

REDDITCH BOROUGH COUNCIL

EXECUTIVE COMMITTEE

26th May 2010

STRATFORD-ON-AVON DRAFT CORE STRATEGY – CONSULTATION RESPONSE

Relevant Portfolio Holder	To be appointed at the Annual Meeting
Relevant Head of Service	Ruth Bamford (Acting)
Non-Key Decision	
Appendix 2 to this report contains exempt information as defined in S.100 of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, as it relates to potential negotiations for the acquisition of land or property and the Council's negotiating position may be compromised should potential terms be disclosed. For this reason it is felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information	

1. SUMMARY OF PROPOSALS

- 1.1 To seek Members' retrospective approval of a response to the Stratford-on-Avon District Consultation Core Strategy. The consultation period began on 25th February 2010 and ran for 6 weeks until 8th April 2010; during which time comments were invited from relevant stakeholders and the general public. Officers from Redditch Borough Council sent a response before the consultation deadline (8th April), a copy of which is included at Appendix A.
- 1.2 The response that Officers have sent relates to the area of land known as 'Winyates Green Triangle' that is located within Stratford-on-Avon District but has been identified to meet the development needs of Redditch Borough. The requirement for this site to be used to meet Redditch's development needs is stated in the West Midlands Regional Spatial Strategy Panel Report. The site is 12 hectares in size and the Panel Report states that it should be designated for employment use. The Stratford-on-Avon Consultation Core Strategy includes a section on 'Meeting the Needs of Redditch' which has a proposed policy approach to deal with this land. Members are now invited to endorse the Officer response.

2. RECOMMENDATIONS

2.1 The Committee is asked to RESOLVE that

the response from Redditch Borough Council to the Stratford-on-Avon Consultation Core Strategy (Appendix A) be retrospectively endorsed.

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3. BACKGROUND

- 3.1 The West Midlands Regional Spatial Strategy (WMRSS) provides the framework for the Redditch Borough and Stratford-on-Avon District Core Strategy Development Plan Documents. The WMRSS is currently being reviewed in three phases. The first phase which concerns the Black Country has been completed. The second phase sets development targets for each of the local authority areas in the West Midlands. The Phase Two review of the WMRSS was subject to a Public Inquiry in spring 2009 and the Panel Report into this inquiry was published in September 2009.
- 3.2 The Panel Report specifies that Redditch Borough should provide a total of 68 hectares of employment land between 2006 and 2026. As it is a well established fact that Redditch Borough cannot accommodate all of its development requirements within the Borough boundary, the Panel Report also states that of the 68 hectares, at least 12 hectares will be provided within Stratford-on-Avon District west of the A435. This area west of the A435 is known as Winyates Green Triangle. Also, up to 37 hectares (of the 68 hectares allocated for Redditch Borough) is to be provided in Bromsgrove District.
- 3.3 In terms of housing provision, the target set for Redditch Borough in the WMRSS Panel Report is 7,000 dwellings between 2006 and 2026. This target has also been split; around 4,000 dwellings within Redditch and around 3,000 dwellings in Bromsgrove District adjacent to the Redditch Boundary.

4. KEY ISSUES

- 4.1 The consultation period for the Stratford-on-Avon Consultation Core Strategy finished on 8th April 2010. An Officer response to the consultation was submitted to Stratford-on-Avon Council in advance of the consultation deadline and is included at Appendix A.
- 4.2 The Stratford-on-Avon Consultation Core Strategy makes provision for Redditch-related growth in two draft policies. Draft Policy CS.2 makes provision for the land located between the A435 road and the Borough Boundary to be designated as an Area of Development Restraint (ADR). As stated in the Officer response (Appendix A), Officers consider that the policy should allow for more flexibility in relation to the future use of this land.
- 4.3 Draft Policy REDD.1 is the second policy which makes provision for Redditch-related growth within Stratford-on-Avon District, in particular, the

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Winyates Green Triangle site. Although the draft policy is in line with WMRSS requirements, there is some question over the viability of the site which has been identified following completion of a Transport Assessment completed by consultants Morgan Tucker (this study is subject to a separate report to this committee). As a result of the evidence in the Transport Assessment Officers have suggested that the policy should allow flexibility for an alternative use, if it is found that employment use is not viable.

