

OCTOBER 2014



Borough of Redditch Local Plan No.4 Schedule of Modifications to Proposed Submission Document



Borough of Redditch Local Plan No.4

Schedule of Modifications to Proposed Submission Document

October 2014

This document supersedes CDR1.2

The schedule below is intended to record and highlight minor editorial corrections, amendments, factual updates and clarifications to the Borough of Redditch Local Plan No.4 as it appeared when submitted to the Planning Inspectorate. These alterations are not considered to represent changes that would need to be consulted upon as they do not have any material effect on the meaning or direction of the plan and its policies. They represent instead an opportunity to make minor alterations to the plan to improve its readability, clarity and accuracy and are commended to the Inspector on that basis.

The page and paragraph references relate to those in the **Proposed Submission** version of Local Plan No.4, as some alterations to the Submission version of the Plan have caused page numbers to alter.

To accompany this schedule of changes, there is an additional document (Schedule of changes to the adopted Proposals Map, March 2014), which identifies where changes have been made to the Policies Map, Key Diagram and Indicative Vision Maps.

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Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
Whole document	-	Inclusion of paragraph numbering throughout Local Plan document	Clarification and ease of reference
Contents page	-	Page numbering altered to reflect changes throughout Local Plan document	Clarification and ease of reference
Contents page	Appendix 1: Glossary and Abbreviations	Appendix 17: Glossary and Abbreviations	Typo
P.2, Diagram amendments	<p>Submission to Planning Inspectorate – November/December 2013</p> <p>Pre Examination Meeting – February 2014</p> <p>Commencement of the Examination Period – April 2014</p> <p>Receipt of Binding Report – July 2014</p> <p>Adoption – September 2014</p>	<p>Submission to Planning Inspectorate – November/December 2013 <u>March 2014</u></p> <p>Pre Examination Meeting – February <u>March</u> 2014</p> <p>Commencement of the Examination Period – April <u>June</u> 2014</p> <p>Receipt of Binding Report – July <u>September</u> 2014</p> <p>Adoption – September <u>November</u> 2014</p>	Time table slipped due to additional work being undertaken. Explained fully in next document change below
P.4 Local Challenges	<p>➤ Creating safe and attractive places to live and work:</p> <ul style="list-style-type: none"> • Redditch suffers from a poor perception of crime and anti-social behaviour. The implementation of improved design or designing out crime can help reverse this perception. 	<p>➤ Creating safe and attractive places to live and work:</p> <ul style="list-style-type: none"> • <u>Some areas of</u> Redditch suffers from a poor perception of crime and anti-social behaviour. The implementation of improved design or designing out crime can help reverse this perception. 	Changed in response to Community Safety Rep
P.5 para 4	In addition, Redditch has worked with other Local Authorities, which although are not directly adjacent to Redditch may have strategic matters that have implications for the preparation of the Local Plan. In particular, Redditch Borough Council and Birmingham City Council have jointly acknowledged there is strategic planning matter	In addition, Redditch has worked with other Local Authorities, which although are not directly adjacent to Redditch may have strategic matters that have implications for the preparation of the Local Plan. In particular, Redditch Borough Council and Birmingham City Council have jointly acknowledged there is strategic planning matter with regard to	In the interests of consistency with South Worcestershire Development Plan - Inspectors main modification

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	<p>with regard to Birmingham being unable to accommodate all of its own housing needs. This issue will need to be dealt with during the preparation stage of the next Redditch Local Plan (i.e. the next plan period), or when a review of the development plan may be needed to consider these cross boundary matters. This will be dependent on the outcome of recently commissioned work to understand the issues, and further work on allocation for Birmingham's growth. The mechanism for dealing with this would be through the Greater Birmingham and Solihull Local Enterprise Partnership (LEP).</p>	<p>Birmingham being unable to accommodate all of its own housing needs. <u>As required by the Duty to Co-operate, due consideration will be given, including through a review of the BORLP4 to the housing needs of another Local Planning Authority in circumstances when it has been clearly established through collaborative working that those needs must be met through provision in Redditch.</u> This issue will need to be dealt with during the preparation stage of the next Redditch Local Plan (i.e. the next plan period), or when a review of the development plan may be needed to consider these cross boundary matters. This will be dependent on the outcome of recently commissioned work to understand the issues, and further work on allocations for Birmingham's growth. <u>With regard to Birmingham City Council, the mechanism for resolving this potential strategic matter of with Birmingham's unmet housing needs this will</u> ould be through the Greater Birmingham and Solihull Local Enterprise Partnership (LEP) <u>and Redditch's subsequent review of the BORLP4.</u></p>	<p>suggestions</p> <p>To provide clarity with regards to the terminology, specifically the wording which required more certainty as to how the Council would resolve the potential strategic matter arising.</p>
p. 5 para.5	<p>The policies and strategies of the Local Authority members of the two LEP's have been checked for consistency with Redditch Borough Council's aims which ensures that this aspect of the Duty to Cooperate has been fulfilled LEP.</p>	<p>The policies and strategies of the Local Authority members of the two LEP's have been checked for consistency with Redditch Borough Council's aims which ensures that this aspect of the Duty to Cooperate has been fulfilled LEP.</p>	<p>Typing error</p>
P.6, Policy 1			<p>Relocated to end of</p>

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			chapter (new P.23), adjacent key diagram and rest of policies
P.7, 'Sustainability Appraisal'	All Local Plans must be accompanied by a Sustainability Appraisal, which incorporates a Strategic Environmental Assessment (SEA). Draft Sustainability Appraisals were produced alongside every stage of the Plan and also with this Local Plan.	All Local Plans must be accompanied by a Sustainability Appraisal, which incorporates a Strategic Environmental Assessment (SEA). Draft Sustainability Appraisals were produced alongside every stage of the Plan and also with this Local Plan.	Text not needed as this is the Submission track-changed version to be adopted
P.7, 'Consultation'	<p>Consultation on the Proposed Submission Borough of Redditch Local Plan No.4 commences on 30th September 2013 until 11th November 2013, lasting a total of six weeks.</p> <p>Details of the consultation can be found on Redditch Borough Council's website at www.redditchbc.gov.uk/localplan. Your response forms should be received no later than 5pm on Monday 11th November 2013.</p>	<p>Consultation on the Proposed Submission Borough of Redditch Local Plan No.4 commences on 30th September 2013 until 11th November 2013, lasting a total of six weeks.</p> <p>Details of the consultation can be found on Redditch Borough Council's website at www.redditchbc.gov.uk/localplan. Your response forms should be received no later than 5pm on Monday 11th November 2013.</p>	Deleted as text related to previous consultation period

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P.10, para.3	<p>Redditch Borough has similar crime levels in comparison to the national average of England and Wales, but the number of offences per 1000 population is increasing in Redditch. It has increased from 20.3 offences per 1000 population in Redditch, compared to the England and Wales average of 24.9 in 2006 to 44 offences per 1000 population in Redditch, compared to the England and Wales average of 45 in 2009/10. 95% of people feel safe walking around Redditch Town Centre and the street where they live during the day; at night, this falls to 61% for the Town Centre and 73% for the home street (CHYM Redditch).</p>	<p>Redditch Borough has similar crime levels in comparison to the national average of England and Wales, but the number of offences per 1000 population is increasing in Redditch. It has increased from 20.3 offences per 1000 population in Redditch, compared to the England and Wales average of 24.9 in 2006 to 44 offences per 1000 population in Redditch, compared to the England and Wales average of 45 in 2009/10. 95% of people feel safe walking around Redditch Town Centre and the street where they live during the day; at night, this falls to 61% for the Town Centre and 73% for the home street (CHYM Redditch). Recorded crime rates for Redditch have fallen substantially since 2005/06 (92.2 offences per 1000 population in 2005/06 to 57.7 offences per 1000 population in 2012/13), although they remain above the average for Worcestershire. Perceptions of anti-social behaviour in Redditch have also remained consistently above the average for Worcestershire and the latest data for 2013 shows that nearly twice as many Redditch residents feel unsafe when out after dark in their local area when compared with residents in the rest of the County.</p>	<p>Changed in response to Community Safety Rep and to present more accurate and up to date crime figures</p>
P.10, para.4	<p>The Borough has 24 Special Wildlife Sites and there is also more than 87ha of land designated as Local Nature Reserves, comprising five separate sites of semi-natural ancient woodland.</p>	<p>The Borough has 24 <u>Local</u> Special-Wildlife Sites and there is also more than 87ha of land designated as Local Nature Reserves, comprising five separate sites of semi-natural ancient woodland.</p>	<p>Change of reference to wildlife sites</p>

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Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
P.12, para.1	Redditch Borough has good transport links, with the M42 (Junction 3) located under 5 miles away and the M5 around 6 miles from Redditch Town Centre.	Redditch Borough has good transport links, with the M42 (Junctions <u>2 and 3</u>) located under 5 miles away and the M5 around 6 miles from Redditch Town Centre.	Changed in response to Highways Agency Rep
P.12, para.3	-	<u>There are a range of issues that need to be tackled to achieve modal shift including perceptions of safety and security. Choose How You Move research indicates that a significant number of people feel unsafe walking to bus stops, waiting for buses and travelling on buses. Close to 4% of people cite “feeling unsafe walking” as being a main reason stopping them from walking more often. A similar percentage stated that “feeling unsafe cycling” was a main reason stopping them from doing so more often.</u>	Changed in response to Community Safety Rep
P.13, para.1	A number of District Centres (Church Hill, Matchborough, Winyates and Woodrow) suffer from a poor image as their inappropriate design means that they are inward looking and have crime and anti-social behaviour problems. Work has commenced on the re-development of Church Hill District Centre.	A number of District Centres (Church Hill, Matchborough, Winyates and Woodrow) suffer from a poor image as their inappropriate design means that they are inward looking and prone to having crime and anti-social behaviour problems. <u>Lessons have been learnt from Council and Partnership projects that can be implemented when re-development occurs.</u> Work has commenced on the re-development of Church Hill District Centre.	Changed in response to Community Safety Rep
P.20, Objective 7	Reduce crime and anti social behaviour and the fear of crime through high quality design, with regeneration achieved at Matchborough, Winyates and Woodrow District Centres.	Reduce crime and anti social behaviour and the fear of crime through high quality design <u>and infrastructure</u> , with regeneration achieved at Matchborough, Winyates and Woodrow District Centres.	Amendment arisen via the Statement of Common Ground between RBC and West Mercia Police

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			and Hereford & Worcester Fire and Rescue Service (OED/3)
Sustainable Places to Live which Meet our Needs			
P.22	<p>The policies in this chapter will deliver the Objective:</p> <p>"To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites"</p>	<p>The policies in this chapter will deliver the Objectives:</p> <p>"To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites"</p> <p><u>"To have demonstrated compliance with the "duty to cooperate" by providing for Redditch's growth across Local Authority boundaries"</u></p>	To clarify that Plan policies meet the Objectives
P.23, Policy 2, bullet point 3	<ul style="list-style-type: none"> Feckenham is a small, rural settlement predominantly set within the Green Belt, which offers limited local facilities but has important conservation and historic merit. In order to conserve and enhance these characteristics, development within or adjacent to the settlement boundary, as defined on the Policies Map, will provide for locally identified affordable housing and other development needs only, in accordance with the most up-to-date guidance in the National Planning Policy Framework and Parish Housing Needs Survey. 	<ul style="list-style-type: none"> Feckenham is a small, rural settlement predominantly set within the Green Belt, which offers limited local facilities but has important conservation and historic merit. In order to conserve and enhance these characteristics, development within or adjacent to the settlement boundary, as defined on the Policies Map, will provide for locally identified affordable housing and other <u>locally identified</u> development needs only, in accordance with the most up-to-date guidance in the National Planning Policy Framework and Parish Housing Needs Survey. 	Clarification of wording following recent planning application comments
P.26, Policy 4,	Around 3,000 dwellings can be accommodated	Around 3,000 dwellings can be accommodated	Wording amended

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para 2	within Redditch Borough. There is limited capacity within Stratford-on-Avon District in the vicinity of the former A435 ADR to contribute towards Redditch's housing target should comprehensive delivery of this site be achievable. A minimum of 3,400 is to be accommodated in Bromsgrove District (see Appendix 1, Redditch Cross Boundary Development). Details of the sites expected to contribute to meeting the Borough's housing needs can be found in Appendix 2 and are shown on the Policies Map and Key Diagram.	within Redditch Borough. There is limited capacity within Stratford-on-Avon District in the vicinity of the former A435 ADR to contribute towards Redditch's housing target should comprehensive delivery of this site be achievable. A minimum of 3,400 <u>dwelling</u> s are to be accommodated in Bromsgrove District (see Appendix 1, Redditch Cross Boundary Development). Details of the sites expected to contribute to meeting the Borough's housing needs can be found in Appendix 2 and are shown on the Policies Map and Key Diagram.	following comments from SOADC as potential development within the A345 ADR within SOA District would not contribute towards Redditch's needs.
P.26-27, Policy 4, RJ para 1	Land identified which could contribute towards housing provision indicates that around 3,000 dwellings could be accommodated within the Borough boundary. However, evidence in the Strategic Housing Market Assessment (SHMA) indicates that this will not meet the Borough's housing needs up to 2030. It has therefore been necessary to collaborate with Bromsgrove District Council and Stratford-on-Avon District Council to identify land in these Districts, in the vicinity of Redditch, which is capable of accommodating Redditch's land supply shortfall.	Land identified which could contribute towards housing provision indicates that around 3,000 dwellings could be accommodated within the Borough boundary. However, evidence in the Strategic Housing Market Assessment (SHMA) indicates that this will not meet the Borough's housing needs up to 2030. It has therefore been necessary to collaborate with Bromsgrove District Council and Stratford-on-Avon District Council to identify land in these <u>Bromsgrove</u> Districts, in the vicinity of Redditch, which is capable of accommodating Redditch's land supply shortfall.	Amendment made following comments from SOADC as potential development within the A345 ADR within SOA District would not contribute towards Redditch's needs
P.27, Policy 5, criterion i	i. the reuse and regeneration of Previously Developed Land (PDL) will be actively encouraged. Where the economic viability of a scheme on PDL is questionable, and can be fully demonstrated by the applicant, the Borough Council may negotiate a more	i. the reuse and regeneration of Previously Developed Land (PDL) will be actively encouraged. Where the economic viability of a scheme on PDL is questionable, and can be fully demonstrated by the applicant, the Borough Council may negotiate a more appropriate level	Changes made in response to EA Rep

