

Stratford-on-Avon District Council

7th July 2014

Dear Mr. Nash,

Stratford-on-Avon District Proposed Submission Core Strategy

Thank you for consulting Redditch Borough Council (RBC) during the above mentioned representations period.

Rather than provide comments on soundness and legal matters, RBC's response below is a general letter of support for the Stratford on Avon Proposed Submission Core Strategy.

Housing

It is noted that Stratford-on-Avon District Council (SOADC) propose to meet its objectively assessed needs for market and affordable housing in full and will do so within its own boundaries. This approach is supported by RBC .

Reiterating previous comments made, RBC supports para. 6.8.13 which recognises that 'the most critical feature about Studley which should be preserved is its separate identity from Redditch' and that 'it is important that the gap of open countryside between the two is not encroached on by development' in order to maintain one of the key purposes the Green Belt.

RBC also support policy AS.8 in respect of the first environmental principle to be applied in considering development proposals and other initiatives relating to the Studley area. The environmental principle states: 'Retain the separate and distinct identity of Studley and maintain the open gaps with Redditch and Middletown/Sambourne'.

Having regard to para. 6.13.4 of the Plan in relation to previous correspondence received from SOADC (dated 21st October 2013 and attached to this representation for information); there appears to be a change of approach with regards to the land within Stratford and whether it has any potential future capacity for housing for Stratford.

Para. 6.13.4 states that "adjacent land in Stratford-on-Avon District to the west of the A435 could have some very limited capacity [for housing development], but this is constrained by landscape issues and the importance of retaining the identity and character of Mappleborough Green. This area will be assessed through the preparation of the Site Allocations Development Plan Document".

However, following receipt of the attached correspondence from SOADC and subsequent discussion between the Councils, it was understood that SOADC did not wish to pursue the potential of this land. This may need to be clarified as its inclusion in an Allocations Plan 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, currently at Examination stage.

Employment Land

RBC supports Policy CS.10: Green Belt where reference is made to the removal of 7ha of land at Gorcott Hill, north of Mappleborough Green. The Council supports the site assessment made against the five purposes of the Green Belt and the 'exceptional circumstances' identified in order to facilitate economic development.

The Council is in favour of 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.

The Council 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. It is welcomed that the site capacities of each area reflect those provided in the Borough of Redditch Local Plan No.4 Proposed Submission. RBC support the proposed mix of uses which are considered to align with the prospect of a high quality business park due to the site's physical characteristics and road access.

Para. 6.13.17 refers to the proposed areas of employment land at Wintayes Green and Gorcott Hill as comprising nearly 29 ha of employment land. RBC thinks this may be a typo which should refer to 19ha instead.

Draft Statement of Compliance with the duty to Cooperate – June 2014

Appendix B: Schedule of main Meetings in the Draft Duty to Cooperate Statement refers to a Statement of Common Ground being prepared between the authorities of Stratford, Redditch and Bromsgrove. It is assumed this is referring to the Memorandum of Understanding. However RBC will support Stratford with any statements that are required as you approach and continue through Examination.

It should be noted that this is an officer response and that retrospective Member's endorsement is being sought at Redditch Full Council on 15th September 2014.

Yours sincerely

Emma Baker
Acting Development Plans Manager