

Executive Summary

This Local Development Scheme (LDS) is critical to the successful programme management of the Local Development Framework (LDF). Introduced as a result of the Planning and Compulsory Purchase Act (2004), it is a public statement identifying which Local Development Documents (LDD) will be produced, in what order, when and the resource implications they have. Monitoring an up to date LDS is a key priority for Redditch Borough Council.

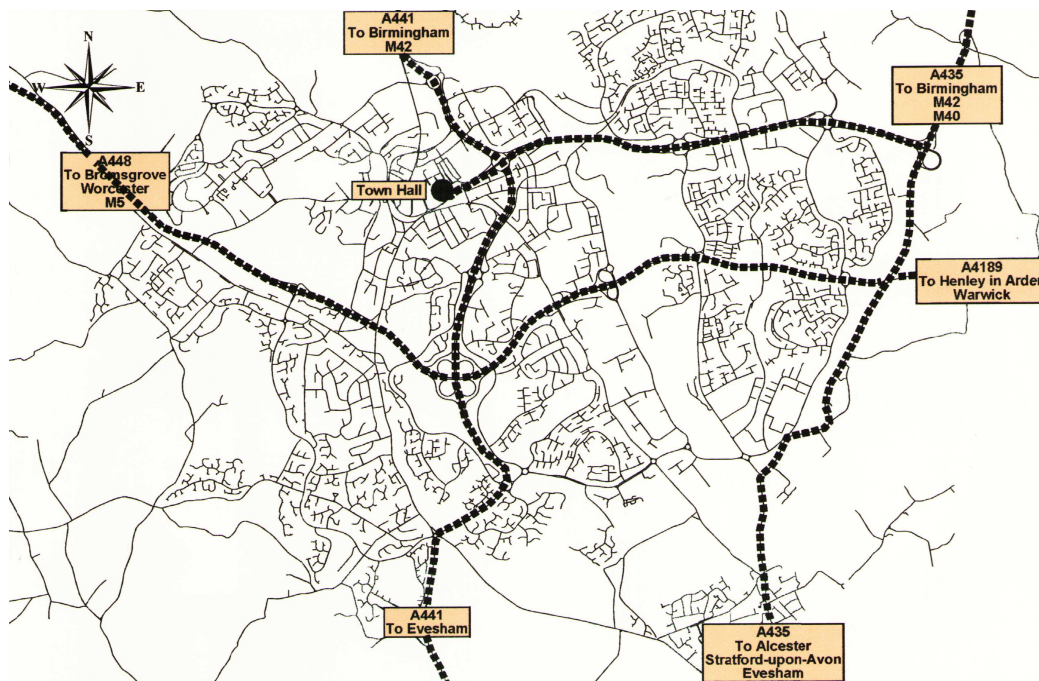
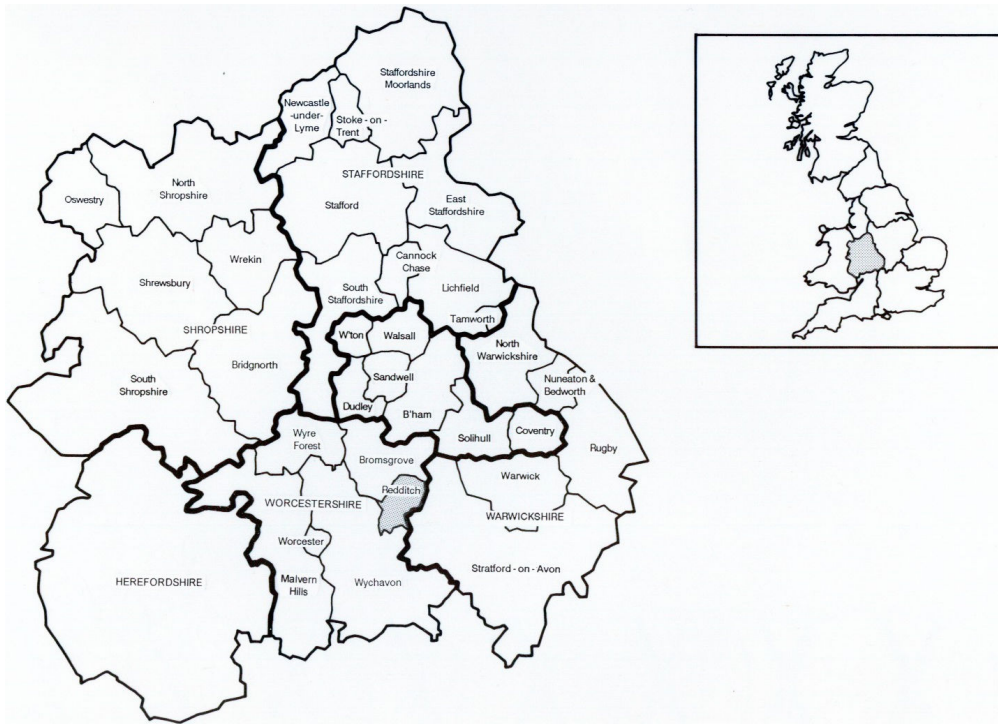
This LDS is the starting point for the community and stakeholders to find out about Redditch Borough Council's planning policies in respect of a particular place or issue, and the status of those policies. As part of the preparation of the LDS, decisions have been made as to which documents will be produced and which policies will be saved.

It is intended that this LDS is a concise, accessible and user friendly document. The introduction presents the contents of the document together with a summary of the role of the LDS and an explanation of the terminology used. This leads to a brief description of current planning policy, and the relationship with emerging policy. A description of proposed planning policies and planning guidance appears in table form. The LDS explains how the LDF will be structured; in particular focusing on how different LDD's interrelate, including the relationship between the Regional Spatial Strategy (RSS) and the LDD's. In the transitional period, some policies have been saved, such as those in the Borough of Redditch Local Plan No.3. Reference is made to how the evidence base will be managed and how implementation and review will occur. The LDS provides profiles of each LDD and illustrates the overall programme for its production.