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	appropriate level of infrastructure provision, or deferred payment scheme with the applicant, in order to secure beneficial reuse of a site. Development proposals on contaminated land should demonstrate that the site is capable of appropriate remediation without compromising development viability or the delivery of sustainable development;	of infrastructure provision, or deferred payment scheme with the applicant, in order to secure beneficial reuse of a site. Development proposals on contaminated land should demonstrate that the site is capable of appropriate remediation without compromising development viability or the delivery of sustainable development;	
P.28, Policy 5, para 6	-	<u>Development proposals on land likely to be affected by contamination should demonstrate that the site is capable of appropriate remediation without compromising development viability or the delivery of sustainable development.</u>	Changes made in response to EA and Worcestershire Regulatory Services Reps
P.28, Policy 5, RJ para 2	Proposals also need to ensure that new development does not contribute to, or is put at unacceptable risk from ground contaminants. The SHLAA and Employment Land Review (ELR) identify PDL potential within the Borough.	Proposals also need to ensure that new development does not contribute to, or is put at unacceptable risk from ground contaminants. The SHLAA and Employment Land Review (ELR) identify PDL potential within the Borough.	Changes made in response to EA Rep
P.29, Policy 5, RJ new para after para 2	-	<u>Proposals also need to ensure that new development does not contribute to, or is put at unacceptable risk from ground contaminants. Where sites are suspected of contamination, the Council will require the submission of an appropriate risk assessment and, if necessary, a site investigation and mitigation scheme.</u>	Changes made in response to EA Rep
P.31, Policy 6, para 4 bullet point	On all sites of 5-9 dwellings (net), a 30% financial contribution towards affordable housing provision will be sought on completion of the development.	<ul style="list-style-type: none"> • <u>On all sites of 5-9 dwellings (net), a 30% affordable housing provision by way of a financial contribution towards affordable housing provision will be sought on completion of the development.</u> 	Changes made following meeting with Three Dragons (Viability Assessment)

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			Consultants) to clarify commuted sums approach within policy
P.32, Policy 7	<p>Provision will be made for new Gypsy, Traveller and Travelling Showpeople pitches, in line with an up-to-date assessment of permanent and transit accommodation needs in line with Government guidance. Requirements for Redditch Borough are currently contained in the Worcestershire Strategic Housing Market Assessment (2012) and the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2008). These assessments identify a minimum of 14 'yards' to be provided to meet the needs of travelling showpeople and 18 pitches for temporary stopping places to meet Redditch's need.</p> <p>The Borough Council will allocate site(s) to meet identified need through a Site Allocations DPD. Proposals for new sites will be required to demonstrate that they:</p> <ul style="list-style-type: none"> i. are located within a reasonable distance of existing facilities and transport networks with satisfactory access and highway arrangements; ii. where appropriate, are located on Previously Developed Land; 	<p>Provision will be made for new Gypsy, Traveller and Travelling Showpeople pitches, in line with an up-to-date assessment of permanent and transit accommodation needs in line with Government guidance. Requirements for Redditch Borough are currently contained in the Worcestershire Strategic Housing Market Assessment (2012) and the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2008). These assessments identify a minimum of 14 'yards' to be provided to meet the needs of travelling showpeople and 18 pitches for temporary stopping places to meet Redditch's need.</p> <p>The Borough Council will allocate site(s) to meet identified need through an <u>Site Allocations DPD Plan</u>. Proposals for new sites will be required to demonstrate that they:</p> <ul style="list-style-type: none"> i. are located within a reasonable distance of existing facilities and transport networks with satisfactory access and highway arrangements; ii. where appropriate, are located on Previously Developed Land; iii. are well screened and landscaped and will not 	<p>To remove references to out of date Gypsy and Traveller Assessments.</p> <p>Change to criterion iv. made to make explicit reference to Travelling Showpeople yards and to avoid potential conflict with national policy. #</p> <p>Reference to 'Allocations Plan' rather than Site Allocations DPD as that is title given in the recently published LDS.</p>

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	<p>iii. are well screened and landscaped and will not cause unacceptable harm to the character and appearance of the surrounding area;</p> <p>iv. will not result in unacceptable disturbance or loss of amenity to any neighbouring development; and</p> <p>v. have, or are capable of having, a satisfactory water supply, sewerage and refuse disposal facilities.</p> <p>Traveller sites (temporary or permanent) in the Green Belt are considered inappropriate development.</p>	<p>cause unacceptable harm to the character and appearance of the surrounding area;</p> <p>iv. will not result in unacceptable disturbance or loss of amenity to any neighbouring development, <u>specifically in relation to the transport movements associated with Travelling Showpeople yards;</u> and</p> <p>v. have, or are capable of having, a satisfactory water supply, sewerage and refuse disposal facilities.</p> <p>Traveller sites (temporary or permanent) in the Green Belt are considered inappropriate development.</p>	
P.32/33, Policy 7, Reasoned Justification	<p>There are currently 31 Travelling Showpeople plots in the Borough. The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) for The South Housing Market Area of the West Midlands Area (2008) was commissioned by the South Housing Market Area Partnership. The purpose of the assessment is to provide information on the accommodation needs of Gypsies and Travellers for sub-regional and District/Borough level planning policy to set the appropriate number, type and distribution of additional pitches to be provided. The GTAA is supplemented by the Strategic Housing Market Assessment (SHMA)</p>	<p>There are currently 31 Travelling Showpeople plots in the Borough. The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) for The South Housing Market Area of the West Midlands Area (2008) was commissioned by the South Housing Market Area Partnership. The purpose of the assessment is to provide information on the accommodation needs of Gypsies and Travellers for sub-regional and District/Borough level planning policy to set the appropriate number, type and distribution of additional pitches to be provided. The GTAA is supplemented by the Strategic Housing Market Assessment (SHMA) for Worcestershire (2012). The Assessment recommends that an</p>	<p>To remove references to out of date Gypsy and Traveller Assessments and insert references to an up to date assessment to inform site allocations.</p> <p>To confirm the timetable for the preparation and</p>

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	<p>for Worcestershire (2012). The Assessment recommends that an additional Showpeople site should be provided for which is a minimum of 14 'yards'. 'Yards' can be anything from 100ft x 100ft up to 150ft by 200ft (Gypsy and Traveller Accommodation Assessment for The South Housing Market Area, March 2008). The Assessment also recommends that a temporary stopping place of not less than 18 pitches should be provided.</p> <p>A review of the Gypsy and Traveller Accommodation Assessment for Worcestershire is being completed in 2013 and will inform a future Site Allocations DPD. This will provide the Borough Council with an up to date assessment of the need for sites and identify whether sites should be provided in cooperation with neighbouring authorities.</p> <p>'Planning policy for traveller sites' (CLG, March 2012) is the current national planning guidance regarding the provision of sites for Gypsies, Travellers and Travelling Showpeople. Sites will be allocated in accordance with national planning guidance. The criterion contained within this policy will be applied to site allocations as well as proposals for sites through planning applications.</p> <p>Development proposals should be informed by the Landscape Character Assessment completed</p>	<p>additional Showpeople site should be provided for which is a minimum of 14 'yards'. 'Yards' can be anything from 100ft x 100ft up to 150ft by 200ft (Gypsy and Traveller Accommodation Assessment for The South Housing Market Area, March 2008). The Assessment also recommends that a temporary stopping place of not less than 18 pitches should be provided. <u>'Planning policy for traveller sites' (CLG, March 2012) is the current national planning guidance regarding the provision of sites for Gypsies, Travellers and Travelling Showpeople. This guidance requires Local Planning Authorities to make an assessment of need for traveller sites for the purposes of planning.</u></p> <p>A review of the Gypsy and Traveller Accommodation Assessment for Worcestershire is being completed in 2014 2013 and will inform a future Site Allocations DPD. This will provide the Borough Council with an up to date assessment of the need for sites and identify whether sites should be provided in cooperation with neighbouring authorities.</p> <p>'Planning policy for traveller sites' (CLG, March 2012) is the current national planning guidance regarding the provision of sites for Gypsies, Travellers and Travelling Showpeople. Sites will be allocated in accordance with national planning guidance and based on need identified in an up to date Gypsy and Traveller Accommodation Assessment. Allocated sites will be identified in an</p>	<p>adoption of the Allocations Plan.</p>

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	<p>for Worcestershire which considers the areas of the Borough that are most sensitive to development. It also details mitigation measures for proposals with regard to surrounding landscape impact. Any proposals for future sites will be considered with this Assessment in mind. Proposals must also consider the requirements of Policy 2 Settlement Hierarchy and Policy 3 Development Strategy.</p>	<p><u>Allocations Plan which is due to be adopted in 2017 (refer to the current Local Development Scheme for details of the timetable).</u> The criterion contained within this policy will be applied to site allocations as well as proposals for sites through planning applications.</p> <p>Development proposals should be informed by the Landscape Character Assessment completed for Worcestershire which considers the areas of the Borough that are most sensitive to development. It also details mitigation measures for proposals with regard to surrounding landscape impact. Any proposals for future sites will be considered with this Assessment in mind. Proposals must also consider the requirements of Policy 2 Settlement Hierarchy and Policy 3 Development Strategy.</p>	
<p>P.34, Policy 8, Para 2</p>	<p>There will be a presumption against inappropriate development in the Green Belt in line with the National Planning Policy Framework (NPPF) except in very special circumstances. Some forms of development are not inappropriate development in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. Applications for development in the Green Belt will be determined in line with national planning guidance on Green Belts and other relevant policies within the development</p>	<p>There will be a presumption against inappropriate development in the Green Belt in line with the National Planning Policy Framework (NPPF) except in very special circumstances. Some forms of development are not inappropriate development in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. Applications for development in the Green Belt will be determined in line with national planning guidance on Green Belts and other relevant policies within the development plan.</p>	<p>Wording in paragraph deleted so that there is no ambiguity about the meaning of green belt policy. There is no need to repeat or attempt to rephrase Green Belt policy in the NPPF.</p>

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	plan.		
P.39, Policy 11, RJ para 2	A Green Infrastructure Strategy for the Borough will be completed which identifies and assesses the existing Green Infrastructure network and make recommendations on how the network can be enhanced and maintained and managed in the future.	A Green Infrastructure Strategy for the Borough <u>is being</u> will be completed which identifies and assesses the existing Green Infrastructure network and make recommendations on how the network can be enhanced and maintained and managed in the future.	First stage GI baseline audit has been completed
Creating and Sustaining a Green Environment			
P40, Policy 12, para 3	Local Green Spaces will be designated, where appropriate, in accordance with the provisions of the National Planning Policy Framework (NPPF). Once designated, Local Green Space will be managed in line with planning policy for Green Belts.	Local Green Spaces will be designated <u>by the Council through the Allocations Plan</u> , where appropriate, in accordance with the provisions of the National Planning Policy Framework (NPPF). Once designated, Local Green Space will be managed in line with planning policy for Green Belts.	To provide some clarity as to when Local Green Spaces can be designated by the Council through the Planning system.
P40 Policy 12, Reasoned Justification, para 5	The NPPF makes provision for local communities to designate Local Green Space through local and neighbourhood plans. Local Green Space will only be designated where it does not conflict with the Objectives of the Local Plan and in accordance with the NPPF. Once designated, Local Green Space will be subject to the same planning policy safeguards as land designated as Green Belt.	The NPPF makes provision for local communities to designate Local Green Space through local and neighbourhood plans. Local Green Space will only be designated where it does not conflict with the Objectives of the Local Plan and in accordance with the NPPF. Once designated, Local Green Space will be subject to the same planning policy safeguards as land designated as Green Belt. <u>The Allocations Plan will designate specific sites for Local Green Space where there is a justification for that allocation.</u>	Amended Reasoned Justification added related to the suggested policy change above.
P45, Policy 15, criterion ii	ii the energy efficiency of the development must be maximised through its siting and orientation, and through the adoption of energy conservation measures, including natural ventilation, heating, and lighting;	ii the energy efficiency of the development must be maximised through its siting and orientation, and through the adoption of energy conservation measures, including natural ventilation, heating, <u>street trees and lighting;</u>	From the Woodland Trust rep – They considered the policy should reflect para 96 of the NPPF

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Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
			in terms of minimising energy consumption, and take account of the role of street trees and woodland in combatting climate change
P47/48, Policy 16, Part B, para 1	The location of sites of national (Sites of Special Scientific Interest), regional (Local Wildlife Sites) and local (Local Nature Reserves) wildlife importance are shown on the Policies Map. New development or land use changes likely to have an adverse effect on such sites, directly or indirectly, will not be allowed unless there are no reasonable alternative means of meeting that development need and the reasons for development clearly outweigh the intrinsic nature conservation and/or geological value of the site or network of sites.	<p>The location of sites of national (Sites of Special Scientific Interest), regional (Local Wildlife Sites) and local (Local Nature Reserves) wildlife importance are shown on the Policies Map. <u>Applications for development should aim to conserve and enhance biodiversity by applying the principles of the NPPF. In determining applications affecting sites of wildlife importance, the Council will apply the hierarchy of designated sites and appropriate weight will be given to their importance and contribution to wider ecological networks.</u></p> <p><u>Due to the National importance of Sites of Special Scientific Interest (SSSI) proposals likely to have an adverse impact within or outside of a SSSI will not normally be permitted. An exception will only be made when it can be demonstrated that the benefits of the development clearly outweigh the impact on the site or network of sites.</u></p> <p>New development or land use changes likely to have an adverse effect on such sites, directly or indirectly, will not be allowed unless there are no reasonable</p>	To provide a distinction between SSSIs and other designated wildlife sites and to align these changes with the NPPF.

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Underline – new or amended text

Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
		alternative means of meeting that development need and the reasons for development clearly outweigh the intrinsic nature conservation and/or geological value of the site or network of sites.	
P49, Policy 16, Reasoned Justification, para 6	Within the Borough there are currently six sites of national wildlife importance designated as Sites of Special Scientific Interest (SSSI) which cover a range of different habitats. SSSIs are important for their wildlife, geological or physiological features and are legally protected under the Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way (CROW) Act 2000 and the Natural Environment and Rural Communities (NERC) Act 2006. Regional sites of wildlife importance in the Borough include Local Wildlife Sites (LWS – formerly known as Special Wildlife Sites) which have been identified by the Worcestershire Local Sites Partnership as being of substantive nature conservation value. Local Nature Reserves (LNR) are declared by Local Authorities under Section 21 of the National Parks and Access to the Countryside Act 1949, and amended by Schedule 11 of the Natural Environment and Rural Communities Act 2006. Any additional wildlife sites identified during this Plan period will also be protected by this policy.	Within the Borough there are currently six sites of national wildlife importance designated as Sites of Special Scientific Interest (SSSI) which cover a range of different habitats. SSSIs are important for their wildlife, geological or physiological features and are legally protected under the Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way (CROW) Act 2000 and the Natural Environment and Rural Communities (NERC) Act 2006. Regional sites of wildlife importance in the Borough include Local Wildlife Sites (LWS – formerly known as Special Wildlife Sites) which have been identified by the Worcestershire Local Sites Partnership as being of substantive nature conservation value. Local Nature Reserves (LNR) are declared by Local Authorities under Section 21 of the National Parks and Access to the Countryside Act 1949, and amended by Schedule 11 of the Natural Environment and Rural Communities Act 2006. Any additional wildlife sites identified during this Plan period will also be protected by this policy. <u>The principles of the NPPF to be applied in determining planning applications affecting sites of wildlife importance can be found in paragraph 118 of the NPPF.</u>	To provide distinction between SSSIs and other designated wildlife sites and to align these changes with the NPPF.

