

Mr Paul Harris
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23rd March 2010

Dear Mr Harris,

Redditch Borough Council Representations on 'Directions for Stratford-on-Avon District Consultation Core Strategy'

Further to the earlier discussions with Mr Staves and yourself, officer consideration has now been given to your Council's Consultation Core Strategy.

Redditch Borough Council Officers would firstly like to thank you for making provision for Redditch-related growth in your Consultation Core Strategy in line with the West Midlands Regional Spatial Strategy (WMRSS) Phase 2 Review. The cross-boundary needs of Redditch Borough are addressed in draft Policy CS.2 and Proposal REDD 1.

Draft Policy CS.2 part I. refers to Land adjacent to Redditch within Stratford-on-Avon District. RBC Officers are supportive of your commitment to work closely with Redditch Borough and Bromsgrove District Councils to co-ordinate development on the edge of Redditch and for the provision made at Winyates Green Triangle for Redditch-related employment development. Officers do however, have some concerns regarding your proposals for the area of land between the A435 and the Borough Boundary. Draft Policy CS.2 proposes that this area of land is designated as an Area of Development Restraint (ADR) for possible future development. This is interpreted by Officers to mean development beyond the plan period of the Stratford-on-Avon Core Strategy. The land adjacent to this within Redditch Borough is currently designated as ADR (known as the A435 ADR) through the Borough of Redditch Local Plan No.3. However, to meet the development targets set for Redditch Borough in the WMRSS Panel Report it is necessary to allocate the A435 ADR for development.

RBC Officers do not think that the land adjacent to the A435 ADR should be designated as ADR and are currently of the view that the WMRSS Panel Report development targets for Redditch Borough will be difficult to achieve, particularly at the A435 ADR. Therefore, it may be necessary for Redditch Borough Council to discuss with Stratford-on-Avon and Bromsgrove District Councils alternatives for meeting any shortfall in achieving the 4000 dwellings and 31 hectares of employment land required within Redditch Borough. RBC Officers consider that the Redditch and Stratford-on-Avon Core Strategy policies should be flexible with regard to housing and employment provision. Therefore, in terms of a change to Policy CS.2, RBC Officers are seeking flexibility and are requesting that the strip of land

between the Borough Boundary and the A435 is not designated as an ADR, but is made available for development in the Core Strategy plan period to allow, if necessary, for it to be developed alongside the A435 ADR within Redditch Borough.

The second policy which makes provision for Redditch cross-boundary growth is draft Policy REDD.1. This policy makes provision for approximately 12 hectares of employment development at the area of land known as Winyates Green Triangle. This provision is in line with the WMRSS Panel Report but it should be noted that the figures quoted in paragraph 7.11 regarding the employment allocation for Redditch Borough are from the WMRSS Preferred Option and have been revised in the Panel Report. The employment target for Redditch Borough, as set in the Panel Report is an indicative long term requirement of 68 hectares of which 31ha is to be provided within Redditch Borough, 12ha is to be provided in Stratford-on-Avon District and 25ha in Bromsgrove District.

As you are aware, the Consultants Morgan Tucker have completed a study into the alternative access points to the Winyates Green Triangle site. The study suggests that, due to the cost of accessing the site it is likely that it will not be economically viable to develop the site for employment purposes for the foreseeable future. Therefore, if public funding is not available to enable the appropriate access for employment use on this site, it may be necessary to consider alternative uses. The site could, for example, be allocated for housing development that would have been accommodated in Bromsgrove District, with Bromsgrove District taking additional employment land to compensate. RBC Officers would therefore request that the Winyates Green Triangle site is allocated for employment use but allows flexibility for an alternative use should employment use not be viable. I would also like to draw your attention to Redditch Borough Council's response to your previous Core Strategy Consultation (letter dated 6th March 2009) in which RBC Members made a specific request for the Winyates Green Triangle site to be restricted to B1 (Business) use only.

With regards to the wording of draft Policy REDD.1, RBC Officers would request that in the 'Specific Requirements' the reference to the mature hedgerow be amended to read 'retain and where necessary, replace the mature hedgerow along the western boundary of the site which is a designated Special Wildlife Site' to draw further attention to the importance of this feature. A study of the Special Wildlife Site is due to be commissioned shortly. RBC Officers would request that reference should be made to this study in your policy to ensure that its findings are given due consideration in relation to any proposal on the site.

Finally, RBC Officers consider it may be necessary to make provision for the access to Winyates Green Triangle in the 'Schedule of Infrastructure Projects' that accompanies the Core Strategy.

It is anticipated that formal endorsement of this response will be given at a meeting of the Executive Committee on 26th May 2010. We look forward to working with you on this matter in the future.

Yours sincerely,

Alexa Williams
Planning Officer
Development Plans

