

July 2016

Borough of Redditch Local Development Scheme

July 2016 to July 2019



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Introduction

The Local Development Scheme (LDS) is a project management plan which sets out details of all key planning policy documents which the Council seeks to produce over the next three years. This LDS for Redditch covers the period from July 2016 to July 2019.

The LDS is produced under the Localism Act 2011 and the Town and Country Planning Act 2004. The legislation states that Local Planning Authorities must prepare and maintain a local development scheme specifying:

- the documents which are to be local development documents and development plan documents;
- the subject matter and geographical area to which each document is to relate;
- which documents (if any) are to be prepared jointly with one or more other local planning authorities; and,
- the timetable for the preparation and revision of the documents.

The Localism Act removed the requirement to submit the LDS to the Secretary of State. However, it is still important for Local Planning Authorities to publish up to date information on the progress of their LDS.

The LDS provides residents and stakeholders with information on the documents that will make up the Development Plan, the timescales they can expect for the preparation of these documents and the opportunities for public involvement. The timetable for the preparation of the Development Plan can be found on page 7. Local Planning Authorities may revise their LDS at a time they consider appropriate or when directed to do so by the Secretary of State.

This LDS came into effect on 26 July 2016.

Borough of Redditch Planning Policy Framework

Major changes were made to the planning system through the introduction of the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF is a framework which sets out how local planning authorities should produce planning documents that will guide the development and use of land within a local authority's boundary. The NPPF requires each Local Authority to produce a local plan for its area. Any additional development plan documents should only be used where clearly justified, and supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery (NPPF, para 153).

Current Development Plan Documents

The planning policy documents listed below make up the current planning policy framework for the Borough of Redditch.

Borough of Redditch Local Plan No.3 (2001-2011)

The Borough of Redditch Local Plan No.3 (2001-2011) was adopted 31st May 2006. The Secretary of State issued a direction of saved local plan policies in September 2007 which are 'relevant policies' until appropriately replaced. A list of the saved policies can be found [here](#). Since the publication of the NPPF, due weight can be given to the saved local plan policies according to their degree of consistency with the NPPF (para 215).

Adopted Local Development Documents

The Council has adopted a number of planning policy documents, which can be used as material considerations in the determination of planning applications as they are still relevant and provide additional design guidance for Redditch Borough. They comprise the following:

- Affordable Housing Provision Supplementary Planning Document
- Open Space Provision Supplementary Planning Document
- Designing for Community Safety Supplementary Planning Document
- Planning Obligations for Education Contributions Supplementary Planning Document
- Encouraging Good Design Supplementary Planning Guidance
- Employment Land Monitoring Supplementary Planning Guidance
- Local List Supplementary Planning Document

Waste Core Strategy for Worcestershire

The Worcestershire Waste Core Strategy Local Plan sets out how the County plans for waste management facilities in Worcestershire until 2027. The Waste Core Strategy Local Plan was adopted in November 2012 and is now part of the development plan.

Minerals Local Plan for Worcestershire

The adopted Minerals Local Plan sets out policies for the extraction and restoration of minerals sites within the County with a focus on the extraction of aggregates.

Certain policies contained in the adopted Minerals Local Plan were saved under the provisions of the Planning and Compulsory Purchase Act 2004 until further notice. They should be taken into account in the preparation of planning documents or in the determination of planning applications.

Neighbourhood Plans

Under the Localism Act 2011, Neighbourhood Plans can be produced by a parish council, or an organisation or body designated as a neighbourhood forum to provide detailed guidance on specific issues. These will be subject to independent examination and a local referendum. If approved at the referendum then the Council will bring the neighbourhood plan into force. As it is parish councils or neighbourhood forums that will decide to produce Neighbourhood Plans it is not appropriate for the LDS to specify when, or for where, they will be produced.

There are currently no made Neighbourhood Plans in Redditch Borough.

Emerging and Proposed Development Plan Documents

Borough of Redditch Local Plan No.4

Local Plan No.4 will set out the Strategic Vision, objectives and policies for the Borough of Redditch up to 2030. The plan is currently at examination and progress on the examination can be seen at www.redditchbc.gov.uk/examination

The Council will be undertaking a consultation period on modifications to the emerging plan during the Summer of 2016 and adoption is now expected in late 2016.

Borough of Redditch Local Plan No.4 Policies Map

The Council has prepared a Policies Map covering the geographical area of Redditch Borough alongside the Local Plan. When the Local Plan is adopted, the Policies Map will illustrate the core policies of Local Plan No.4 and when appropriate indicate proposed land use policies.