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Underline – new or amended text

Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
P.49, Policy 17, para 2	Any development sites that are located in areas that are subject to flood risk will need to demonstrate that there are no other reasonable locations for development in accordance with the 'Sequential Approach' and 'Exception Test' (where appropriate) as set out in the Technical Guidance to the National Planning Policy Framework and have regard to the Strategic Flood Risk Assessment (SFRA) for Redditch.	Any development sites that are located in areas that are subject to flood risk will need to demonstrate that there are no other reasonable locations for development in accordance with the ' <u>Sequential Approach Test</u> ' and 'Exception Test' (where appropriate) as set out in the Technical Guidance to the National Planning Policy Framework and have regard to the Strategic Flood Risk Assessment (SFRA) for Redditch.	Amendment made in line with EA rep
P.49, Policy 17, RJ para 1	If, once the Sequential Test has been applied, insufficient sites are identified the 'Exception Test' (as defined in the Technical Guidance to the National Planning Policy Framework) can be applied where necessary. This may, in certain circumstances, justify development taking place in Flood Zone 2 or Flood Zone 3.	If, once the Sequential Test has been applied, insufficient sites are identified the 'Exception Test' (as defined in the Technical Guidance to the National Planning Policy Framework) can be applied <u>where necessary</u> . This may, in certain circumstances, justify development taking place in Flood Zone 2 or Flood Zone 3.	Amendment made in line with EA rep
P.49, Policy 17, RJ para 2, bullet point 2	<ul style="list-style-type: none"> consider the risk of flooding arising from the development in addition to the risk of flooding to the development; 	<ul style="list-style-type: none"> consider the risk of flooding arising from the development in addition to the risk of flooding <u>from all sources</u> to the development; 	Amendment made in line with EA rep
P.49, Policy 17, RJ para 2, bullet point 6	<ul style="list-style-type: none"> consider the vulnerability of those that could occupy and use the development, taking account of the Sequential and Exception Tests and the vulnerability classification as per the Technical Guidance to the NPPF, including arrangements for 'safe development' including setting of appropriate Finished Floor Levels, with flood proofing techniques considered (where appropriate), and safe access; 	<ul style="list-style-type: none"> consider the vulnerability of those that could occupy and use the development, taking account of the Sequential and Exception Tests and the vulnerability classification as per the Technical Guidance to the NPPF, including arrangements for 'safe development' <u>having regard to the FRA requirements within the Level 2 Strategic Flood Risk Assessment (SFRA) for Redditch (2012)</u> including setting of appropriate Finished Floor Levels, with flood proofing techniques 	Amendment made in line with EA rep

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Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
		considered (where appropriate), and safe access;	
P.49, Policy 17, RJ para 2, bullet point 8	consider the effects of a range of flooding events including extreme events on people, property, the natural and historic environment and river and coastal processes;	<ul style="list-style-type: none"> consider the effects of a range of flooding events including extreme events on people, property, the natural and historic environment and river and coastal processes; 	Amendment made in line with EA rep
P.55, Policy 19, Reasoned Justification, para 8	The transport network must be maintained and managed in a way that preserves strategic routes, and supports business efficiency which is critical to Redditch's competitiveness. The Primary Route Network (PRN) is central to this and designates routes between major settlements and important destinations. Routes consist of motorways, trunk roads and other primary routes, however in Redditch the PRN is formed only of 'A' roads and is taken from the Worcestershire Local Transport Plan No.3 Network Management Plan – Figure 2.1) and consists of the A441, A4023 and the A448, and can also be identified on the Transport Map. New accesses onto the PRN will not be encouraged and should not inhibit the strategic function of these routes. Where development proposals impact upon the PRN, a transport assessment must be to ensure that the function of the network is maintained and appropriate financial contributions to improvements are made.	The transport network must be maintained and managed in a way that preserves strategic routes, and supports business efficiency which is critical to Redditch's competitiveness. <u>The Strategic Road Network (SRN) and Primary Route Network (PRN) are central to this by providing routes between major settlements and important destinations. Motorways and trunk roads make up the SRN including the M42 and M5 which lie outside the Borough; and other primary routes represent the PRN.</u> The Primary Route Network (PRN) is central to this and designates routes between major settlements and important destinations. Routes consist of motorways, trunk roads and other primary routes, however in In Redditch the PRN is formed only of 'A' roads and is taken from the Worcestershire Local Transport Plan No.3 Network Management Plan – Figure 2.1) and consists of the A441, A4023 and the A448, and can also be identified on the Transport Map. New accesses onto the PRN <u>and SRN</u> will not be encouraged and should not inhibit the strategic function of these routes. Where development proposals impact upon the PRN <u>and SRN</u> , a transport assessment and environmental impact	Suggested by the Highways Agency to give clarity and consistency with regard to the objectives for the main road network – and to clarify the use of planning conditions and planning obligations in securing any necessary mitigation. To also clarify that environmental impact assessment is not a pre-requisite where there are transport impacts on the PRN/SRN – this will be determined on a case by case basis.

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Underline – new or amended text

Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
		assessment must be undertaken and, where necessary, planning conditions and planning obligations, including financial contributions to securing highways improvements may be sought, to ensure that the function of the network is maintained and appropriate financial contributions to improvements are made.	
P.58, Policy 20, criteria i.	A Transport Assessment will be required where it is considered that development will have significant transport implications	A Transport Assessment will be required where it is considered that development will have significant transport implications. <u>The assessment of traffic impact should be undertaken in line with the policies in the Plan and other relevant transport policy and guidance.</u>	Suggested by the Highways Agency to reflect the requirement for TAs to also follow the approach advocated in NPPF and related guidance including Circular 02/13 and the DfT Guidance on Transport Assessment
P.58, Policy 20, criteria ii.	A Travel Plan will be required alongside certain developments	A Travel Plan will be required alongside <u>all certain</u> developments <u>which generate significant amounts of movement</u>	Suggested by the Highways Agency to ensure consistency with NPPF (para 36)
P.58, Policy 20, criteria vii.	The cumulative effects of development on transport infrastructure must be assessed and solutions sought in line with the policies in this Plan, with particular regard to the cumulative effects of the delivery of the Strategic Sites	The cumulative effects of development on transport infrastructure must be assessed and solutions sought in line with the policies in this Plan <u>and other relevant transport policy and guidance</u> , with particular regard to the cumulative effects of the delivery of the Strategic Sites	Suggested by the Highways Agency to ensure the approach to the assessment of cumulative impacts also reflects relevant guidance including

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Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
			Circular 02/13 and the DfT Guidance on Transport Assessment
P.58, Policy 20	N/A	<u>The Council will use mechanisms such as planning conditions and planning obligations, including financial contributions where necessary to secure the timely delivery of any necessary transport mitigation measures.</u>	New text suggested by the Highways Agency to provide policy support for the use of developer contributions to enable the delivery of requisite infrastructure, in line with the provisions of the IDP
P.58, Policy 20	N/A	<u>Development of transport infrastructure provision will be co-ordinated in line with the up to date Infrastructure Delivery Plan, which will be subject to regular review.</u>	New text suggested by the Highways Agency to demonstrate the link between the transport requirements in the Local Plan to the related IDP.
P.59 Policy 20, Reasoned Justification, para 3	A Travel Plan will be expected where proposals for development exceed the following thresholds	A Travel Plan will be expected where proposals <u>generate significant amounts of movement, including development which exceeds</u> for development exceed the following thresholds	Suggested by the Highways Agency to ensure consistency with NPPF (para 36)
P.59, Policy 20, RJ para 6	Transport evidence prepared in support of a planning application must be prepared to the satisfaction of the Borough Council and	Transport evidence prepared in support of a planning application must be prepared to the satisfaction of the Borough Council and	Requested by the HA as a statutory consultee and key

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Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
	Worcestershire County Council (WCC) Highways Department. Worcestershire County Council owns and maintains a range of transport models and information, which it makes available for use by developers to test the impacts of proposed developments on Worcestershire's transport networks.	Worcestershire County Council (WCC) Highways Department <u>and where appropriate the Highways Agency</u> . Worcestershire County Council owns and maintains a range of transport models and information, which it makes available for use by developers to test the impacts of proposed developments on Worcestershire's transport networks.	stakeholder in relation to highway impacts to assess whether development impacts are acceptable.
Creating a Borough where Businesses can Thrive			
P.63	The policies in this chapter will deliver the Objective: "To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels"	The policies in this chapter will deliver the Objectives: "To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites and employees with higher skills levels" <u>"To have demonstrated compliance with the "duty to cooperate" by providing for Redditch's growth across Local Authority boundaries"</u>	To clarify that Plan policies meet the Objectives
P.64, Policy 23, Para 1	Provision is made for the identification of around 55 hectares of land which are available for employment uses for the period up to 2030. Around 27.5 hectares will be accommodated within Redditch Borough and around 5.5 hectares will be accommodated within Bromsgrove District at Ravensbank. Within this provision, an allowance has been made to accommodate waste management facilities, within Redditch	Provision is made for the identification of around 55 hectares of land which are available for employment uses for the period up to 2030. Around 27.5 hectares will be accommodated within Redditch Borough and around 5.5 hectares will be accommodated within Bromsgrove District at <u>the north western section of the existing Ravensbank business park</u> . Within this provision, an allowance has been made to accommodate waste	Description of location of development opportunities in the vicinity of Ravensbank Business Park expanded for clarity.

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Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
	Borough, as identified in the Waste Core Strategy for Worcestershire (November 2012), see Policy 24 Development within Primarily Employment Areas.	management facilities, within Redditch Borough, as identified in the Waste Core Strategy for Worcestershire (November 2012), see Policy 24 Development within Primarily Employment Areas.	
P.64, Policy 23, Para 2	The Redditch Eastern Gateway has been identified as a key initiative for employment provision to meet Redditch related employment needs. Around 10 hectares will be accommodated in Bromsgrove District at the former Ravensbank ADR and a minimum of 12 hectares will be accommodated within Stratford-upon-Avon District at Gorcott and Winyates Green Triangle.	The Redditch Eastern Gateway has been identified as a key initiative for employment provision to meet Redditch related employment needs. Around 10 hectares will be accommodated in Bromsgrove District at the former Ravensbank ADR, <u>adjacent to the south eastern boundary of the existing Ravensbank business park</u> and a minimum of 12 <u>hectares further employment provision</u> will be accommodated within Stratford-upon-Avon District at Gorcott (<u>around 7 hectares</u>) and Winyates Green Triangle (<u>around 12 hectares</u>).	Following progress on the Eastern gateway Initiative, there was a need to be more specific with regard to provision levels within the specific areas which make up this site. ‘Gross’ has been removed from one site area for consistency. Description of location of development opportunities in the vicinity of Ravensbank Business Park expanded for clarity.
P.64, Policy 23, Para 3	The Redditch Eastern Gateway aims to provide a significant enhancement to the employment land supply through the creation of a high-profile and accessible employment scheme to take advantage of the demand of the M40/M42	The Redditch Eastern Gateway aims to provide a significant enhancement to the employment land supply through the creation of a high-profile and accessible employment scheme to take advantage of the demand of the M40/M42 corridor The site	Minor modification – changed accepted to clarify that this is not the intention of the policy

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Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
	<p>corridor. The site should develop as a high quality business park to support both existing businesses and to provide the opportunity to diversify the employment base of Redditch and the surrounding areas through attracting businesses that are not currently provided for within the existing supply of sites. Comprehensive development of the three areas that comprise this initiative should:</p>	<p>should develop as a high quality business park to support both existing businesses and to provide the opportunity to diversify the employment base of Redditch and the surrounding areas through attracting businesses that are not currently provided for within the existing supply of sites. Comprehensive development of the three areas that comprise this initiative should:</p>	
P.74, Policy 29, para 1	<p>In order to support the expansion of electronic communications networks, (including telecommunications and high speed broadband) all developments should make provision for the service infrastructure required at the design stage of any proposal. Infrastructure should be designed to ensure minimal disruption, should the need for maintenance, adaption or upgrades arise.</p>	<p>In order to support the expansion of electronic communications networks, (including telecommunications and high speed broadband) all developments should make provision for the service infrastructure required at the design stage of any proposal <u>suitable for occupiers of all development.</u> <u>For the provision of broadband, developers should work with a recognised network carrier to design a bespoke duct network, wherever practicable, for the development. Developers should also consider the inclusion of other forms of infrastructure, such as facilities necessary to support mobile broadband where possible and where it is viable to do so.</u></p> <p>All <u>service</u> linfrasturcture should be designed to ensure minimal disruption, should the need for maintenance, adaption or upgrades arise.</p>	<p>Requested by WCC to cover the provision of broadband infrastructure in more detail.</p>
Improving the vitality and viability of Redditch Town Centre and District Centres			
P.76	<p>The policies in this chapter will deliver the Objectives: “To enhance the visitor economy and Redditch’s</p>	<p>The policies in this chapter will deliver the Objectives: “To enhance the visitor economy and Redditch’s</p>	<p>Typo, missing text needs to align with Objective text</p>

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Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
	<p>cultural and leisure opportunities including Abbey Stadium”</p> <p>“Reduce crime and anti-social behaviour and the fear of crime through high quality design, with regeneration achieved at Matchborough, Winyates and Woodrow District Centres”</p> <p>“To improve the vitality and viability of Town and District Centres in the Borough by day and night”</p>	<p>cultural and leisure opportunities including Abbey Stadium”</p> <p>“Reduce crime and anti-social behaviour and the fear of crime through high quality design, with regeneration achieved at Matchborough, Winyates and Woodrow District Centres”</p> <p>“To improve the vitality and viability of Town and District Centres in the Borough by day and night <u>by promoting a vibrant mix if uses including residential</u>”</p>	
P.78, Policy 30, RJ para 3	The Council has identified specific roles for each of the centres and will use planning policies to maintain and, where necessary and appropriate having regard to national guidance, improve the shopping function and environment of these centres. Whilst in many instances this will serve to maintain their position within the retail hierarchy, it is recognised that the role, function and relative importance of centres may change over time in pursuit of this Objective.	The Council has identified specific roles for each of the centres and will use planning policies to maintain and, where necessary and appropriate having regard to national guidance, improve the shopping function and environment of these centres. Whilst in many instances this will serve to maintain their position within the retail hierarchy, it is recognised that the role, function and relative importance of centres may change over time in pursuit of this Objective-. <u>District Centres are the equivalent to the definition of ‘Local Centres’ in the NPPF by virtue of the types of facilities they provide.</u>	Additional wording to clarify definition of District Centres.
P.85, Policy 34, Introductory para	The District Centres in Redditch Borough were identified as a significant issue for the Plan to consider, particularly in relation to the District Centres at Church Hill, Matchborough, Winyates and Woodrow, because of their poor image, issues of anti-social behaviour and inappropriate design which is making them suffer.	The District Centres in Redditch Borough were identified as a significant issue for the Plan to consider, particularly in relation to the District Centres at Church Hill , Matchborough, Winyates and Woodrow, because of their poor image, issues of anti-social behaviour and inappropriate design which is making them suffer.	Church Hill District Centre has now received planning permission for redevelopment and work has commenced.

