

REDDITCH BOROUGH COUNCIL

EXECUTIVE COMMITTEE

29th July 2014

REDDITCH BOROUGH COUNCIL RESPONSE TO STRATFORD-ON-AVON DISTRICT PROPOSED SUBMISSION CORE STRATEGY

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	YES
Key Decision	

1. SUMMARY OF PROPOSALS

The Stratford on Avon Proposed Submission Core Strategy was placed on consultation. Officers sent a response to their consultation on 7th July in advance of the consultation period expiring. This report requests that the Redditch Borough Council response (at Appendix 1) be approved retrospectively to formalise the Officer response submitted.

2. RECOMMENDATIONS

The Executive Committee is asked to RECOMMEND to the Council that the response (at Appendix 1) to the Stratford on Avon Proposed Submission Core Strategy be approved retrospectively.

3. KEY ISSUES

Financial Implications

3.1 None.

Legal Implications

3.2 All Local Authorities have a legal obligation to produce a Local Plan in accordance with the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) Regulations 2012. There is also a legal Duty to Cooperate enshrined within the Localism Act. Redditch Borough Council therefore has a duty to ensure the plans of any relevant neighbours are responded to where there are relevant planning matters arise.

Service / Operational Implications

3.3 In accordance with the Town and Country Planning (Local Planning) 2012 Regulations, before Stratford's Core Strategy can be submitted, they are required to run a six week period for making representations on the legal

compliance and soundness of the Plan. This period commenced on 5th June and ended on 17th July 2014.

3.4 Redditch Borough Council's response provides general support for the Stratford-on-Avon Proposed Submission Core Strategy. In summary the response included the following key points (the full response can be seen at Appendix 1):

- Stratford-on-Avon District Council (SOADC) proposes to meet its full objectively assessed needs for market and affordable housing within its own boundaries, which was supported.
- Reiterating previous comments made, support provided for Policy AS.8 and other references in the Plan relating to the protection of Studley's separate identity and maintaining the Green Belt between Studley and Redditch.
- Having regard to para. 6.13.4 of the Plan in relation to previous correspondence received from SOADC (dated 21st October 2013); a change of approach from Stratford is noted with regards to the land within Stratford and whether it has any potential future capacity for housing for Stratford.
- Para. 6.13.4 suggests that SOADC may wish to pursue the potential of the land adjacent to the A435, however previous correspondence suggested a contrary approach. RBC Officer noted that this may need to be clarified as its inclusion in an Allocations Plan for Stratford may have implications for the implementation of development on adjacent land within Redditch which is included as a potential housing site in the Borough of Redditch Local Plan No.4.
- Support for Policy CS.10: Green Belt where reference is made to the removal of 7ha of land at Gorcott Hill, north of Mappleborough Green.
- The response supports Policy CS.21: Economic Development where reference is made to the provision of 19 hectares of employment land to meet the specific needs of Redditch within Stratford.
- The response strongly supports the inclusion of proposals REDD.1: Winyates Green Triangle, Mappleborough Green and REDD.2: Gorcott Hill, Mappleborough Green, to contribute to meeting the future employment needs of Redditch.

Customer / Equalities and Diversity Implications

3.5 None.

4. RISK MANAGEMENT

4.1 In accordance with 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 Proposed Submission 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 Proposed Submission Core Strategy.

6. BACKGROUND PAPERS

SOADC - Core Strategy, Focused Consultation: 2011-2031 Housing Requirement and Strategic Site Options

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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