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West Midlands Region and Redditch Context



Redditch Context

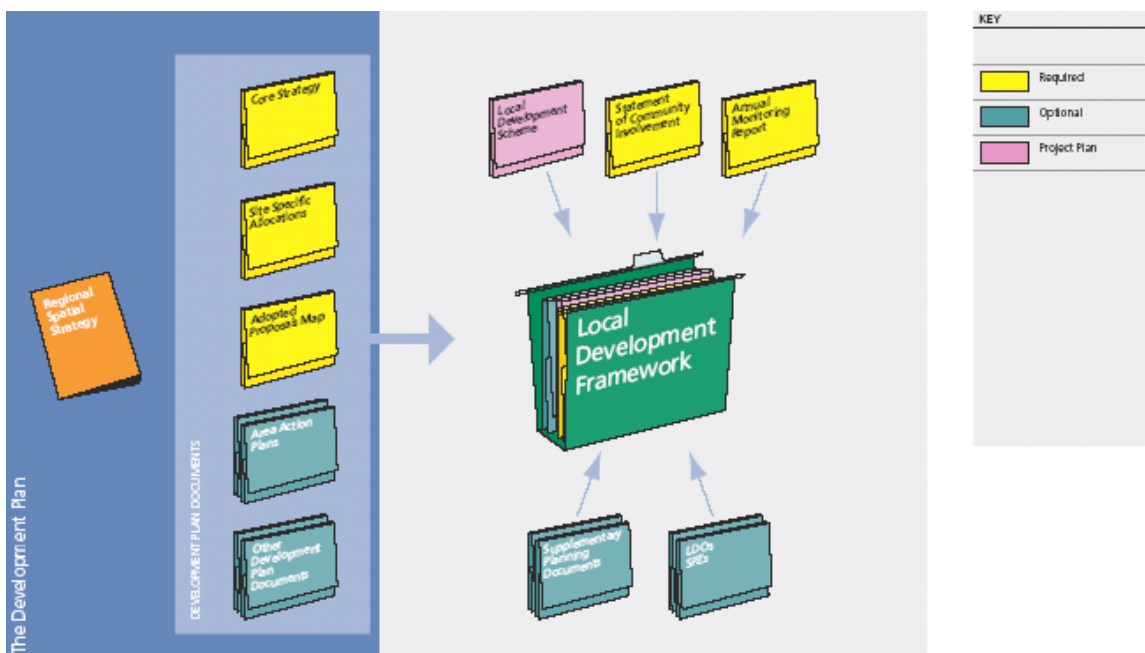
- 1.1 Redditch is a progressive and popular town, making it the ideal place to live, work or visit. Located in the very heart of England, it is set amongst the beautiful rolling countryside of Worcestershire, near to Stratford-upon-Avon, Warwick, Evesham, Worcester City and Birmingham. The town has excellent transport links. The M42 junctions' just five miles from the town give businesses and residents fast and economic connections with the rest of the country. Birmingham International Airport, the National Exhibition Centre and Birmingham International Train Station are all less than thirty minutes drive away, and a regular train service links the town with Birmingham on the cross city line.
- 1.2 Redditch is one of six districts which form the County of Worcestershire. Although it is one of the smallest of the districts, covering an area of 5351 hectares, it has one of the largest population densities in the County. Redditch Borough has a population of 78,807 (based on 2001 Census), a 0.9 % increase since 1991. Redditch Borough is divided into two clearly defined areas of urban and rural.
- 1.3 Redditch is best known for its needle-making and metal based industries. The expansion of these trades in the nineteenth and early twentieth centuries encouraged the population of Redditch to grow quite steadily. New developments in Abbeydale, Batchley and Mayfields were constructed to meet demand for housing. With a population of 32,000 in 1964 Redditch was selected as a New Town to reduce Birmingham's overcrowded housing estates. The designated area covered what is now largely the urban area of Redditch. Church Hill, Matchborough, Oakenshaw and Winyates were transformed to become housing developments. Whilst major industrial estates were developed at Moons Moat, Park Farm and Washford the Town Centre was upgraded and substantially altered, new shopping facilities, schools, road systems and extensive landscaping followed. By 1985 when Redditch Development Corporation dissolved the population had reached almost 80,000 and Redditch had been granted Borough status.
- 1.4 Today, Redditch is a busy town with a thriving economy. It is a landscaped community, with excellent parks and recreational areas; it has a shopping centre that is well used. It has well organised residential and industrial areas with an efficient road system.
- 1.5 Improvements continue to be made to all aspects of Redditch. Redditch Borough Council and its Partners are working together to keep Redditch Borough a place where people are proud to live and work.
- 1.6 The implementation of planning documents will ensure the effective implementation of the Redditch Sustainable Community Strategy and Corporate Plan that relate to the spatial planning system.

Introduction

Requirement for a Local Development Framework (LDF)

- 2.1 The Planning and Compulsory Purchase Act (the Act) 2004 requires local planning authorities to prepare and maintain a 3-year project plan to be referred to as a Local Development Scheme (LDS). This document constitutes the LDS for Redditch Borough Council.
- 2.2 In 2009 the Town and Country (Local Development) (England) (Amendment) Regulations were amended, as such the following updates have been applied to this LDS:
- Only Local Development Documents (LDDs) which are Development Plan Documents (DPDs) should be listed in an LDS, therefore Supplementary Planning Documents (SPDs) are not required to be detailed within the LDS; and
 - Statements of Community Involvement are not required to be detailed within the LDS.
- 2.3 The LDF is best described as a folder containing planning policies and planning guidance referred to as Local Development Documents (LDDs). LDDs are of two types; Development Planning Documents (DPDs) and Supplementary Planning Documents (SPDs). Other important documents to be included in the LDF folder include; The Statement of Community Involvement (SCI) and this Local Development Scheme (LDS). Annual Monitoring Reports (AMRs) will be produced which will measure progress in terms of the production of LDDs and the implementation of policies. The key documents which form part of the LDF are illustrated in Figure 1.

