

REDDITCH BOROUGH COUNCIL

EXECUTIVE COMMITTEE

Date 8th April 2014

REDDITCH BOROUGH COUNCIL RESPONSE TO STRATFORD-ON-AVON FOCUSED CONSULTATION – 2011–2013 HOUSING REQUIREMENT AND STRATEGIC SITE OPTIONS

Relevant Portfolio Holder	Councillor Greg Chance
Portfolio Holder Consulted	YES
Relevant Head of Service	Ruth Bamford
Ward(s) Affected	All Wards
Ward Councillor(s) Consulted	No
Key Decision	

1. SUMMARY OF PROPOSALS

This report requests that the Redditch Borough Council (RBC) officers response (attached at Appendix 1) to the Stratford on Avon Draft Focused Consultation – 2011- 2031 Housing Requirement and Strategic Site Options be approved to formalise the Officer response submitted to Stratford On Avon District Council on 12th March 2014 (in order to be received during Stratford's consultation period dates).

2. RECOMMENDATIONS

The Executive Committee is asked to RECOMMEND that

the RBC officer response (attached at Appendix 1) to the SOADC Focused Consultation be approved.

3. KEY ISSUES

Financial Implications

None

Legal Implications

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

Service / Operational Implications

- 3.1 Based on new technical evidence Stratford on Avon District Council have taken the decision to increase their housing requirement to 10,800 homes between

2011 – 2031 (from 9,500 between 2008 – 2028). Stratford on Avon District Council are considering various options for meeting the proposed increase in the housing requirement. One of the options is 'further dispersal' which is a strategy to disperse housing development across the district. With regard to this issue, officers considered a response to Stratford's Focused Consultation to be necessary.

Officers included the following key points in their submission to Stratford as a response to the Focused Consultation: 2011-2031 Housing Requirement and Strategic Site Options (the full response can be seen at Appendix 1):

- 3.2 RBC officers recognised that the option of further dispersal could result in additional homes being distributed at the Main Rural Centre of Studley and Local Service Village of Mappleborough Green.
- 3.3 RBC officers considered that development around Studley and Mappleborough Green would have the potential to reduce the gap between these settlements and Redditch which could give rise to issues of coalescence. This issues has been raised in previous responses from RBC to Stratford.
- 3.4 RBC officers supported one of the principles of Policy AS.8 of Stratford's consultation, which is a policy to retain the separate and distinct identity of Studley and maintenance of open gaps with Redditch.
- 3.5 RBC officers supported the inclusion of statements under section 7.8 of the consultation which recognise the significance of the land between Studley in preserving its separate identity from Redditch, and that it is important for the gap of open countryside between the two settlements to not be encroached on by development.
- 3.6 The officers response was sent to Stratford on Avon District Council before the close of their consultation. Before it was sent, Planning Advisory Panel informally considered the contents of the response as described above.

Customer / Equalities and Diversity Implications

None

4. RISK MANAGEMENT

- 4.1 Under the 'duty to cooperate' local planning authorities and other prescribed bodies in relation to planning for sustainable development are duty-bound to cooperate when preparing Development Plan Documents. If the Officer response to the Focused Consultation is not approved then this would affect the influence RBC can have on the content of the Stratford-on-Avon District Core Strategy. In

turn this could affect the content of the Redditch Plan and may lead to both documents being found unsound should the content of these two plans conflict.

5. APPENDICES

Appendix 1 - Redditch Borough Council response to the Stratford-on-Avon District Core Strategy, Focused Consultation: 2011-2031 Housing Requirement and Strategic Site Options

6. BACKGROUND PAPERS

SOADC - Intended Proposed Submission Core Strategy - July 2013

SOADC - Draft Core Strategy - February-March 2012

SOADC - Consultation Core Strategy – February 2010

SOADC - Housing Growth Scenarios – July 2009

SOADC - Draft Core Strategy 2008

SOADC - Issues and Options November May/June 2007

7. KEY

RBC - Redditch Borough Council

SOADC – Stratford-on-Avon District Council

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