. It is also difficult to accurately predict the retail requirements in the long term. There is however always the option to mitigate against this risk, because a parts of the Local Plan can always be reviewed following its adoption if monitoring indicates that the policies are not working.

**5. APPENDICES**

Appendix 1 - Draft Borough of Redditch Local Plan No.4 (To follow)  
Appendix 2 - Draft Borough of Redditch Local Plan No.4 Sustainability Appraisal (To follow)

**6. BACKGROUND PAPERS**

A Review of the A435 ADR and adjoining lands (2013)  
Worcestershire County Council Redditch Development Sites - Highway Impact and Accessibility Modelling Report (May 2011)  
Worcestershire County Council Redditch Local Plan – Infrastructure Delivery Plan (2013)  
Bromsgrove District Council and Redditch Borough Council Strategic Flood Risk Assessment Level 2 and Water Cycle Strategy update (2012)  
Strategic Housing Market Assessment – Main Report (Feb 2012)  
Strategic Housing Market Assessment – Appendix 4 – Redditch SHMA Overview Report (Feb 2012)  
Strategic Housing Market Assessment – Annex – Redditch Updated Household Projections (May 2012)  
Employment Land Review – Partial Update (November 2012)  
Redditch Town Centre Retail and Office Needs Assessments – Partial Updates (October 2012)  
Local Development Scheme (2012 – 2015)  
Redditch Green Belt release to meet Growth Needs (2013)  
Five Year Land Supply Refresh (February 2013)  
Infrastructure Delivery Plan Summary Table and Report (2013)  
Local Plan No.4 Health Impact Assessment (Jan 2013)

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