Figure 1



- 2.4 This LDS is the public statement that allows the community and stakeholders to find out about the emerging planning policies with respect to particular places and issues which affect Redditch Borough. It outlines the status of policies; provides a brief description of each DPD and sets out a timetable for their delivery. Redditch Borough Council recognises that in order to secure consensus in the plan-making process it is necessary to commit itself to continuous community involvement. A Sustainable Community Strategy for the Borough of Redditch was originally produced by the Redditch Partnership in 2003. This document has now been replaced with an updated version published in 2008. Redditch Borough Council has published a Statement of Community Involvement which sets out how and when the Redditch community will be involved in the production of planning documents.
- 2.5 Although this LDS will be reviewed periodically, Redditch Borough Council may, from time to time, need to update it more frequently. This may happen if, for example, circumstances change in relation to the need for a DPD or there is a sudden change in circumstances requiring an early review of an LDD. When this happens, Redditch Borough Council will consult with the Government Office for the West Midlands (GOWM) (as is required) the Planning Inspectorate (as necessary) and with all Consultees. If you would like to be a consultee please contact the Development Plans Team (contact details are cited at the end of this document).

Consultation

- 2.6 In producing this LDS, Redditch Borough Council has undertaken detailed discussions with the Government Office for the West Midlands and Redditch Borough Councils Planning Advisory Panel. The Planning Advisory Panel has been established to ensure continuous Member involvement in the production of planning policy.
- 2.7 The Core Strategy Development Plan Document (DPD) could be prepared in close consultation with neighbouring authorities. The possibility of producing this document jointly or in participation from neighbouring authorities is currently being explored; therefore it may be appropriate to establish joint committees between local authorities to deal with those documents.
- 2.8 In preparing this LDS Redditch Borough Council has had regard in general terms to the capacity of the community and stakeholders to be involved and to respond at the formal stages.

Appendix 1 provides an explanation of the terminology related to the production of an LDF and also the planning terminology used in this document.

Relationship between Existing and Emerging Planning Policy

3.1 This section provides an overview of how this LDS fits with existing or emerging planning policy documents. In essence, when determining planning applications, Local Plan No.3 saved policies will be used until formally replaced by a number of Development Plan Documents (DPDs) and Supplementary Planning Guidance (SPGs) will continue to be used as “material consideration” in the determination of planning applications until replaced by the Supplementary Planning Documents (SPDs).

The Regional Spatial Strategy

3.2 The regional context for planning within the Borough of Redditch is provided by the Regional Planning Guidance for the West Midlands (RPG11) which was issued in June 2004 (updated January 2008). RPG 11 became the Regional Spatial Strategy for the West Midlands following the commencement of Local Planning provisions of the Planning and Compensation Act on 28 September 2004. The RSS forms part of the statutory development plan for the area and the Core Strategy and any other LDDs will have to be in general conformity with it. The West Midlands Regional Assembly is carrying out a phased review of the RSS to address issues which have been identified by the Secretary of State. The review is split into the following three phases:

- Phase One – Black Country Study – submitted to the Secretary of State in May 2006. Examination in Public was held between the 9 January and the 19 January 2007. Phase one amendments have been incorporated into the January 2008 edition of the RSS.
- Phase Two – Spatial Options – sets out further development choices for the Region up to 2026 and covers housing growth, employment land, waste management and some aspects of transport. The Examination in Public was held between April to June 2009.
- Phase 3 – is scheduled to consider a range of issues including critical rural services, provision for gypsies and travellers, recreational provision and quality of the environment.

3.3 Further details relating to the review of the RSS can be viewed at the following web address

http://www.wmra.gov.uk/Planning_and_Regional_Spatial_Strategy/RSS_Revision/RSS_Revision.aspx.

Saved Plans

3.4 Under the transitional arrangements attached to new legislation it has been possible to save existing policies for a period of three years after the commencement of the new Planning Act. The following documents have been amended since their adoption to include only those saved policies.

- 3.5 The **Worcestershire Structure Plan 1996-2011** was adopted by the County in June 2001. It identifies the key strategic policies for the County in terms of planning and development control and provides a framework for development plans (Appendix 2 lists the saved Worcestershire County Structure Plan Policies).
- 3.6 The **Hereford and Worcestershire Minerals and Waste Plans** were adopted in 1997. Both documents are currently under review.
- 3.7 The **Borough of Redditch Local Plan No.3 (2001-2011)** was adopted 31st May 2006. The Local Plan is saved for a period of three years from adoption; therefore its policies remained in force until May 2009. As it is not possible to replace Local Plan No. 3 by May 2009 Redditch Borough Council has had permission from the Secretary of State to save and continue to use policies and proposals contained in Local Plan No. 3 beyond May 2009 (Appendix 3 lists the Saved Local Plan No 3 Policies).

Supplementary Planning Guidance / Documents

- 3.8 There are a number of existing documents which the Council has adopted as Supplementary Planning Guidance/ Documents (SPG/SPD). These SPGs / SPDs provide greater detail on the policies in DPDs and are used as a material consideration in the determination of planning applications.

Statement of Community Involvement (SCI)

- 3.9 The Borough of Redditch SCI was adopted in June 2006; it was subject to independent examination but does not form part of the statutory development plan. The SCI sets out the standards which the authority will achieve with regards to involving the community in the preparation, alteration and review of all its local development documents and in consideration of planning applications.

Adopted Local Development Documents

- 3.10 The Council has adopted a number of Local Development Documents (LDDs), which can be used as material considerations in the determination of planning applications, including:
- Affordable Housing Provision Supplementary Planning Document
 - Church Hill District Centre Development Brief
 - Edward Street Supplementary Planning Document
 - Land to the rear of the properties 1 – 11 Auxerre Avenue, Greenlands, Redditch Development Brief
 - Prospect Hill, Town Centre Supplementary Planning Document
 - Land to the rear of Alexandra Hospital Development Brief
 - Church Road, Town Centre (formally known as the North West Quadrant)
 - Open Space Provision Supplementary Planning Document
 - Designing for Community Safety Supplementary Planning Document

Proposed Local Development Documents

- 4.1 The Borough of Redditch Local Plan No.3 was adopted on 31 July 2006. Under the transitional arrangements, Local Plan No.3 was saved for a period of three years from adoption. The Council sought approval from the Secretary of State to save a number of the Local Plan No.3 policies.
- 4.2 In addition, the Council intends to prepare a Core Strategy DPD to replace the strategic policies of Local Plan No.3. This DPD will set out the Strategic Vision, objectives and policies for Redditch post 2011.
- 4.3 A Site Allocations and Policies DPD is intended to be prepared, which will review existing allocations of land. The timetable for the production of the Site Allocations and Policies DPD has been carefully determined following consideration of the importance of adopting a sound Core Strategy for Redditch. Production of the DPD has not been scheduled until the Core Strategy has been submitted to the Secretary of State. In addition, the staff resources at Redditch Borough Council mean that limited resource can be allocated to the Site Allocations and Policies DPD when examination of the Core Strategy is in progress
- 4.4 The Council will also prepare a proposals map alongside each DPD adopted.