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Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
P.86, Policy 34, RJ para 1	The Council will look favourably on development proposals that will help revitalise and improve the shopping and community facilities of District Centres providing they are in keeping with their primarily retailing role and actively support the redevelopment of, Matchborough, Winyates and Woodrow District Centres and their status as Strategic Sites. In relation to the types of shopping facilities they provide, District Centres are the equivalent to the definition of 'Local Centres' in the NPPF.	The Council will look favourably on development proposals that will help revitalise and improve the shopping and community facilities of District Centres providing they are in keeping with their primarily retailing role and actively support the redevelopment of, Matchborough, Winyates and Woodrow District Centres and their status as Strategic Sites. In relation to the types of shopping facilities they provide, District Centres are the equivalent to the definition of 'Local Centres' in the NPPF.	District Centres provide a wider range of facilities than just retail.
Protecting and Enhancing Redditch's Historic Environment			
P.90, Policy 36, para 1	Designated heritage assets including listed buildings, structures and their settings; conservation areas; and scheduled ancient monuments, will be given the highest level of protection and should be conserved and enhanced. Non-designated nationally important archaeological remains and locally listed heritage assets, and their setting will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment.	Designated heritage assets including listed buildings, structures and their settings; conservation areas; and scheduled ancient monuments, will be given the highest level of protection and should be conserved and enhanced. Non-designated <u>heritage assets</u> , nationally important archaeological remains and locally listed heritage assets, and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment.	Requested by English Heritage to ensure that the policy covers all non-designated assets, as per the intention suggested in the reasoned justification.
Creating Safe and Attractive Places to Live and Work			
P.101, Policy 40, criterion iv	iv. include where appropriate, public art that is well designed, integrated within the overall design and layout of the development, located where it can be easily observed, improves public outdoor space and legibility and creates landmarks;	iv. include where appropriate, public art that is well designed, <u>takes into account the risk of crime, is</u> integrated within the overall design and layout of the development, located where it can be easily observed, improves public outdoor space and legibility and creates landmarks;	Changed in response to Community Safety Rep
P.101, Policy 40,	v. aid movement by ensuring all development	v. aid movement by ensuring all developments <u>areas</u>	Changed in

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Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
criterion v	areas benefit from accessibility, connectivity, permeability and legibility, particularly aiding sustainable modes of movement such as walking, cycling and access to public transport;	benefit from accessibility, connectivity, permeability and legibility, particularly aiding sustainable modes of movement such as walking, cycling and access to public transport;	response to Community Safety Rep
P.101, Policy 40, criterion vi	encourage community safety and ‘design out’ vulnerability to crime by incorporating the principles, concepts and physical security standards of the ‘Secured by Design’ award scheme;	encourage community safety and ‘design out’ vulnerability to crime by incorporating the principles, concepts and physical security standards of the ‘Secured by Design’ award scheme; <u>providing infrastructure for policing and emergency services; and considering the incorporation of fire safety measures;</u>	Amendment arisen via the Statement of Common Ground between RBC and West Mercia Police and Hereford & Worcester Fire and Rescue Service (OED/3)
P.102, Policy 40, RJ para 4	When correctly designed and sited, public art can also make a significant contribution to reducing crime and promoting community safety;	When correctly designed and sited, public art can also make a significant contribution to reducing crime and promoting community safety.;	Changed in response to Community Safety Rep
P.101, Policy 40, RJ para 4	N/A	<u>Risks of crime to public art can include theft, deliberate damage and arson. Designs will need to take these risks into account and mitigate against them.</u>	Changed in response to Community Safety Rep
P.102, Policy 40, Reasoned Justification, para 5	The ‘Secured by Design’ award scheme focuses on crime prevention at the design, layout and construction stages of homes and commercial premises and promotes the use of security standards (www.securedbydesign.com). Redditch Borough Council and North Worcestershire Community Safety Partnership will publicise and promote developments that achieve Secured by Design Standards. This	The ‘Secured by Design’ award scheme focuses on crime prevention at the design, layout and construction stages of homes and commercial premises and promotes the use of security standards (www.securedbydesign.com). Redditch Borough Council and North Worcestershire Community Safety Partnership will publicise and promote developments that achieve Secured by Design Standards. This scheme or any relevant	Amendment arisen via the Statement of Common Ground between RBC and West Mercia Police and Hereford & Worcester Fire and Rescue Service (OED/3)

Schedule of modifications - minor corrections and changes to the Borough of Redditch Local Plan No.4 – October 2014 (v2)

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Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
	scheme or any relevant scheme at the time should be adhered to in order to encourage community safety and ‘design out’ vulnerability to crime.	scheme at the time should be adhered to in order to encourage community safety and ‘design out’ vulnerability to crime. <u>New development can put additional pressure on the infrastructure of West Mercia Police and Hereford & Worcester Fire and Rescue Service. Proposals should make provision for this infrastructure as identified in the IDP to ensure that Redditch Borough is a safe and attractive place to live and work.</u>	
P.104, Policy 42, criterion iv	iv. they would not be an obstruction to surveillance cameras; and	iv. they would not impede natural surveillance, be an obstruction <u>security</u> to surveillance cameras; and	Changed in response to Community Safety Rep
Strategic Sites			
P.113, Policy 46, Introductory para	This strategic site is currently greenfield as has been previously designated as Green Belt in parts; however exceptional circumstances exist to allocate this site to meet development needs.	This strategic site is currently greenfield and as has been previously designated as Green Belt in parts; however exceptional circumstances exist to allocate this site to meet development needs.	
P.113, Policy 46, Para 1	A Strategic Site at Brockhill East is appropriate for a high quality mixed use development comprising around 1,000 dwellings, employment (8.45ha) and relevant community facilities and services including, a District Centre (including convenience retail store), a first school and a sustainable public transport network.	A Strategic Site at Brockhill East is appropriate for a high quality mixed use development comprising around 1,000 <u>1,025</u> dwellings, employment (8.45ha) and relevant community facilities and services including, a District Centre (including convenience retail store), a first school and a sustainable public transport network.	Typo correction
P.114, Policy 46, new criterion xv	N/A <i>Inclusion of new criterion has resulted in renumbering of existing criteria xv to xvii</i>	<u>xv. proposals should demonstrate that there is no adverse risk of pollution to controlled waters through the submission of an appropriate risk assessment and if necessary, a site investigation and mitigation scheme;</u>	Amendment made in line with EA rep
P.115, Policy 46,	N/A	<u>xviii drainage proposals for the site should include</u>	Amendment made in

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Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
new criterion xviii		<u>appropriate pollution prevention measures to avoid risks to controlled waters.</u>	line with EA rep
P.115, Policy 46, final sentence	All aspects of the Brockhill East Strategic Site delivery must be in accordance with other policies and proposals contained within this Local Plan.	All aspects of the Brockhill East Strategic Site delivery must be in accordance with other policies and proposals contained within this Local Plan.	For consistency with other Strategic Site policies
P.115, Policy 46, Reasoned Justification, para 2	An appropriate location should be determined in Brockhill East for a District Centre which is needed in north Redditch, in the Brockhill area. This District Centre should satisfy any convenience needs of the community. Where convenience retail is to be provided in the Brockhill area this will be subject to an impact assessment on surrounding District Centres to ensure there are no negative impacts.	An appropriate location should be determined in Brockhill East for a District Centre which is needed in north Redditch, in the Brockhill area. This District Centre should satisfy any convenience needs of the <u>local</u> community. <u>Where If proposals for convenience retail is-to be provided in the Brockhill area exceed the level of retail provision normally associated with a District Centre location (see Policy 30),</u> this will be subject to an impact assessment on surrounding District Centres to ensure there are no negative impacts.	Wording amended to clarify that an impact assessment will only be needed if any retail proposal exceeds the District Centre definition in Policy 30 - Town Centre and Retail Hierarchy
P.116, Policy 46, RJ new para 9	N/A	<u>The site is underlain by the Mercia Mudstone Group, which is classified as a secondary aquifer. Development proposals must demonstrate that there is no adverse pollution risk to the aquifer through the submission of an appropriate risk assessment and if necessary, a site investigation and mitigation scheme.</u>	Amendment made in line with EA rep
P.120, Policy 47, new criterion ix	N/A <i>Inclusion of new criterion has resulted in renumbering of existing criteria ix to xiii</i>	<u>ix proposals should demonstrate that there is no adverse risk of pollution to controlled waters through the submission of an appropriate risk assessment and if necessary, a site investigation and mitigation scheme;</u>	Amendment made in line with EA rep
P.120, Policy 47,	and	and	Amendment made in

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Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
new criterion xv	xiii incorporate any necessary infrastructure identified for the effective delivery of the site.	<u>xiv</u> incorporate any necessary infrastructure identified for the effective delivery of the site; <u>and xv drainage proposals for the site should include appropriate pollution prevention measures to avoid risks to controlled waters.</u>	line with EA rep
P.120, Policy 47, first para after final criteria	Land immediately south of the Alexandra Hospital is <u>not</u> included within the Strategic Site boundary and will be safeguarded for health related purposes, this should be considered when formulating proposals for the Strategic Site.	Land immediately south of the Alexandra Hospital is not included within the Strategic Site boundary and will be safeguarded for health related purposes, this should be considered when formulating proposals for the Strategic Site.	Amendment made following completion of NHS Trust Joint Service Review, which determined that this land was no longer needed for health related purposes
P.120, Policy 47, second para after final criteria	This Strategic Site is expected to be delivered 6-10-years following Local Plan adoption. The Borough Council will issue further strategic planning guidance in order to guide and accelerate the sustainable delivery of this Strategic Site.	This Strategic Site is expected to be delivered 6- <u>within 5</u> years following Local Plan adoption. The Borough Council will issue further strategic planning guidance in order to guide and accelerate the sustainable delivery of this Strategic Site.	Amendment made following completion of NHS Trust Joint Service Review, which determined that this land was no longer needed for health related purposes. Therefore availability for development is more likely earlier in the Plan period
P.120, Policy 47, RJ para 1	The NHS Trust has indicated that the land immediately south of the hospital (which is not within the Strategic Site boundary) must be safeguarded for future health related	The NHS Trust has indicated that the land immediately south of the hospital (which is not within the Strategic Site boundary) must be safeguarded for future health related development associated with	Amendment made following completion of NHS Trust Joint Service Review,

Schedule of modifications - minor corrections and changes to the Borough of Redditch Local Plan No.4 – October 2014 (v2)

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Underline – new or amended text

Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
	development associated with the hospital. This also aligns with Policy 44 Health Facilities which seeks to ensure this land is protected for health purposes.	the hospital. This also aligns with Policy 44 Health Facilities which seeks to ensure this land is protected for health purposes.	which determined that this land was no longer needed for health related purposes
P.122, Policy 47, RJ para 11	N/A	<u>The site is underlain by the Mercia Mudstone Group, which is classified as a secondary aquifer. Development proposals must demonstrate that there is no adverse pollution risk to the aquifer through the submission of an appropriate risk assessment and if necessary, a site investigation and mitigation scheme.</u>	Amendment made in line with EA rep
P.125, Policy 48, new criterion xi	N/A <i>Inclusion of new criterion has resulted in renumbering of existing criteria x to xviii</i>	<u>xi development proposals should address contamination associated with any previous uses on the site, including the disused sewage works, through the submission of an appropriate risk assessment and if necessary, a site investigation and mitigation scheme;</u>	Amendment made in line with EA rep
P.128, Policy 48, RJ para 8	N/A	<u>Development of this site provides an opportunity to address the remediation of any potential contamination as a result of the former sewage works located within the site boundary.</u>	Amendment made in line with EA rep
P.132, Policy 49, RJ para 1	Development Type - This Strategic Site is capable of accommodating around 220 dwellings at a minimum density of between 30-50 dwellings per hectare.	Development Type - This Strategic Site is capable of accommodating around 220 <u>180</u> dwellings at a minimum density of between 30-50 dwellings per hectare.	Typo correction
Appendix 1: Policy RCBD1 Redditch Cross Boundary Development			
RCBD1.2	Two sustainable mixed use urban extensions (Foxyidate and Brockhill) are proposed adjacent to the west and north of Redditch Town which will	Two sustainable mixed use urban extensions (Foxyidate <u>Foxylydiate</u> and Brockhill) are proposed adjacent to the west and north of Redditch Town	Correction

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Underline – new or amended text

Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
	<p>deliver two new sustainable communities. The two development sites, as shown on Page 44, will provide a minimum of 3400 dwellings and comprehensive provision of associated new infrastructure to meet some of Redditch's housing requirements up to 2030. These sites are currently designated as Green Belt; however exceptional circumstances exist to allocate these sites to meet development needs. These developments will create balanced communities that fully integrate into the existing residential areas of Redditch, addressing the social, economic and environmental elements of sustainable development, whilst being sympathetic to the surrounding rural areas of Bromsgrove.</p>	<p>which will deliver two new sustainable communities. The two development sites, as shown on Page 44, will provide a minimum of 3400 dwellings and comprehensive provision of associated new infrastructure to meet some of Redditch's housing requirements up to 2030. These sites are currently designated as Green Belt; however exceptional circumstances exist to allocate these sites to meet development needs. These developments will create balanced communities that fully integrate into the existing residential areas of Redditch, addressing the social, economic and environmental elements of sustainable development, whilst being sympathetic to the surrounding rural areas of Bromsgrove.</p>	
RCBD1.3	<p>Site 1 Foxlydiate is located to the north western side of Redditch within the Parish of Bentley Paucefoot and will provide opportunities to improve facilities and services in the wider Webheath area. It also offers the opportunity to extend existing bus services and through the provision of facilities within development has the potential to reduce the need to travel.</p>	<p>Site 1 Foxlydiate is located to the north western side of Redditch within the Parish of Bentley Paucefoot and will provide opportunities to improve facilities and services in the wider Webheath area. It also offers the opportunity to extend existing bus services and through the provision of facilities within development has the potential to reduce the need to travel. <u>The site has a sensitive hydrogeological setting and the aquifer below the site is overabstracted. There are Source Protection Zones¹ 1, 2 and 3 located on the site and the historic landfill¹ presents a potential source of contamination. Development and surface water drainage will need</u></p>	<p>Greater detail in relation to ground water</p>

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 Underline – new or amended text

Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
		<p><u>to be carefully located and designed to avoid pollution risks to controlled waters and maximise recharge to the underlying aquifer. For example, to achieve the water quality objective of the WFD, SuDS on the site may need to provide multiple levels of treatment to avoid pollution risks. To address the quantitative issues with the groundwater body SuDS should be designed so to maximise recharge to the aquifer.</u></p> <p>¹ Map of the extent of the Source Protection Zones and location of the historic landfill is available at: http://maps.environment-agency.gov.uk ²Map of the site geology is available at: http://mapapps.bgs.ac.uk/geologyofbritain/home.html</p>	
RCBD1.5.1-RCBD1.5.2	<p>Consultation Feedback RCBD1.5.1 A wide range of consultation responses were received in relation to the policy and in particular the choice of site allocations. Across all of the sites a range of issues were raised including traffic congestion, lack of infrastructure, loss of greenfield/Green Belt land, impact on biodiversity and pollution. However, it is considered that many of the matters can be addressed through the implementation of this policy, for example the policy seeks to retain important biodiversity features and implement a strategy to manage traffic. Some infrastructure requirements will be provided as part of any new</p>	<p>Consultation Feedback RCBD1.5.1 A wide range of consultation responses were received in relation to the policy and in particular the choice of site allocations. Across all of the sites a range of issues were raised including traffic congestion, lack of infrastructure, loss of greenfield/Green Belt land, impact on biodiversity and pollution. However, it is considered that many of the matters can be addressed through the implementation of this policy, for example the policy seeks to retain important biodiversity features and implement a strategy to manage traffic. Some infrastructure requirements will be provided as part of any new development and where appropriate</p>	Text not required in final version of the Plan

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Underline – new or amended text

Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
	<p>development and where appropriate planning contributions will be sought to deliver new and improved infrastructure. It is acknowledged that development will result in the loss of greenfield and Green Belt land, however there is a lack of suitable brownfield alternatives and there is a high level of unmet housing need in the Borough.</p> <p>Sustainability Appraisal</p> <p>RCBD1.5.2 The policy performs well against a number of SA objectives for several reasons including the delivery of affordable housing, job creation and access to facilities and services. The policy performs less favourably against some of the environmental objectives due to the loss of greenfield and Green Belt land. However, given the lack of brownfield alternatives available this is inevitable. The recommendation for mitigation is the creation of a detailed Masterplan that addresses a full range of issues including biodiversity and green infrastructure.</p>	<p>planning contributions will be sought to deliver new and improved infrastructure. It is acknowledged that development will result in the loss of greenfield and Green Belt land, however there is a lack of suitable brownfield alternatives and there is a high level of unmet housing need in the Borough.</p> <p>Sustainability Appraisal</p> <p>RCBD1.5.2 The policy performs well against a number of SA objectives for several reasons including the delivery of affordable housing, job creation and access to facilities and services. The policy performs less favourably against some of the environmental objectives due to the loss of greenfield and Green Belt land. However, given the lack of brownfield alternatives available this is inevitable. The recommendation for mitigation is the creation of a detailed Masterplan that addresses a full range of issues including biodiversity and green infrastructure.</p>	
RCBD1.1	RCBD1.1 Policy Redditch Cross Boundary Development	RCBD1.1 Policy Redditch Cross Boundary Development	Correction
RCBD1.6	Two mixed use urban extensions are proposed (as shown on Map 10 RCBD1 page 44) across two sites adjacent to Redditch and are appropriate to deliver a minimum of 3400 dwellings and comprehensive provision of associated new infrastructure to meet some of Redditch's	Two mixed use urban extensions are proposed (as shown on Map 10 RCBD1 page 44) across two sites adjacent to Redditch and are appropriate to deliver a <u>minimum of approximately</u> 3400 dwellings and comprehensive provision of associated new infrastructure to meet some of Redditch's housing requirements up to 2030.	To address inconsistency with Redditch Local Plan No.4

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Underline – new or amended text

Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
	housing requirements up to 2030.		
RCBD1.7	Site 1 Foxlydiat e will include a minimum of 2800 dwellings, a first school and a Local Centre, including associated community infrastructure.	Site 1 Foxlydiat e will include a minimum of <u>approximately 2800</u> dwellings, a first school and a Local Centre, including associated community infrastructure.	To address inconsistency with Redditch Local Plan No.4
RCBD1.8	Site 2 Brockhill will contain a minimum of 600 dwellings which will integrate with the Strategic Site at Brockhill East, as shown in the Redditch Local Plan No.4 and should integrate well into the existing urban fabric of Redditch.	Site 2 Brockhill will contain a minimum of <u>approximately 600</u> dwellings which will integrate with the Strategic Site at Brockhill East, as shown in the Redditch Local Plan No.4 and should integrate well into the existing urban fabric of Redditch.	To address inconsistency with Redditch Local Plan No.4
RCBD1.9	<p>VI. Flood risk from the Spring Brook on Site 1 Foxlydiat e and the Red Ditch on Site 2 Brockhill East should be managed through measures that work with natural processes to improve the local water environment. Surface water runoff must be managed to prevent flooding on, around and downstream of the both sites through the use of Sustainable Drainage Systems (SuDS). A supporting risk assessment will be provided as SuDS techniques may be limited due to Source Protection Zones within Site 1 Foxlydiat e.</p> <p>VII. Proposals for development will need to ensure that sufficient capacity of the sewerage systems for both wastewater collection and treatment is provided through engagement with Severn Trent Water Ltd and the Environment Agency and delivered at the appropriate stage.</p>	<p>VI. Flood risk from the Spring Brook on Site 1 Foxlydiat e and the Red Ditch on Site 2 Brockhill East should be managed through measures that work with natural processes to improve the local water environment. <u>Any necessary measures to mitigate flood risk are to be implemented and flood modelling will be required, which must be outlined in a site specific Flood Risk Assessment. Surface water runoff must be managed to prevent flooding on, around and downstream of both sites through the use of Sustainable Drainage Systems (SuDS).</u> Surface water runoff must be managed to prevent flooding on, around and downstream of the both sites through the use of Sustainable Drainage Systems (SuDS). A supporting risk assessment will be provided as SuDS techniques may be limited due to Source Protection Zones within Site 1 Foxlydiat e.</p> <p>VII. <u>SuDS proposals on Site 1 must provide an</u></p>	Provide further detail in relation to ground water quality and SuDS.

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Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
	<p>VIII. All development must be of a high quality design and locally distinctive to its surrounding rural and urban character; contribute to the areas' identity and create a coherent sense of place; and respect and enhance the setting of any heritage asset. There should be a continuous network of streets and spaces, including the provision of public open spaces, creating a permeable layout with well-defined streets.</p> <p>IX. In preparing development proposals, provision should be made for any necessary infrastructure for the effective delivery of the site.</p> <p>X. Any proposals for development on either site must not individually or cumulatively jeopardise the future use of any other part of the site (s) or impede the delivery of the two sustainable communities.</p>	<p><u>appropriate level of treatment to avoid pollution risks to controlled waters, and be designed to achieve the greenfield rate of run-off, maximise recharge to the underlying aquifer and support water levels in the Bow Brook. In accordance with the objectives of the Water Framework Directive, development should ideally contribute towards the improvement of, but as a minimum not have a deteriorative effect on, the water bodies associated with the site.</u></p> <p>VIII. <u>An appropriate assessment of the pollution risks to controlled waters on Site 1 Foxlydiate will be produced taking account of any previous contaminative uses on the site including the historic landfill, and the risks associated with the proposed uses</u></p> <p>VII. <u>IX.</u> Proposals for development will need to ensure that sufficient capacity of the sewerage systems for both wastewater collection and treatment is provided through engagement with Severn Trent Water Ltd and the Environment Agency and delivered at the appropriate stage.</p> <p>VIII. <u>X.</u> All development must be of a high quality design and locally distinctive to its surrounding rural and urban character; contribute to the areas' identity and create a coherent sense of place; and respect and enhance the setting of any heritage asset. There should be a continuous network of streets and spaces, including the provision of public open</p>	

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Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
		<p>spaces, creating a permeable layout with well-defined streets.</p> <p>IX. <u>XI.</u> In preparing development proposals, provision should be made for any necessary infrastructure for the effective delivery of the site.</p> <p>X. <u>XII.</u> Any proposals for development on either site must not individually or cumulatively jeopardise the future use of any other part of the site (s) or impede the delivery of the two sustainable communities.</p>	
Appendix 2: Schedule of Housing Site			
Appendix 2	Delete Appendix 2 See p.39 of this document for details	Replace with updated Appendix 2 as per figures in CDR 18.22 (Housing Commitments 2014) See p.42 of this document for details	<p>Figures have been altered for a variety of reasons:</p> <p>Annual monitoring update</p> <p>Site area amended to reflect SHLAA</p> <p>Site area aligned to GIS area calculations</p> <p>Site area amended to reflect area covered by planning application boundary</p>

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Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
			Site area altered to reflect removal of part of the site from development Site area amended to take further account of landscape considerations and impact on the settlement of Mappleborough Green Calculation error Typo error
Appendix 3: Schedule of Employment Sites			
Table i, IN20	1.32	4.32 <u>1.21</u>	Site area aligned to GIS area calculations
Table i, IN58	1.10	4.10 <u>1.04</u>	Site area aligned to GIS area calculations
Table i, IN82	7.78	7.78 <u>4.21</u>	Site area amended to take further account of landscape considerations and impact on the

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Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
			settlement of Mappleborough Green
Table i, IN84	0.19	0.19 <u>0.22</u>	Site area aligned to GIS area calculations
Table i, Sub Total	26.70 Ha	26.70 <u>22.99</u> Ha	Recalculation based on changes above
Table ii	Winyates Green Triangle (SoADC) 4.50	Winyates Green Triangle (SoADC) (gross) <u>12.00</u> 4.50	Amendment made in line with Policy 23 changes
Table ii, Sub Total	Sub Total 27.29 Ha	Sub Total (gross) 27.29 <u>34.79</u> Ha	Amendment made in line with Policy 23 changes
Table iii, Total	55.711 Ha	55.711 <u>59.501</u> Ha	Recalculation of altered sub totals above
Appendix 4: Infrastructure Implications of Local Plan No.4 Policies			
Policy 12, Existing provision	288 formally designated open spaces within the Borough.	288 <u>300</u> formally designated open spaces within the Borough.	Altered in line with amendments to losses and gains of open space
Policy 40 (Delivery Partners)	Redditch Borough Council All developers West Midlands Police	Redditch Borough Council All developers West Midlands <u>Mercia</u> Police	Common Ground between RBC and West Mercia Police and Hereford & Worcester Fire and Rescue Service (OED/3)
Policy 41 (Delivery Partners)	Redditch Borough Council	Redditch Borough Council	Common Ground between RBC and

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Underline – new or amended text

Policy/ paragraph/ table/ map reference in Proposed Submission version of BORLP4	Existing wording	Proposed wording/ correction	Reason for change
	All developers West Midlands Police	All developers West Midlands <u>Mercia</u> Police	West Mercia Police and Hereford & Worcester Fire and Rescue Service (OED/3)
Appendix 5: Local Plan No.3 Saved Policies that will be replaced by Local Plan No.4			
B(BE).13	Policy 40 High Quality and Safer Communities	Policy 40 High Quality <u>Design</u> and Safer Communities	Typo
B(BE).14	Policy 40 High Quality and Safer Communities	Policy 40 High Quality <u>Design</u> and Safer Communities	Typo
B(BE).20	Policy 40 High Quality and Safer Communities	Policy 40 High Quality <u>Design</u> and Safer Communities	Typo
B(RA).2	Policy 10 Agricultural Workers Dwellings and Policy 9 Open Countryside	Policy 10 Agricultural <u>Rural</u> Workers Dwellings and Policy 9 Open Countryside	Change made as suggested by South Worcestershire Councils to align with NPPF terminology

Appendix 2 - Proposed Submission version (to be deleted)

i. ~~Sites allocated for housing development in the Borough of Redditch in order to meet the Strategic Housing Target for the period 2011-2030~~

No.	Site Name	Capacity for completions on or after 1.4.2011	Completions 1.4.2011-31.3.2013	Brownfield/ Greenfield	Area (Ha)
124	Brush Factory, Evesham Road	6	0	B	0.09
135	RO 144—162 Easemore Road	19	0	B	0.42
143	Adj. Castleditch Lane/ Pheasant Lane	16	0	G	0.52
147	Windsor Road Gas Works	37	37	B	5.68
153	Prospect Hill	71	0	B	1.43
155	Former Claybrook First School	35	0	B	0.74
156	Land at Millfields and the Fire Station	35	0	B+G	1.36
157	Former Ipsley School playing field	41	0	G	0.93
158	South of scout hut, Oakenshaw Road	41	0	G	1.02
200	Land at Wirehill Drive	12	0	G	0.47
201	The Hills, Tanhouse Lane	14	14	B	0.57
202	Dorothy Terry House	42	0	B	0.41
203	Former Dingleside Middle School	180	0	B/G	3.95
204	Former Marlfield Farm First School	79	41	B/G	1.41
205	Mayfields Works, The Mayfields	23	0	B	0.19
206	Church Hill District Centre	51	0	B	2.25
207	Matchborough District Centre	17	0	B	0.92
208	Widney House, Bromsgrove Road	40	0	B+G	2.24
209	Loxley Close	10	0	B	0.31
210	RO Alexandra Hospital	145	0	G	7.74
211	A435 (former ADR)	255	0	G	10.25
212	Brockhill East	1025	38	G	23.40

213	Webheath	600	0	G	47.71
215	Birchfield Road	28	0	G	0.86
216	Former Hewell Road swimming baths	14	0	B	0.56
217	Sandycroft, West Avenue	9	0	B	0.35
218	RO Windsor Road Gas Works	42	0	B	0.19
219	Studley Road/ Green Lane	12	0	G	0.39
220	Park House, Town Centre	14	0	B	0.10
	Total	2913 dwellings	130 dwellings		

~~Small Site Completions 1.4.2011 – 31.3.2013~~

Completions between 1.4.2011 and 31.3.2013 on sites where capacity at 1.4.2011 was less than 10 dwellings-

~~Small Site Completions 1.4.2011 - 31.3.2013 = 63 dwellings~~

~~Small Site Commitments at 1.4.2013~~

These are small sites (less than 10 dwellings) with planning permission outstanding at 1.4.2013 and SHLAA sites (less than 10 dwellings)

~~Small Site Commitments at 1.4.2013 = 69 dwellings~~

Borough of Redditch Commitments to Meet the Strategic Housing Requirement At 1.4.2013

Large Site Completions	=	130
Large Site Commitments	=	2783
Small Site Completions	=	63
Small Site Commitments	=	69
TOTAL	=	3045 dwellings

Outstanding Strategic Housing Target at 1.4.2013

6400	minus	3045	=	3355
dwelling target		commitments		below strategic target

(i) ~~Additional land beyond the Borough of Redditch in order to meet the Strategic Housing Target for the period 2011-2030. (Land within Bromsgrove District)~~

Site No.	Site Name/ Address	B/G*	Capacity on or after 1.4.2011	Completions up to 31.3.2013 (Ha)
1	Land at Foxlydiate	G	2800	0
2	Land at Brockhill East	G	600	0
	Sub Total		3400	0

* ~~Brownfield/Greenfield~~

Appendix 2 - Modification version (to be inserted)

i. Sites allocated for housing development in the Borough of Redditch in order to meet the Strategic Housing Target for the period 2011-2030

No.	Site Name	Capacity for completions on or after 1.4.2011	Completions 1.4.2011 - 31.3.2014	Brownfield/ Greenfield	Area (Ha)
124	<u>Brush Factory, Evesham Road</u>	<u>6</u>	<u>6</u>	<u>B</u>	<u>0.09</u>
143	<u>Adj. Castleditch Lane/ Pheasant Lane</u>	<u>16</u>	<u>0</u>	<u>G</u>	<u>0.52</u>
147	<u>Windsor Road Gas Works</u>	<u>37</u>	<u>37</u>	<u>B</u>	<u>5.68</u>
153	<u>Prospect Hill</u>	<u>71</u>	<u>0</u>	<u>B</u>	<u>1.40</u>
155	<u>Former Claybrook First School</u>	<u>36</u>	<u>0</u>	<u>B</u>	<u>1.31</u>
156	<u>Land at Millfields and the Fire Station</u>	<u>30</u>	<u>0</u>	<u>B+G</u>	<u>1.02</u>
157	<u>Former Ipsley School playing field</u>	<u>41</u>	<u>5</u>	<u>G</u>	<u>0.93</u>
158	<u>South of scout hut, Oakenshaw Road</u>	<u>46</u>	<u>0</u>	<u>G</u>	<u>1.02</u>
201	<u>The Hills, Tanhouse Lane</u>	<u>14</u>	<u>14</u>	<u>B</u>	<u>0.57</u>
202	<u>Dorothy Terry House</u>	<u>41</u>	<u>18</u>	<u>B</u>	<u>0.41</u>
203	<u>Former Dingleside Middle School</u>	<u>180</u>	<u>4</u>	<u>B/G</u>	<u>7.27</u>
204	<u>Former Marlfield Farm First School</u>	<u>79</u>	<u>79</u>	<u>B/G</u>	<u>1.41</u>
205	<u>Mayfields Works, The Mayfields</u>	<u>23</u>	<u>0</u>	<u>B</u>	<u>0.19</u>
206	<u>Church Hill District Centre</u>	<u>51</u>	<u>0</u>	<u>B</u>	<u>1.23</u>
207	<u>Matchborough District Centre</u>	<u>17</u>	<u>0</u>	<u>B</u>	<u>0.92</u>
208	<u>Widney House, Bromsgrove Road</u>	<u>40</u>	<u>0</u>	<u>B+G</u>	<u>1.56</u>
209	<u>Loxley Close</u>	<u>10</u>	<u>0</u>	<u>B</u>	<u>0.31</u>
210	<u>RO Alexandra Hospital</u>	<u>145</u>	<u>0</u>	<u>G</u>	<u>7.74</u>
211	<u>A435 (former ADR)</u>	<u>205</u>	<u>0</u>	<u>G</u>	<u>10.74</u>
212	<u>Brockhill East</u>	<u>1025</u>	<u>116</u>	<u>G</u>	<u>60.13</u>
213	<u>Webheath</u>	<u>600</u>	<u>0</u>	<u>G</u>	<u>47.71</u>
215	<u>Birchfield Road</u>	<u>29</u>	<u>0</u>	<u>G</u>	<u>0.86</u>

216	Former Hewell Road swimming baths	13	0	B	0.56
218	RO Windsor Road Gas Works	39	0	B	0.91
219	Studley Road/ Green Lane	12	0	G	0.39
220	Park House, Town Centre	14	0	B	0.10
	Former ambulance station, Cedar Park Road	10	0	B	0.23
	Jolly Farmer PH, Woodrow Drive	14	0	B	0.43
	Former Youth House, Ipsley Street	10	0	B	0.14
	Former Law Society building, Ipsley	39	1	B	
	St Stephen's House, Prospect Hill	54	0	B	
	1-3 Plymouth Road	59	0	G	
	Total	3006 dwellings	280 dwellings		

Small Site Completions 1.4.2011 – 31.3.2014 = 81 dwellings

Completions between 1.4.2011 and 31.3.2014 on sites where capacity at 1.4.2011 was less than 10 dwellings.