Allocations Plan

The purpose of the Allocations Plan is to allocate land for a range of uses to support the strategic spatial vision and objectives of the Council's Local Plan (when adopted). The DPD must be in conformity with the Local Plan as it will demonstrate how the vision, objectives and spatial strategy will be implemented and delivered. It will include sites for development, for example gypsy, traveller and travelling showpeople sites.

The Community Infrastructure Levy

The Community Infrastructure Levy (CIL) represents a new system of collecting monies from developer contributions to fund infrastructure, which will benefit the development of an area. CIL came into force on 6th April 2010 through the CIL Regulations 2010 (as amended). The powers enabling Councils to introduce the planning charge having been introduced through the Planning Act 2008 (as amended). It will introduce a standard charge per square metre applied to all qualifying developments. The charge will be applied at the time planning permission is granted and normally be paid upon commencement of development.

CIL will provide a more transparent, fairer approach to securing funds from developer contributions for a broader range of developments than from the existing planning obligations system (Section 106 legal agreements). It will help to secure a funding stream for infrastructure, but should be regarded as complimentary to other sources of funding. The amount of CIL charged must be informed by and not adversely affect the viability of development in an area.

The decision on how to raise developer contributions in Redditch in the future is still to be decided. Currently, the mechanisms for securing contributions are on-site design, planning conditions, planning obligations (Section 106 obligations), highway contributions and sewer adoption (Section 104 agreements). Production of a CIL for Redditch will be investigated again following the adoption of the Borough of Redditch Local Plan No.4.

Supplementary Planning Documents

Some Supplementary Planning Documents may need to be updated following the adoption of the Borough of Redditch Local Plan No.4. This will be investigated at an appropriate time following adoption.

Minerals Local Plan for Worcestershire

The emerging Minerals Local Plan will replace the saved policies in the existing Minerals Local Plan and will be used by the County Council to determine applications for minerals development. The next round of full consultation on the emerging plan is due Spring/Summer 2016. Consultation on the soundness of the proposed plan will be held Spring 2017 and submission of the plan to the Secretary of State for examination is due Summer 2017.

Although this document will form part of the Planning Policy Framework, it does not form part of this Council's LDS as it falls under the remit of Worcestershire County Council.

Delivering the Development Plan

This section details how the Council will produce its Development Plan.

Evidence Base

A range of technical studies and research underpins the preparation of the Development Plan. Some of the key studies and research areas are listed below:

- Sustainability Appraisal
- Strategic Housing Land Availability Assessment (SHLAA)
- A Strategic Housing Market Assessment
- Employment Land Review
- Open Space Needs Assessment
- Infrastructure Delivery Plan
- Retail Needs Assessment

Adoption of Planning Policy Documents

All planning policy documents are taken to Executive Committee and Full Council to obtain Member approval. In the case of the Development Plan and Community Infrastructure Levy, these are subsequently submitted to the Planning Inspectorate (PINS) for examination. PINS will report back to the Council after the examination to report on the documents legal compliance and soundness for adoption.

Monitoring

The Council will regularly monitor and review the progress of the Development Plan against the LDS timetable (set out on page 6). Monitoring will be set out in the Authority Monitoring Report, which is published annually in December.

Timetable

The timetable for the production of the remainder of the Borough of Redditch Local Plan No.4 is set out below. Any changes to the timetable will be advertised on the Council website.

Borough of Redditch Local Plan No.4 and Policies Map		
Document Details	Role and Content	Will set out the Strategic Vision, objectives and policies for the Borough of Redditch up to 2030.
	Status	Development Plan Document
	Geographic coverage	Borough wide
Timetable	Receipt of Post Hearings Note	June 2016
	Modifications Consultation	July-Sept 2016
	Receipt of binding report	Nov-Dec 2016
	Adoption	Dec 2016 - Jan 2017

The timetable for the production of the Allocations Plan is set out below. Any changes to the timetable will be advertised on the Council website.

Allocations Plan		
Document Details	Role and Content	To allocate land for a range of uses to support the strategic spatial vision and objectives of the Council's Local Plan (when adopted)
	Status	Development Plan Document
	Geographic coverage	Borough wide
Timetable	Scoping	May 2017
	Allocations Plan Issues and Options Consultation	December 2017
	Allocations Plan Consultation	May 2018
	Allocations Plan Proposed Submission Consultation	December 2018
	Submission	March 2019
	Adoption	October 2019