Delivering the Local Development Framework

- 5.1 This section details how the Council will produce its Local Development Documents.

Supporting Documents

- 5.2 The LDDs will establish Redditch Borough Council's planning policies. However, in preparing these documents Redditch Borough Council has and will continue to undertake a range of background research and review existing background material. This work will be produced in the form of Topic Papers, which will be made publicly available.

Evidence Base

- 5.3 A range of technical studies and research will underpin the preparation of the LDDs. Outlined below are a number of technical studies and research areas that will feed into the preparation of the LDDs, however others may be added to in due course:

- **Sustainability Appraisal** – A Sustainability Appraisal (SA) has been undertaken as part of the preparation of the Core Strategy DPD and will continue to inform its production. The Scoping Report consultation has been undertaken for the Core Strategy DPD and will be revised, when appropriate as part of the Core Strategy process.
- **Strategic Housing Land Availability Assessment** – To inform the LDF, the Council has completed a Strategic Housing Land Availability Assessment. It will form the basis for assessing the scope to provide new housing in the Borough.
- **A Strategic Housing Market Assessment for the South Housing Market area of the West Midlands Region** – This document provides technical and policy advice that will inform the LDDs.
- **Local Housing Needs Assessment** – This provides a clear indication of the local housing needs which the LDF should aim to address.
- **Employment Land Review** – A study has been undertaken to inform employment land requirements which the LDF will seek to meet.
- **Open Space Needs Assessment** – An audit of open space was completed in 2009. This will need to be reviewed in order to feed into the LDF.

- **Strategic Flood Risk Assessment and Water Cycle Study**– The Level 1 Strategic Flood Risk Assessment (SFRA) for Bromsgrove District and Redditch Borough Council has been undertaken to provide a robust assessment of the extent and nature of the risk of flooding and its implications for land use planning. The Water Cycle Strategy (WCS) for the Bromsgrove District Council and Redditch Borough Council assesses the constraints and requirements that will arise from the scale of proposed growth on the water infrastructure of the Borough and District.
- **Town Centre and Retail Study** – The Council commissioned consultants White Young Green to undertake a Town Centre and Retail Study. The objectives of the study were to assess retail expenditure capacity up to 2026, to undertake a household shopping survey to establish shopping patterns and to inform the health checks of Redditch Town Centre and the District Centres in Redditch, to provide an assessment of commercial leisure facilities available to the Borough’s residents, to present a appraisal of alternative sites for retail development in accordance with the requirements of the sequential approach set out in PPS6 and to provide a town centres and retailing strategy for the Borough in the context of the wider sub-regional hierarchy.
- **Study into the Future Growth Implications First Stage and Second Stage Reports** – The Council jointly commissioned two studies to assess the implications for Redditch of achieving each of three growth scenarios then being considered by the West Midlands Regional Spatial Strategy Phase Two Revision.
- **Public Open Space Standards in the Borough** – This study examines the background and reason for the establishment of high levels of open space provision within the Borough of Redditch.
- **A Study Green Belt Land & Areas of Development Restraint within Redditch Borough** – The purpose of this study is to demonstrate the acute sensitivities of the Redditch Green Belt and the various constraints and drawbacks it poses against development.
- **Accessibility Study and Settlement Hierarchy** - The accessibility study considers whether new development can help to enhance facilities and services in some settlements in Redditch Borough and is primarily a tool for justifying a suitable Settlement Hierarchy.

In carrying out its scrutiny of the LDD, an Inspector will assess whether the evidence base that Redditch Borough Council assembles to support the DPD's is sufficiently comprehensive.

Adoption of Local Development Documents

- 5.4 All LDDs are taken to Executive Committee and Full Council to obtain Member approval. In the case of DPDs, these are subsequently submitted to the Secretary of State for consideration.

Monitoring

- 5.5 Progress against the LDS, for example, pre-submission and adoption dates, will be monitored. An Annual Monitoring Report (AMR) is produced annually. It assesses the implementation of the LDS and the extent to which policies in LDDs are being achieved. AMRs cover the period 1 April to 31 March and are submitted to the Government Office for the West Midlands (GOWM) in December.

- 5.6 The content of the AMR includes:

- Review actual progress, in terms of Local Development Document (LDD) preparation, against the timetable and milestones in the Local Development Scheme;
- Assess the extent to which policies in LDDs are being implemented;
- Where policies are not being implemented, explain why and set out what steps need to be taken to ensure that the policy is implemented; or where a policy is to be amended or replaced;
- Identify the significant effects of implementing policies in LDD's and whether they are as intended; and
- Detail whether policies are to be amended or replaced.

Resources and Risk Assessment

- 5.7 There will always be a level of uncertainty associated with a document such as this LDS. It is therefore considered worthwhile to ask how reasonable and achievable are the targets, and what issues may affect the overall delivery of this LDS:

- **Level of Public Engagement.** An assumption has been made about the amount of time that will need to be allocated to public and stakeholder involvement. Whilst this has been based on past experience, it can not accurately predict how many people will wish to engage with Redditch Borough Council on a particular project.