Small Site Commitments at 1.4.2014 = 70 dwellings

These are small sites (less than 10 dwellings) with planning permission outstanding at 1.4.2014 and SHLAA sites (less than 10 dwellings)

Small SHLAA Site Commitments at 1.4.2014 = 38 dwellings

SHLAA sites for between five and nine dwellings identified at 1.4.2014

Small Site to be delivered through the Prior Notification Initiative at 1.4.2014 = 15 dwellings

Sites identified for change of use for up to nine dwellings at 1.4.2014

Small Site Windfall Allowance at 1.4.2014 = 143 dwellings

This is an estimate of small sites (less than five dwellings) which may come forward on brownfield land during this Plan period.

Borough of Redditch Commitments to Meet the Strategic Housing Requirement At 1.4.2014

Large Site Completions	=	280
Large Site Commitments	=	2726
Small Site Completions	=	81
Small Site Commitments	=	70
Small SHLAA Commitments	=	38
Small Prior Notification sites	=	15
Small Site Windfall Allowance	=	143
TOTAL	=	3353 dwellings

Outstanding Strategic Housing Target at 1.4.2014

$$\begin{array}{rclcl} \underline{6400} & \text{minus} & \underline{3353} & = & \underline{3047} \\ \text{dwelling target} & & \text{commitments} & & \text{below strategic target} \end{array}$$

(ii) Additional land beyond the Borough of Redditch in order to meet the Strategic Housing Target for the period 2011-2030. (Land within Bromsgrove District)

<u>Site No.</u>	<u>Site Name/ Address</u>	<u>B/G*</u>	<u>Capacity on or after 1.4.2011</u>	<u>Completions up to 31.3.2014 (Ha)</u>
1	Land at Foxlydiate	G	2800	0
2	Land at Brockhill East	G	600	0
	<u>Sub Total</u>		<u>3400</u>	<u>0</u>

* Brownfield/Greenfield

The Borough of Redditch Local Plan No.4 Policies Map is a detailed map showing all proposed land use based policy designations.

This section of the Addendum document describes the proposed changes to the Borough of Redditch Local Plan No.4 Proposed Submission Policies Map (CDR 2.1). An extract from the Proposed Submission Policies Map has been presented alongside the proposed changes, which formed the Borough of Redditch Local Plan No.4 Submission version of the Policies Map (CDR 1.4).

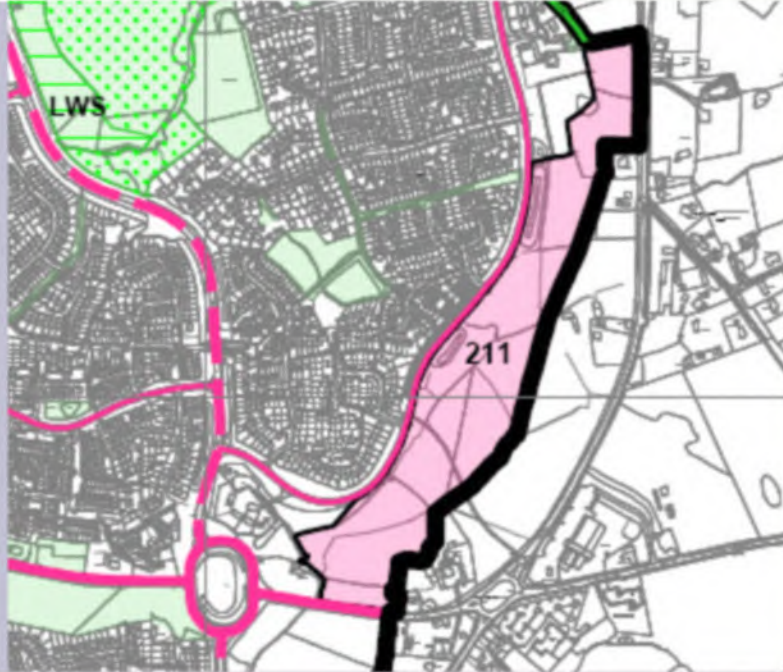
It is important that the changes are read alongside the Borough of Redditch Local Plan No.4 Submission document and Policies Map.

Policies Map change no. 1

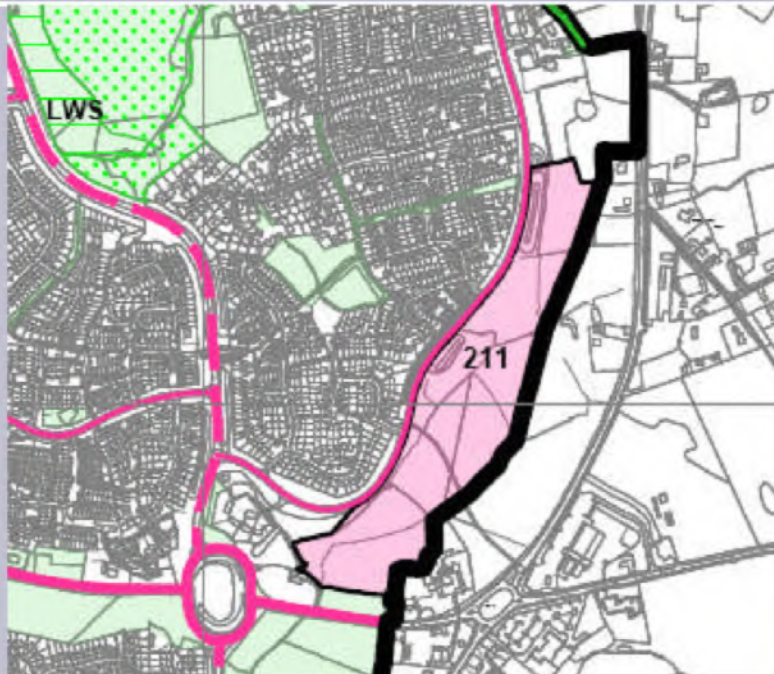
A435 (Site No. 211) 1 of 3

Description of Change: Site formerly identified as A435 Area of Development Restrain (ADR) in Local Plan No.3. Identified as a Strategic Site capable of delivery of housing.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)

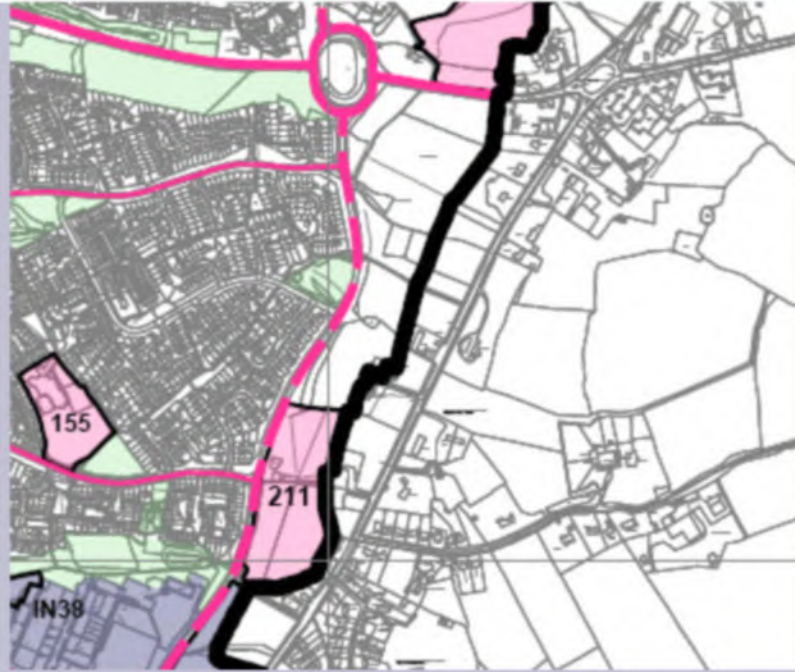


Policies Map change no. 2

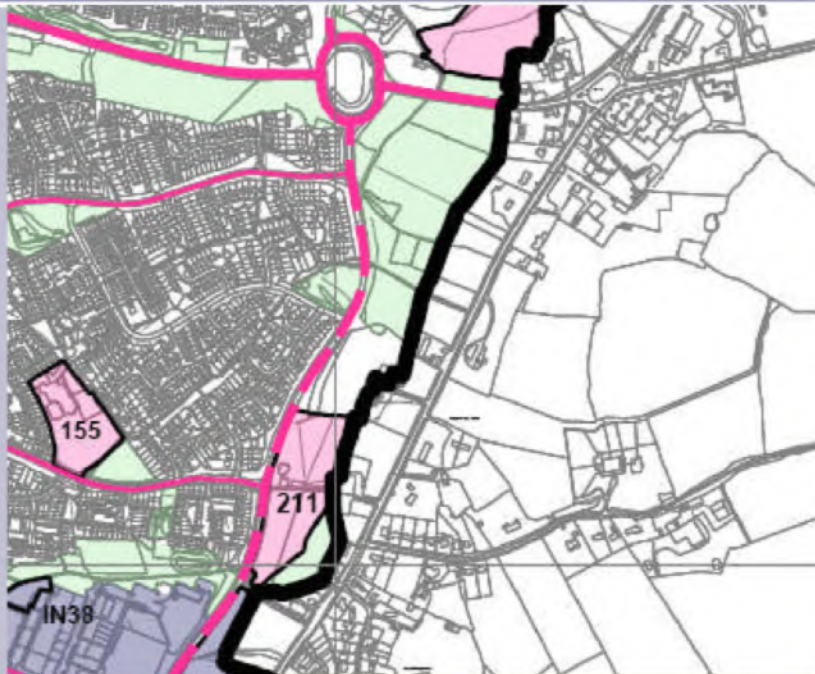
A435 (Site No. 211) 2 of 3

Description of Change: Site formerly identified as A435 Area of Development Restrain (ADR) in Local Plan No.3. Identified as a Strategic Site capable of delivery of housing.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)

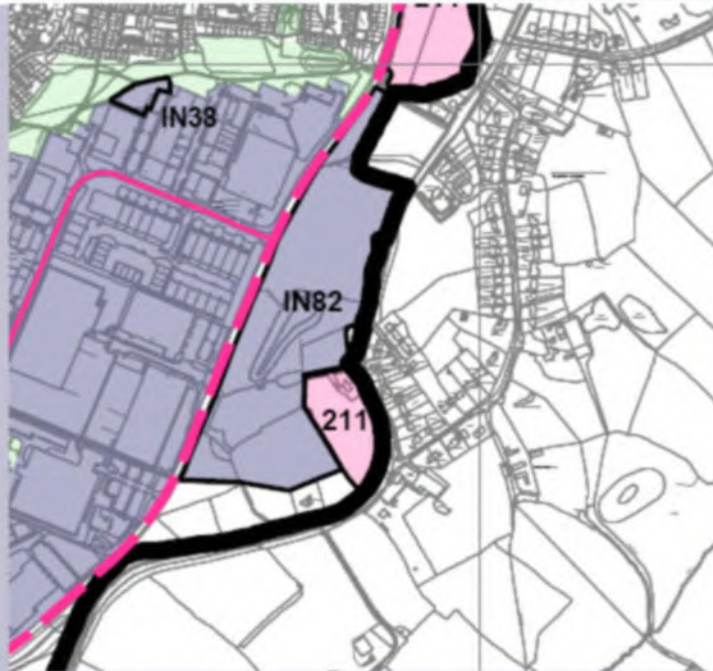


Policies Map change no. 3

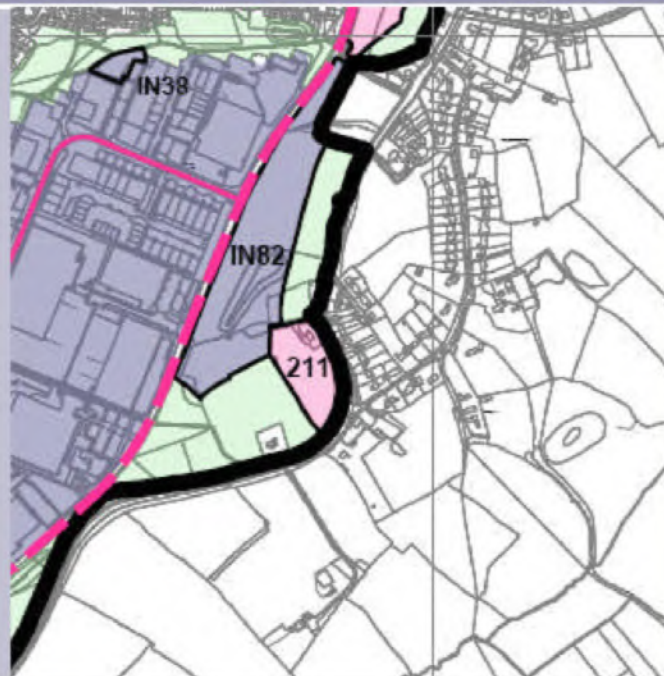
A435 (Site No. 211 & IN82) 3 of 3

Description of Change: Site formerly identified as A435 Area of Development Restrain (ADR) in Local Plan No.3. Identified as a Strategic Site capable of delivery of housing and employment.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)

