

REDDITCH BOROUGH COUNCIL

**EXECUTIVE
COMMITTEE**

26th May 2010

**LOCAL DEVELOPMENT FRAMEWORK EVIDENCE BASE – WINYATES
GREEN TRIANGLE TRANSPORT ASSESSMENT**

Relevant Portfolio Holder	To be appointed at the Annual Meeting
Relevant Head of Service	Ruth Bamford (Acting)
Non-Key Decision	

1. SUMMARY OF PROPOSALS

To seek Member's endorsement of a Transport Assessment for the Winyates Green Triangle site prepared by Morgan Tucker Consulting Engineers. The Winyates Green Triangle site is located within Stratford-on-Avon District adjacent to the Redditch Borough Boundary. The site has been recommended for employment use to meet the needs of Redditch Borough in the West Midlands Regional Spatial Strategy Phase Two Review.

2. RECOMMENDATIONS

2.1 The Committee is asked to RESOLVE that

the Winyates Green Triangle Transport Assessment prepared by Morgan Tucker Consulting Engineers (November 2009) (Appendix A) is endorsed as part of the Local Development Framework Evidence Base

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

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within Stratford-on-Avon District west of the A435. This area west of the A435 is known as Winyates Green Triangle.

- 3.3 Based on extensive research undertaken by Redditch Borough Council, it is considered that a number of industries in the Borough could benefit from diversification. To this end, it has been concluded that a Diversification Park would be the most beneficial way of achieving such an aim. The advantages of developing such a park could add to the economic vitality of the Borough and the wider locality. The land at Winyates Green Triangle is ideally located and Officers consider that it could potentially be suitable to be developed as a 'Diversification Park'. The Transport Assessment was therefore carried out based on a proposed 'Diversification Park' use for the Winyates Green Triangle site.

4. KEY ISSUES

- 4.1 The purpose of the Transport Assessment was to investigate and advise on the transport and highways issues associated with the proposed diversification park. The aim was to produce a transport assessment which would meet the requirements of both Worcestershire County Council and Warwickshire County Council as the respective highway authorities. Five notional access points to the Winyates Green site were identified and evaluated in the Transport Assessment by the Consultants:

Option 1	Roundabout on Far Moor Lane
Option 2	Staggered Crossroads on Far Moor Lane
Option 3	A435 Birmingham Road Traffic Signals
Option 4	A4023 Coventry Highway Roundabout
Option 5	A4023 Coventry Highway Traffic Signals

- 4.2 In summary, capacity testing revealed that a traffic signal junction on the A435 Birmingham Road, (Option 3) designed to the requirements of Warwickshire County Council would not perform adequately in either the AM or PM peaks in 2017 and that the junction would become congested. Both a traffic signal solution and a roundabout option on the A4023 Coventry Highway (Options 4 and 5) would perform within capacity in both AM and PM peaks and that the junctions would be well within capacity. However, in view of significant construction costs, safety and environmental issues with Options 4 and 5, the Consultants concluded that a new roundabout junction on Far Moor Lane (Option 1) would provide the best overall access solution to serve the Diversification Park.

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- 4.3 Notwithstanding the above Consultant's conclusions, some reservations have been expressed by the Development Control Engineer for Worcestershire County Council. Although geometrically acceptable, the capacity of Far Moor Lane may prove to be an issue. Previous applications on the site have raised many neighbour objections in relation to access off Far Moor Lane and this location does not provide the most direct form of access from the primary road network. In the opinion of the Engineer, the better option would be to access the development from a roundabout on the A4023 Coventry Highway.
- 4.4 The findings of the Transport Assessment raise some concerns over the viability of the site for employment use. This issue has been raised in the Officer response to the Stratford-on-Avon District Consultation Core Strategy which is the subject of a separate report.
- 4.5 This Transport Assessment, if endorsed by Members will form part of the evidence base for the Local Development Framework and will be used to inform decision making on the future use of the Winyates Green Triangle site.

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 Local Development Framework 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 LDF process of each Authority.

7. POLICY IMPLICATIONS

Redditch Borough's Local Development Framework (LDF) 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

None identified.

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 Triangle Site. Consultants have been appointed to carry out an ecological assessment to assess where a potential access from Far Moor Lane would have the least impact on the Special Wildlife Site.

13.2 National planning policy has a requirement to address adaptation to and mitigation of the effects of climate change. The documents that comprise the Local Development Framework 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

None identified.

19. COMMUNITY AND STAKEHOLDER ENGAGEMENT

None.

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 Partnerships	Yes
Head of Service	Yes
Head of Resources	No

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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 – Winyates Green Triangle Transport Assessment. Completed by Morgan Tucker Consulting Engineers, November 2009

23. BACKGROUND PAPERS

Stratford-on-Avon Consultation Core Strategy

AUTHOR OF REPORT

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