- **Capacity of the Planning Inspectorate (PINS).** We have made assumptions about the ability of PINS to service the requirements from this LDS. This relates to the Core Strategy DPD. If PINS cannot meet the requirements of this LDS, then there will be some slippage in the programme. The Development Plans Team will adhere strongly to the advice and schedules provided by PINS with regard to DPD production.
- **Staff Turnover.** There is a degree of flexibility within the LDS to allow for staff to be re-deployed to meet key targets.
- **Additional Unforeseen Pressures on Staff Time.** These can never be predicted in advance.
- **Additional Resource Requirements.** The LDF will be central to Redditch Borough Council's Vision and Strategy for Redditch Borough and will influence a wide range of policy and investment decisions. Therefore it is critical that there are adequate resources for the LDF process. Most of the resources required for the production of the selected LDD's outlined within this LDS can be met through Redditch Borough Council based budgets. Where consultancy work may be required this is specified in Appendix 6, which provides individual profiles for the proposed LDDs.
- **Over-Ambitious Timetable.** Redditch Borough Council believes that it is able to meet the timetable for LDD production that this LDS outlines.
- **Regional Spatial Strategy** – Development Plan Documents are required to 'build in' flexibility to ensure they can cope with changing situations. The Regional Spatial Strategy has and will be subject to three revisions. It is necessary for Redditch Boroughs Development Plan Documents to cope with this, however there is the risk that the DPDs flexibility cannot cope with the changes posed by the RSS.

Concluding Comments

- 6.1 The committed and enthusiastic Development Plans Team at Redditch Borough Council embraces the challenge and opportunity presented by The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009. Redditch Borough Council firmly believes that everyone who has an interest in planning matters should be able to get involved in the process of preparing planning policies. This LDS will act as an effective point of reference for local communities and stakeholders to find out about Redditch Borough's LDF. Redditch Borough Council is keen that local people and stakeholders take an early lead in contributing to the formulation of planning policies and supplementary planning material.
- 6.2 A robust approach has been taken in the preparation of this LDS and Redditch Borough Council believes that the result is an overall programme which sets out a deliverable and realistic timetable supported by sufficient resources in terms of funding and manpower. It is considered that this LDS outlines a comprehensive approach to LDD production based upon programme management principles; and offers a comprehensible guide to the nature and deadline of LDDs to be produced.
- 6.3 In setting out the subject matter, chain of conformity and outlining the timescales for implementing each LDD, within this LDS, significant steps have been taken towards the achievement of the Vision for Redditch Borough as detailed in the Sustainable Community Strategy:
- “Our 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 and work in Redditch.”**
- 6.4 All LDDs will be in conformity with West Midlands RSS. Redditch Borough Council will play its part in achieving the RSS for the West Midlands.
- “The overall vision for the West Midlands is one of an economically successful, outward looking and adaptable Region; which is rich in culture and environment, where all people, working together, are able to meet their aspirations and needs without prejudicing the quality of life of future generations”.**
- 6.5 For details about how you can get involved in the planning process and for queries regarding this LDS please contact:-

Email: devplans@redditchbc.gov.uk

Development Plans Team
Walter Stranz Square
Alcester Street
Redditch, Worcs. B98 8AH
Tel: (01527)64252 (Extension Number 3034)

Appendix 1 Local Development Framework terminology

Annual Monitoring Report (AMR)	This is part of the LDF; the AMR will assess the progress towards the implementation of the LDS and the extent to which policies in the LDF are being successfully implemented.
Area Action Plan	A DPD which concentrates on a specific location or an area subject of conservation or significant change.
Sustainable Community Strategy	A Sustainable Community Strategy is a wide ranging strategy focusing on needs, aspirations and priorities of local communities. The intention is that LDFs will provide the spatial expression to elements of the Sustainable Community Strategy which relate to development.
Core Strategy	A DPD which sets out the strategic vision and strategy for the Borough.
Development Plan	A 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)	A Local Development Document which forms part of the Development Plan, it is therefore a primary consideration in determining planning applications. Appendices 6 and 7 illustrate the DPD preparation process.
Examination	All DPD's are subject to examination by a Planning Inspector to consider their soundness.
Inspector's Report	<i>A report issued by a planning inspector regarding the planning issues debated at the independent examination of a development plan or a planning inquiry. Reports into Development Plan Documents (DPDs) will be binding upon local authorities (Source: http://www.planningportal.gov.uk/england/government/en/1115310689278.html 31/08/07).</i>
Local Development Documents (LDDs)	This is any document contained within the LDF including DPDs and SPDs.

Local Development Framework (LDF)	This is a non-statutory term used to describe a folder of documents, this includes all LDDs.
Local Development Scheme (LDS)	This sets the timetable for the production of LDDs, in particular DPDs.
Planning and Compulsory Purchase Act 2004	Legislation that introduced the new plan system.
Planning Policy Guidance (PPG)	Issued by Central Government setting out national land use policies, these are gradually being replaced by PPSs.
Planning Policy Statement (PPS)	Statement of national planning policy which provides guidance on the preparation of LDDs.
Proposal Map	Illustrates local policies and proposals in Local Plan No.3.
Regional Spatial Strategy (RSS)	Replaces Regional Planning Guidance. It sets out the regional spatial strategy and policies. It forms part of the Development Plan under the new system. Any new LDDs have to be in accordance with the RSS.
Site Specific Allocations and Policies DPD	Allocated housing, employment and retail/office allocations with appropriate policies on those allocations.
Statement of Community Involvement (SCI)	Outlines the Council's policies for the public involvement in the preparation of LDDs and planning applications.
Strategic Environmental Assessment (SEA)	An Environmental Assessment of certain plans and programmes which complies with the European SEA Directive 2001/42/EC which are likely to have significant effects on the environment.
Structure Plan	This a land use document giving broad guidance on development plans.
Supplementary Planning Documents (SPD)	An LDD that can cover a range of issues, thematic or site specific. SPDs do not form part of the Statutory Development Plan. They replace SPGs.

Sustainability Appraisal (SA)	Appraisal of economic, environmental and social effects of a plan from the outset of preparation process in order to allow for decisions to be made in line with sustainable development.
Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009	Regulations setting out the requirements for the operation of the LDF system.