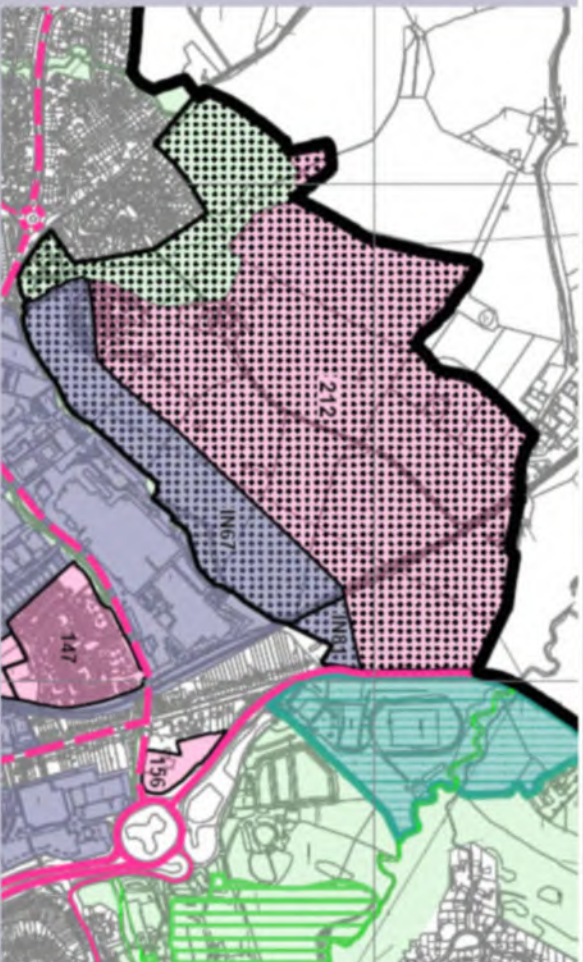


Policies Map change no. 4

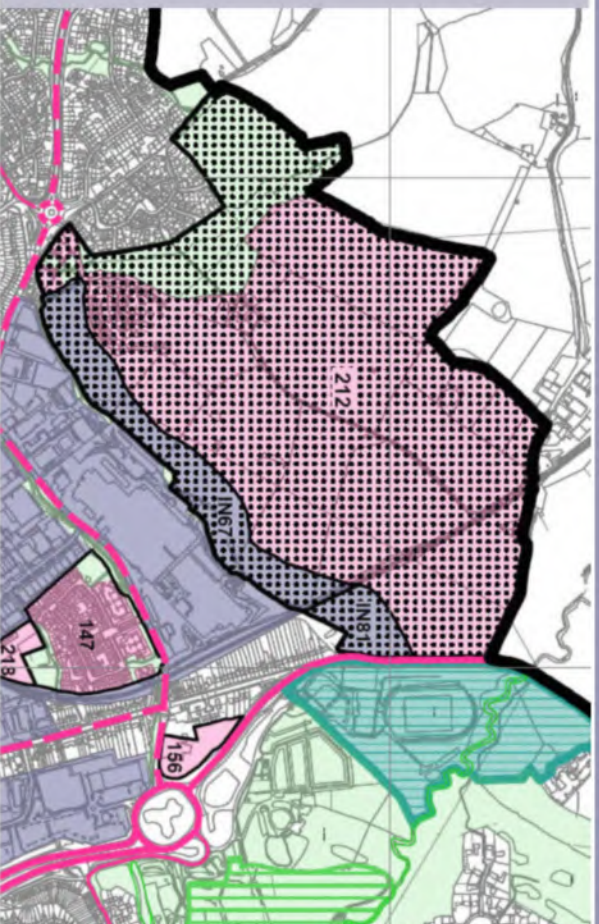
Brockhill East (Site No. 212 and IN67)

Description of Change: Site formerly had multiple designations in Local Plan No.3. Northern areas were designated Green Belt. The large striped designation was designated as Area of Development Restraint. The southern areas were a designated employment site IN67. Two parcels of land to the west were allocated as Primarily Open Space and land at Weights Lane contained a road reserve to accommodate the future extension of the Bordesley Bypass. First phase of 14 dwellings and access to site granted planning permission 2010/067/FUL. Parts of site granted planning permission 2011/177/OUT for 177 dwellings, open space and 4738sqm of B1, SHLAA and ELR identified sites as appropriate for housing and employment. Site therefore identified in Appendix 2 Schedule of Housing Sites and Appendix 3 Schedule of Employment Sites in Submission Version Local Plan No.4. Designated as a Strategic Site in BORLP4.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)



Policies Map change no. 5

Green Belt at Curr Lane, Webheath Land at Church Road, Webheath (Site No. 99A)

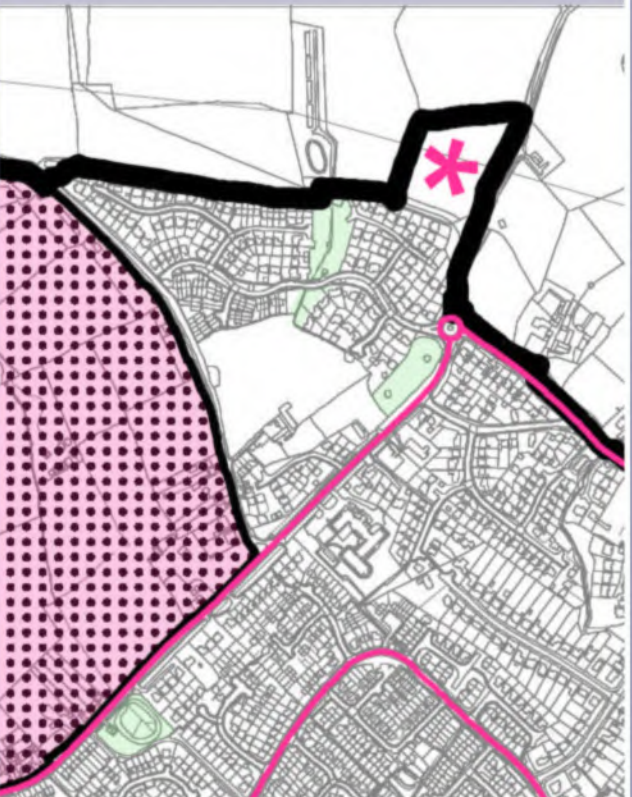
Description of Change: Site located as Green Belt in Local Plan No.3. Site Assessed in Redditch Housing Growth Development Study (2013) and identified as forming part of the cross boundary growth site in Bromsgrove District to meet the housing needs of Redditch. The full extent of the cross boundary site is referenced in the Submission version of Local Plan No.4 at Policy 4 and Appendix 1, and within the Submission version of the Bromsgrove District Plan.

Site 99A allocated in Local Plan No.3 for residential development and completed during that Plan period.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)



Policies Map change no. 6

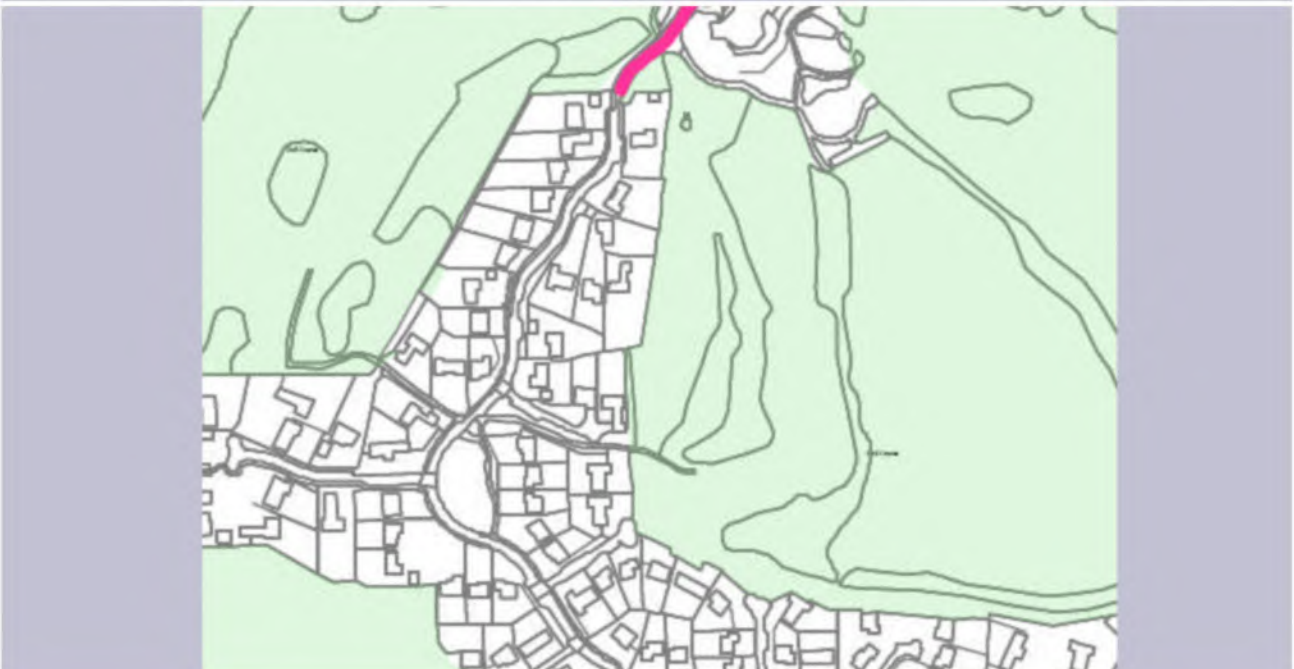
Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)



Policies Map change no. 7

Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)



Policies Map change no. 8

Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)

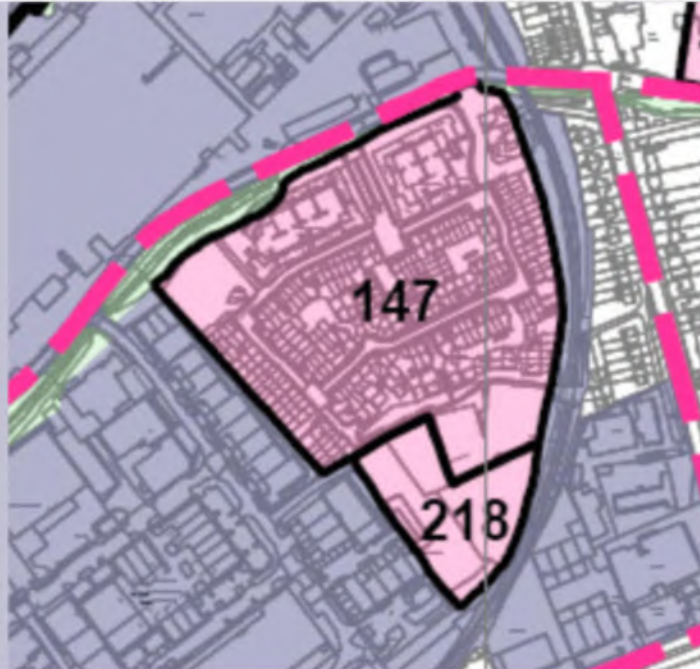


Policies Map change no. 9

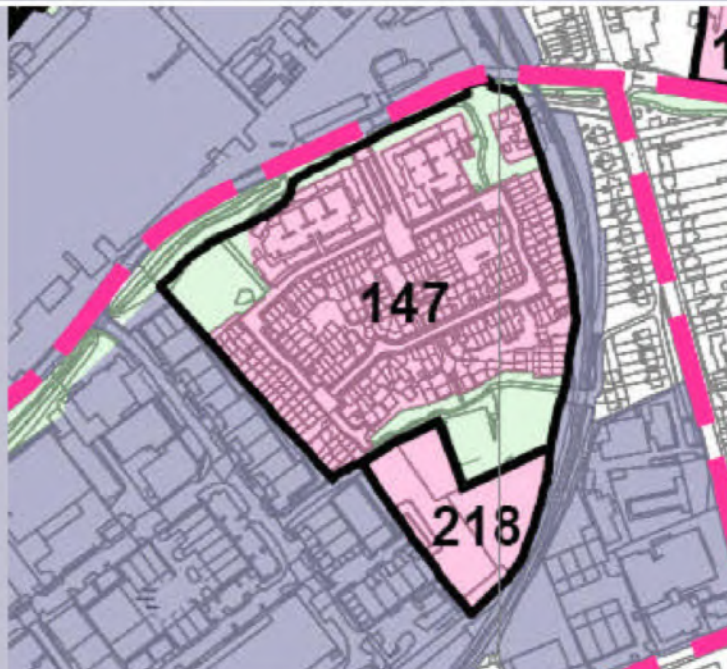
Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)



Policies Map change no. 10

Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)



Policies Map change no. 11

Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)



Policies Map change no. 12

Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)



Policies Map change no. 13

Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)



Policies Map change no. 14

Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)



Policies Map change no. 15

Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)



Policies Map change no. 16

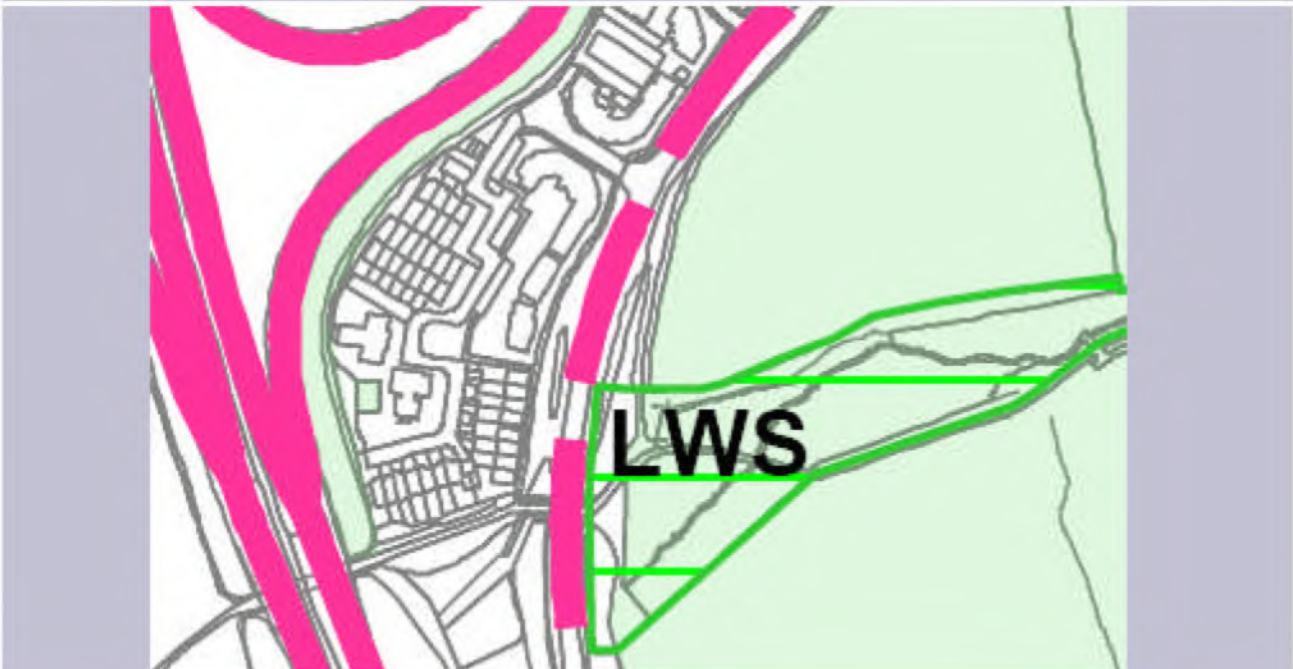
Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)