- 4.4 The final comment Officers have made requests that the 'Schedule of Infrastructure Projects' included in the Consultation Core Strategy makes provision for access to the Winyates Green Triangle Site.
- 4.5 RBC Officers will continue to work with Officers at Stratford-on-Avon District Council to resolve the issues raised in the Officer response at Appendix A.

5. FINANCIAL IMPLICATIONS

There are financial implications associated with resolving cross-boundary issues between Redditch Borough and Stratford-on-Avon District. This can be managed within existing Development Plans budgets

6. LEGAL IMPLICATIONS

The Borough Council is required to produce a Core Strategy Development Plan Document under the Planning and Compulsory Purchase Act 2004 (as amended). There are cross-boundary planning issues between Redditch Borough and Stratford-on-Avon District that need to be resolved through the Core Strategy process of each Authority.

7. POLICY IMPLICATIONS

The Core Strategy Development Plan Document (DPD) will eventually replace many policies within the Borough of Redditch Local Plan No.3. It will be the first Development Plan Document to be produced as part of Redditch Borough's Local Development Framework (LDF) and forms part of the development plan for the area. The West Midlands Regional Spatial Strategy sets the regional planning framework and also forms part of the development plan for Redditch Borough.

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8. COUNCIL OBJECTIVES

Employment related development at the Winyates Green Triangle Site would contribute to Key Objective EC3 'Improving Economic Development' and the Council Priority to have an 'Enterprising Community'

9. RISK MANAGEMENT INCLUDING HEALTH & SAFETY CONSIDERATIONS

If the officer response to the Stratford-on-Avon Consultation Core Strategy is not endorsed there is a risk that cross-boundary development issues between Redditch Borough and Stratford-on-Avon District may not be resolved.

10. CUSTOMER IMPLICATIONS

None identified.

11. EQUALITIES AND DIVERSITY IMPLICATIONS

None identified.

12. VALUE FOR MONEY IMPLICATIONS, PROCUREMENT AND ASSET MANAGEMENT

None identified.

13. CLIMATE CHANGE, CARBON IMPLICATIONS AND BIODIVERSITY

13.1 There is a designated Special Wildlife Site within the administrative area of Redditch Borough that may be affected by the access to the Winyates Green Triangle Site. Consultants have been appointed to carry out an ecological assessment of the Special Wildlife Site to assess this and make recommendations.

13.2 National planning policy has a requirement to address adaptation to and mitigation of the effects of climate change. The Core Strategy and other Local Development Documents will seek to implement this at a local level.

14. HUMAN RESOURCES IMPLICATIONS

None identified.

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15. GOVERNANCE/PERFORMANCE MANAGEMENT IMPLICATIONS

None identified.

**16. COMMUNITY SAFETY IMPLICATIONS INCLUDING SECTION 17 OF
CRIME AND DISORDER ACT 1998**

None identified.

17. HEALTH INEQUALITIES IMPLICATIONS

None identified.

18. LESSONS LEARNT

Redditch Borough Council has previously submitted representations to neighbouring authorities planning consultations. As there are cross-boundary issues to be resolved between Redditch Borough and Stratford-on-Avon District it is particularly important to submit representations to ensure to the aspirations of Redditch Borough are included in any emerging policy.

19. COMMUNITY AND STAKEHOLDER ENGAGEMENT

The Stratford-on-Avon Core Consultation Core Strategy has been subject to a period of public consultation between 25th February and 8th April 2010. The consultation opportunity was advertised in the Redditch Advertiser on 24th March 2010.

20. OTHERS CONSULTED ON THE REPORT

Portfolio Holder	No
Chief Executive	No
Executive Director (S151 Officer)	No
Executive Director – Leisure, Cultural, Environmental and Community Services	No
Executive Director – Planning & Regeneration, Regulatory and Housing Services	No
Director of Policy, Performance and	No

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Partnerships	
Head of Service	Yes
Head of Resources	No
Head of Legal, Equalities & Democratic Services	No
Corporate Procurement Team	No

21. WARDS AFFECTED

The Winyates Green Triangle site is located adjacent to Winyates Ward.

22. APPENDICES

Appendix 1 – Officer Response to Stratford-on-Avon District Consultation Core Strategy.

Appendix 2 – Update on development options (Confidential)

23. BACKGROUND PAPERS

Stratford-on-Avon District Consultation Core Strategy (February 2010)

24. KEY

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