Appendix 2 Saved Worcestershire County Structure Plan 1996-2011

Policy Number	Policy Name	Policy Number	Policy Name
SD.1	Prudent Use of Natural Resources	CTC16	Archaeological Sites of National Importance
SD.2	Care for the Environment	CTC17	Archaeological Sites of Regional or Local Importance
SD.3	Use of Previously Developed Land	CTC18	Enhancement & Management of Archaeological Sites
SD.4	Minimising the Need to Travel	CTC19	Areas and Features of Architectural Significance
SD.5	Achieving Balanced Communities	CTC20	Conservation Areas
SD.8	Development in Sustainable Rural Settlements	CTC21	Re-use and Conversion of Buildings.
SD.9	Promotion of Town Centres	D.5	The Contribution of Previously Developed Land to Meeting the Housing Provision
CTC1	Landscape Character	D.6	Affordable Housing Needs
CTC2	Skylines and Hill Features	D.8	Affordable Housing for Local Needs in Rural Areas
CTC3	Area Of Outstanding Natural Beauty (AONB)	D.10	Housing in the Open Countryside Outside the Green Belt
CTC 5	Trees, Woodlands and Hedgerows	D.12	Housing in the Green Belt
CTC 6	Green Open Spaces and Corridors	D.14	Housing Development in Rural Settlements Beyond, and Excluded from, the Green Belt
CTC 7	Agricultural Land	D.16	Re-use and Conversion of Buildings
CTC 8	Flood Risk & Surface Water Drainage	D.17	Residential Mobile Homes
CTC 9	Impact on Watercourses and Aquifers	D.18	Gypsy Sites
CTC 10	Sites of International Wildlife Importance	D.19	Employment Land Requirements
CTC 11	Sites of National Wildlife Importance	D.24	Location of Employment Uses in Class B8
CTC 12	Sites of Regional or Local Wildlife Importance	D.25	Use of Employment Land for Specific Uses within Class B
CTC 14	Features in the Landscape of Nature Conservation Importance	D.26	Office Development (Class A2 and Class B1)
CTC 15	Biodiversity Action Plan	D.27	New Building for Business Uses Outside the Green Belt

Policy Number	Policy Name	Policy Number	Policy Name
D.28	New Building for Business Purposes in the Green Belt	T.16	Accident Reduction
D.29	Change of use of Buildings in Rural Areas for Employment Purposes	T.17	Retention of Rail Policy
D.31	Retail Hierarchy	T.18	River Severn
D.32	Preferred Locations for Large Scale Development	T.19	Airfields
D.33	Retailing in Out-of-Centre Locations	RST.1	Criteria for the Development of Recreation and Sports Facilities
D.34	Retail Developments in District and Local Centres	RST.2	Location of Informal Countryside Recreation Developments
D.35	Retailing in Rural Settlements	RST.3	Public Rights of Way
D.36	Farm Shops	RST.4	Recreational Walking Routes
D.37	Shops in Community Buildings in Rural Settlements	RST.5	Recreational Cycling Routes
D.38	General Extent & Purposes of the Green Belt	RST.6	Horse Riding Routes
D.39	Control of Development in the Green Belt	RST.7	Recreation in Areas of Outstanding Natural Beauty
D.40	Green Belt Boundary Definition	RST.9	Waterways and Open Water Areas
D.43	Crime Prevention and Community Safety	RST.11	Major Sports Facilities
D.44	Telecommunications	RST.12	Recreation Provision in Settlements
T.1	Location of Development	RST.13	Golf Courses
T.2	Resources	RST.14	Tourism Development
T.3	Managing Car Use	RST.15	Development of Tourism Potential
T.4	Car Parking	RST.16	Tourist Accommodation
T.5	Bus Facilities	RST.17	Holiday Chalets
T.6	Rail Facilities	RST.18	Holiday Caravan Sites
T.7	Interchange Facilities	RST.19	Touring Caravan Sites
T.8	Interchange Facilities in the Green Belt	M.1	Regional Production
T.9	Rural Transport	M.2	Safeguarding of Deposits
T.10	Cycling and Walking	M.3	Mineral Extraction
T.11	Assessment of New Roads	M.4	Restoration and Aftercare
T.12	Road Schemes	M.5	Abberley and Malvern Hills
T.13	Motorway Service Areas	M.6	Recycled Materials
T.15	Freight /Goods Transfer	EN2	Wind Turbines

Policy Number	Policy Name	Policy Number	Policy Name
EN3	Waste to Energy	WD.3	Waste Management Facilities
WD.1	Waste Hierarchy	WD.4	Landfill
WD.2	Location of Waste Handling and Treatment Facilities	IMP.1	Implementation of Development

Appendix 3 Saved Local Plan No. 3 Policies

The following is the list of Policies to be saved beyond May 2009.

Policy Number	Policy Name	Policy Number	Policy Name
CS.1	Prudent Use of Natural Resources	B(BE).18	Advertisements
CS.2	Care for the Environment	B(BE).19	Green Architecture
CS.5	Achieving Balanced Communities	B(BE).20	Public Art
CS.6	Implementation of Development	B(BE).22	Temporary Buildings and Uses
CS.7	The Sustainable Location of Development	B(BE).25	Undergrounding of Telephone and Electricity Lines
CS.8	Landscape Character	B(BE).28	Waste Management
H.1	Alexandra Hospital	B(BE).29	Construction Waste
H.2	Homes for the Elderly	B(NE).1	Overarching Policy of Intent
S.1	Designing Out Crime	B(NE).1a	Trees, Woodland and Hedgerows
B(HSG).5	Affordable Housing	B(NE).3	Wildlife Corridors
B(HSG).6	Development within or adjacent to the Curtilage of an Existing Dwelling	B(NE).10a	Sites of National Wildlife Importance
B(HSG).10	Gypsy Sites	B(NE).10b	Sites of Regional or Local Wildlife Importance
B(BE).9	Streetscapes in Conservation Areas	B(RA).1	Detailed Extent of and Control of Development in the Green Belt
B(BE).11	Buildings of Local Interest	B(RA).2	Housing in the Open Countryside Outside the Green Belt
B(BE).13	Qualities of Good Design	B(RA).3	Areas of Development Restraint
B(BE).14	Alterations and Extensions	B(RA).4	Change of Use of Buildings in Rural Areas for Employment Purposes
B(BE).16	Shop fronts	B(RA).5	Reuse and Conversion of Buildings
B(BE).17	Shop front Security	B(RA).6	Farm Diversification

Policy Number	Policy Name	Policy Number	Policy Name
B(RA).8	Development at Astwood Bank	E(TCR).9	District Centres
B(RA).9	Development at Feckenham	E(TCR).10	District Centre Redevelopment
B(RA).10	Exceptions Housing at Astwood Bank and Feckenham	E(TCR).11a	Retail Sales at Petrol Filling Stations
L.1	Children's Day Nurseries	E(TCR).12	Class A3 Uses
L.2	Education Provision	C(CF).1	Community Facilities
E(EMP).1	Employment Provision	C(CF).2	Cemeteries
E(EMP).2	Design of Employment Development	C(T).2	Road Hierarchy
E(EMP).3	Primarily Employment Areas	C(T).7	Public Transport Infrastructure
E(EMP).3a	Development Affecting Primarily Employment Areas	C(T).8	Transport Interchange
E(EMP).4	Locational Criteria for Development within Primarily Employment Areas	C(T).11	Road Schemes
E(EMP).5	Edward Street Site	C(T).12	Parking Standards
E(EMP).6	North West Redditch Master Plan Employment	R.1	Primarily Open Space
E(TCR).1	Vitality and Viability of the Town Centre	R.2	Protection of Incidental Open Space
E(TCR).2	Town Centre Enhancement	R.3	Provision of Informal Unrestricted Open Spaces
E(TCR).3	Peripheral Zone	R.4	Provision and Location of Children's Play Areas
E(TCR).4	Need and the Sequential Approach	R.5	Playing Pitch Provision
E(TCR).5	Protection of the Retail Core	R.6	Protection and Provision of Allotments
E(TCR).6	North West Quadrant	R.7	North West Redditch Master Plan -Abbey Stadium
E(TCR).8	Coach Parking within the Town Centre		

Appendix 4 Existing Plans, Policies and Programmes

Worcestershire County Structure Plan	
Period Covered	1996 – 2011
Spatial Dimension	County of Worcestershire
Adoption Date	4 June 2001
Status	Forms part of the current Development Plan for Redditch. Policies have been saved as detailed in Appendix 2.
Target Date for Replacement	Will not be replaced by Worcestershire County Council
Date for Beginning Process of Replacement	N/A. New planning legislation makes no provision for Structure Plans.
Discussion – Re: Replacement	As above.

Borough of Redditch Local Plan No.3	
Period Covered	2001 – 2011
Spatial Dimension	Borough-wide
Adoption Date	31 May 2006
Status	Will continue to be used as part of the Development Plan for Redditch Borough, no change to saved version.
Target Date for Replacement	N/A New planning system makes no provision for Local Plans. A number of policies contained within the Core Strategy DPD and other DPDs will replace policies within the Local Plan.
Date the Process of Replacement Began	N/A
Discussion – Re: Replacement	Local Plan No.3 will be saved for three years from adoption date. A number of policies within the Local Plan have been saved indefinitely following application to the Government Office for the West Midlands as detailed in Appendix 3.

Appendix 5 Schedule of Proposed Development Plan Documents

This section provides an outline of what Development Plan Documents will be contained within the LDF for Redditch Borough by October 2014. A series of A4 sized sheet profiles providing further information on the production of each DPD is provided in Appendix 6.

Table One: Schedule of Proposed Local Development Documents

Document Title	Status	Role and Content	Geographical Coverage	Dates for pre-submission consultation	Date for Publication of DPD or Draft SPD	Date for Submission to Secretary of State	Proposed date for adoption
Core Strategy	DPD	Aligned with the Councils Sustainable Community Strategy, this DPD will set out the Strategic Vision, Objectives and policies for Redditch post 2011. The process of Sustainability Appraisal will be part of the decision making process of the Core Strategy. It will provide guidance on Strategic issues in the Borough such as the Environment, Sustainable Development, Strategic locations or allocations of land and climate change.	Borough-wide	June 2007– May 2010	February 2010	May 2010	February 2011

Document Title	Status	Role and Content	Geographical Coverage	Dates for pre-submission consultation	Date for Publication of DPD or Draft SPD	Date for Submission to Secretary of State	Proposed date for adoption
Proposals Map	DPD	To illustrate the core policies of the Core Strategy DPD and subsequent DPDs.	Borough-wide	The Proposals map will be maintained and updated when a DPD is adopted.	The Proposals map will be maintained and updated when a DPD is adopted.	The Proposals map will be maintained and updated when a DPD is adopted.	The Proposals map will be maintained and updated when a DPD is adopted.
Site Specific Allocations and Policies DPD	DPD	The purpose of the Site Allocations and Policies Development Plan Document (DPD) is to allocate land for a range of uses to support the strategic spatial vision and objectives of the Council's Core Strategy. The DPD must be in conformity with the Core Strategy as it will demonstrate how the vision, objectives and spatial strategy will be implemented and delivered. It will include sites for development, for	Borough - wide	February 2010 – February 2014	November 2013	February 2014	October 2014

Document Title	Status	Role and Content	Geographical Coverage	Dates for pre-submission consultation	Date for Publication of DPD or Draft SPD	Date for Submission to Secretary of State	Proposed date for adoption
		example housing and employment. The Site Allocations and Policies DPD is concerned with how the Core Strategy will be delivered.					

Appendix 6 Development Plan Document Profiles


1. Core Strategy Development Plan Document	
Role and Content	Aligned with the Councils Sustainable Community Strategy, this DPD will set out the Strategic Vision, objectives and policies for Redditch post 2011. The process of Sustainability Appraisal will be part of the decision making process of the Core Strategy. It will provide guidance on Strategic issues in the Borough such as the Environment, Sustainable Development, Strategic locations or allocations of land and climate change.
Status	DPD
Chain of Conformity	The DPD will be in conformity with the Sustainable Community Strategy and general conformity with the RSS and other relevant guidance.
Geographical coverage	Borough-wide
Relevant Local Area Agreement themes	
Relevant RBC Corporate Plan Priorities	Enterprising Community Safe Clean and Green
Target Adoption Date	February 2011
Timetable (Stage)	Date
<u>Regulation 25</u>	
Production stage	June 2007– April 2008
Issues and alternative options consultation	May - June 2008
Consultation on Preferred Draft Core Strategy ¹	October 2008 - May 2009
Representations on Preferred Draft	June 2009

¹ On the 27th June the Town and Country Planning Amendment Regulations came into force, which removed the need to undertake a Preferred Option stage in the Core Strategy production (previous Regulation 26). Under the transitional arrangements supplied by CLG, Redditch Borough have taken Route two. The current (amendment) requirement is to ensure that 'public participation in the preparation of a development plan document' is undertaken, in accordance with Regulation 25.

Core Strategy	
<u>Regulation 27</u>	
Publication of proposed submission DPD	February 2010
<u>Regulation 30</u>	
Submission to Secretary of State	May 2010
Pre – Examination Meeting	July 2010
Examination Hearings Period	September 2010
Inspectors Report	December 2010
Adoption	February 2011
Arrangements for Production	
Organisational Lead	Director of Environment and Planning
Political Management	Planning Advisory Panel, Executive Committee and Full Council ² .
Resources Required	Can be managed by Development Plans Team within existing budgets ³ .
External Community and Stakeholder Involvement	As per SCI
Post-Production	AMR to monitor and review DPD implementation.

² The Political management could be more than just the Borough of Redditch with possibility of Joint Working.

2. Site Allocations and Policies Development Plan Document


Role and Content	The purpose of the Site Allocations and Policies Development Plan Document (DPD) is to allocate land for a range of uses to support the strategic spatial vision and objectives of the Council's Core Strategy. The DPD must be in conformity with the Core Strategy as it will demonstrate how the vision, objectives and spatial strategy will be implemented and delivered. It will include sites for development, for example housing and employment. The Site Allocations DPD is concerned with how the Core Strategy will be delivered.
Status	DPD
Chain of Conformity	The DPD will be in conformity with the Core Strategy and will be in general conformity with the RSS and other relevant guidance
Geographical coverage	Borough-wide
Relevant Local Area Agreement themes	
Relevant RBC Corporate Plan Priorities	Enterprising Community Safe Clean and Green
Target Adoption Date	October 2014
Timetable (Stage)	Date
<u>Regulation 25</u>	
Production stage	February 2010 – December 2011
Issues and alternative options consultation	February 2012 – March 2012
Consultation on Preferred Draft Site Allocations DPD	July 2012 – February 2013
Representations on Preferred Draft Site Allocations DPD	March 2013
<u>Regulation 27</u>	

Publication of proposed submission DPD <u>Regulation 30</u>	November 2013
Submission to Secretary of State	February 2014
Pre – Examination Meeting	April 2014
Examination Hearings Period	June 2014
Inspectors Report	September 2014
Adoption	October 2014
Arrangements for Production	
Organisational Lead	Director of Environment and Planning
Political Management	Planning Advisory Panel, Executive Committee and Full Council ⁴ .
Resources Required	Can be managed by Development Plans Team within existing budgets ⁵ .
External Community and Stakeholder Involvement	As per SCI ⁶
Post-Production	AMR to monitor and review DPD implementation.

⁴ The Political management could be more than just the Borough of Redditch with possibility of Joint Working.

⁵ May need more than Redditch Borough Council budget and Government funding with possibility of Joint Working.

⁶ May be more than Redditch Borough Council SCI with possibility of Joint Working.

3. Proposals Map DPD	
Role and Content	To illustrate the Core policies of the Core Strategy and other DPDs and when appropriate indicate proposed land use policies.
Status	DPD
Chain of Conformity	The DPD will be in general conformity with the RSS and other relevant guidance.
Geographical coverage	Borough-wide
Relevant Local Area Agreement themes	
Relevant RBC Corporate Plan Priorities	Enterprising Community Safe Clean and Green
Target Adoption Date	The Proposals Map will be produced and amended following the adoption of relevant DPDs.
Timetable (Stage)	Date
The Proposals Map will be produced and amended following the adoption of relevant DPDs.	The Proposals Map will be produced and amended following the adoption of relevant DPDs.
Arrangements for Production	
Organisational Lead	Director of Environment and Planning.
Political Management	Planning Advisory Panel, Executive Committee and Full Council.
Resources Required	Can be managed by Development Plans Team within existing budgets.
External Community and Stakeholder Involvement	As per SCI
Post-Production	AMR to monitor and review DPD implementation.

Appendix 7 Other Local Development Documents to be produced

This section provides information on other Local Development Documents that will be produced by Redditch Borough Council. Although it is not necessary to detail these documents within the LDS, they have been listed for information purposes, as it is appropriate to indicate where staff resources are likely to be used.

Land to the rear of the Alex Supplementary Planning Document	
Role and Content	To update the existing SPD to take account of potential changes to the site designation following its inclusion as a Strategic Site in the Core Strategy DPD.
Timetable	
Consultation on Draft	June 2011
Final Report	October 2011
Executive. Committee	October 2011
Full Council	October 2011

Town Centre Strategy	
Role and Content	The strategy will articulate a vision for the Town Centre and establish a common goal which will guide its development and growth. The strategy will also establish an Action Plan to implement the Strategy.
Timetable	
Stakeholder Consultation	18 th May 2009
Draft Report	Week commencing 20 th July 2009
Final Report	8 th September 2009
Executive. Committee	16 th September 2009
Full Council	26 th October 2009

Encouraging Good Design SPD	
Role and Content	To update the existing SPD.
Timetable	
Draft SPD	Not yet determined
Consultation of Draft SPD	Not yet determined
Final SPD	Not yet determined
Executive. Committee	Not yet determined
Full Council	Not yet determined

Public Art SPD	
Role and Content	To update the existing SPD.
Timetable	
Draft SPD	Not yet determined
Consultation on Draft SPD	Not yet determined
Final SPD	Not yet determined
Executive. Committee	Not yet determined
Full Council	Not yet determined

Appendix 8: Process for Preparing a Development Plan Document

The DPD preparation process is illustrated below, including the relationship with the key SA stages.