Policies Map change no. 17

Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)

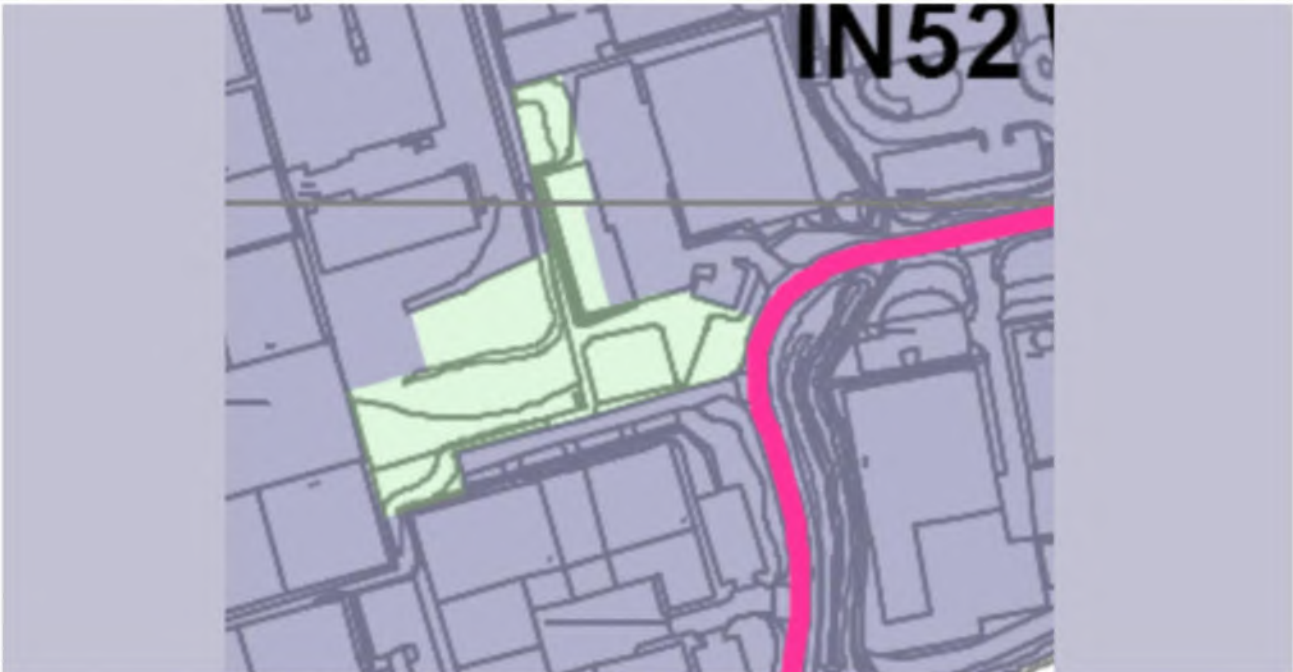


Policies Map change no. 18

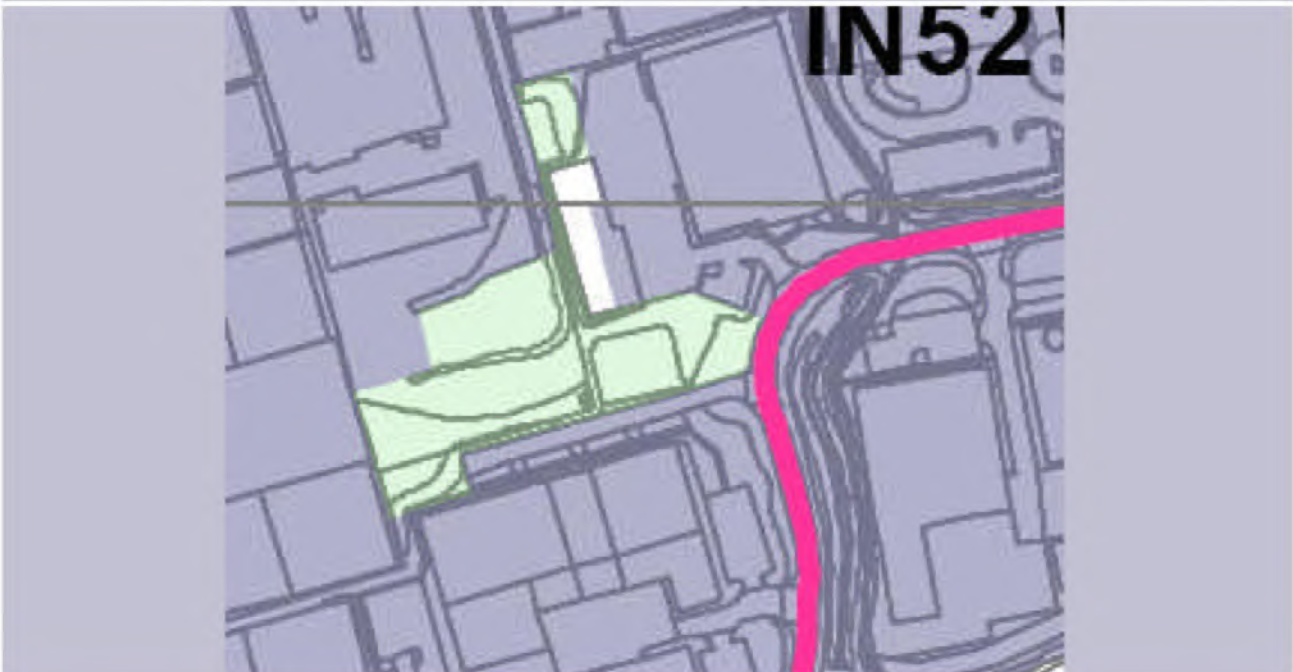
Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)



Policies Map change no. 19

Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)



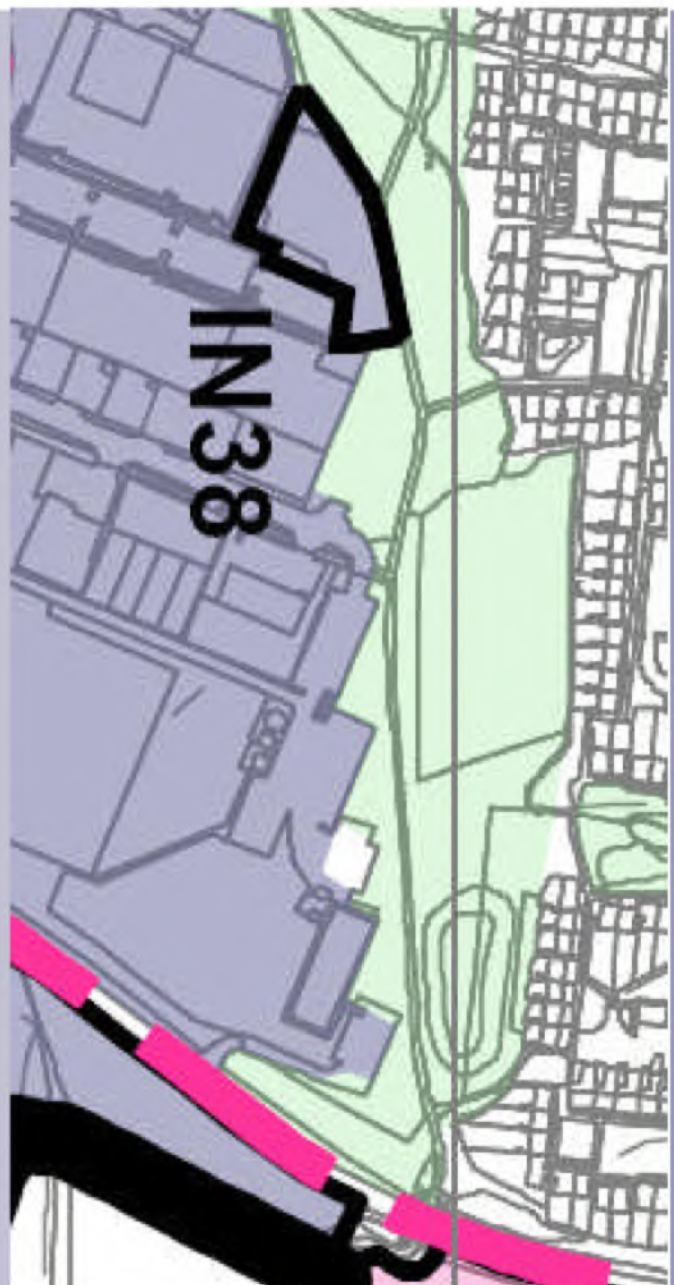
Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)



Policies Map change no. 21

Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)



Policies Map change no. 22

Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)

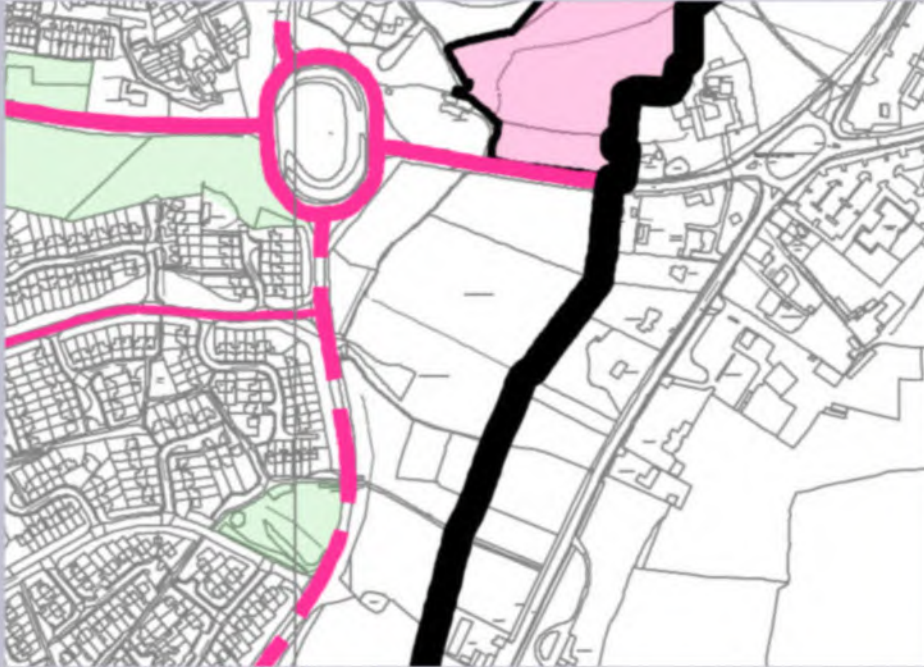


Policies Map change no. 23

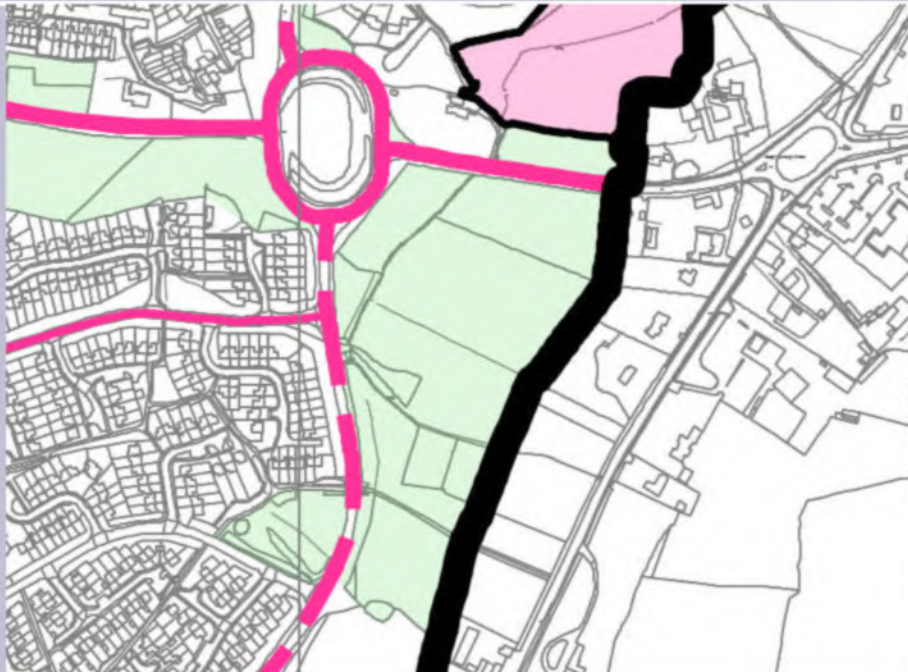
Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)

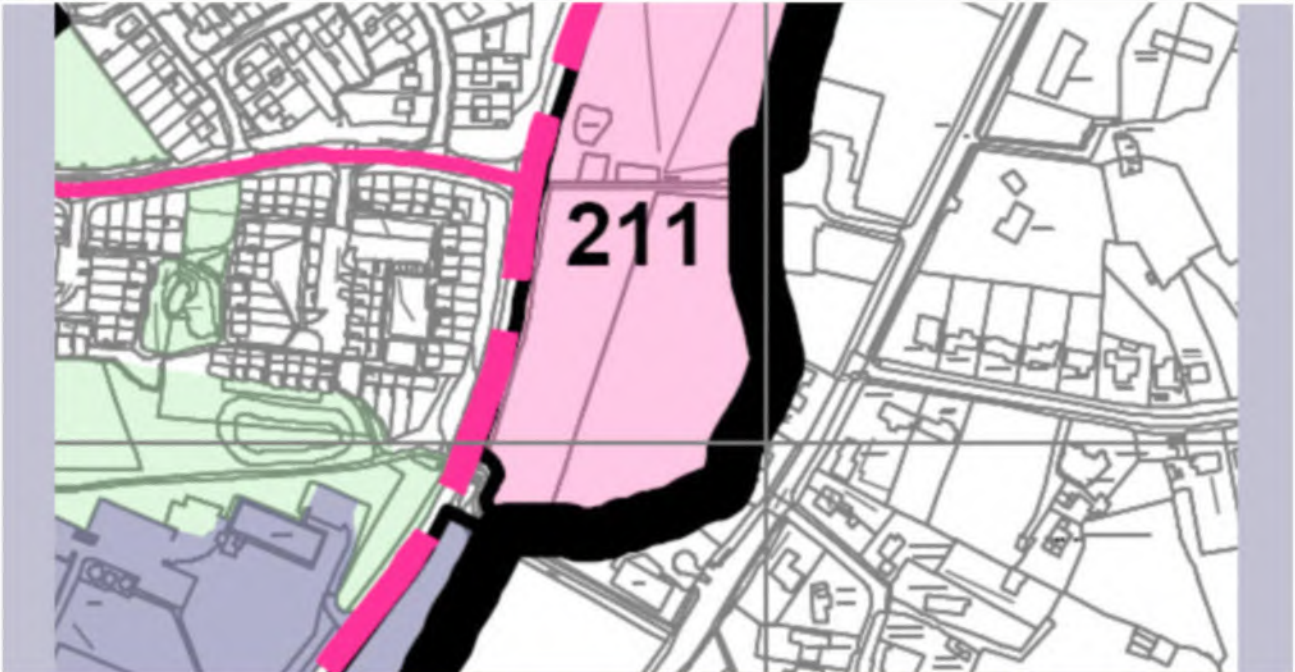


Policies Map change no. 24

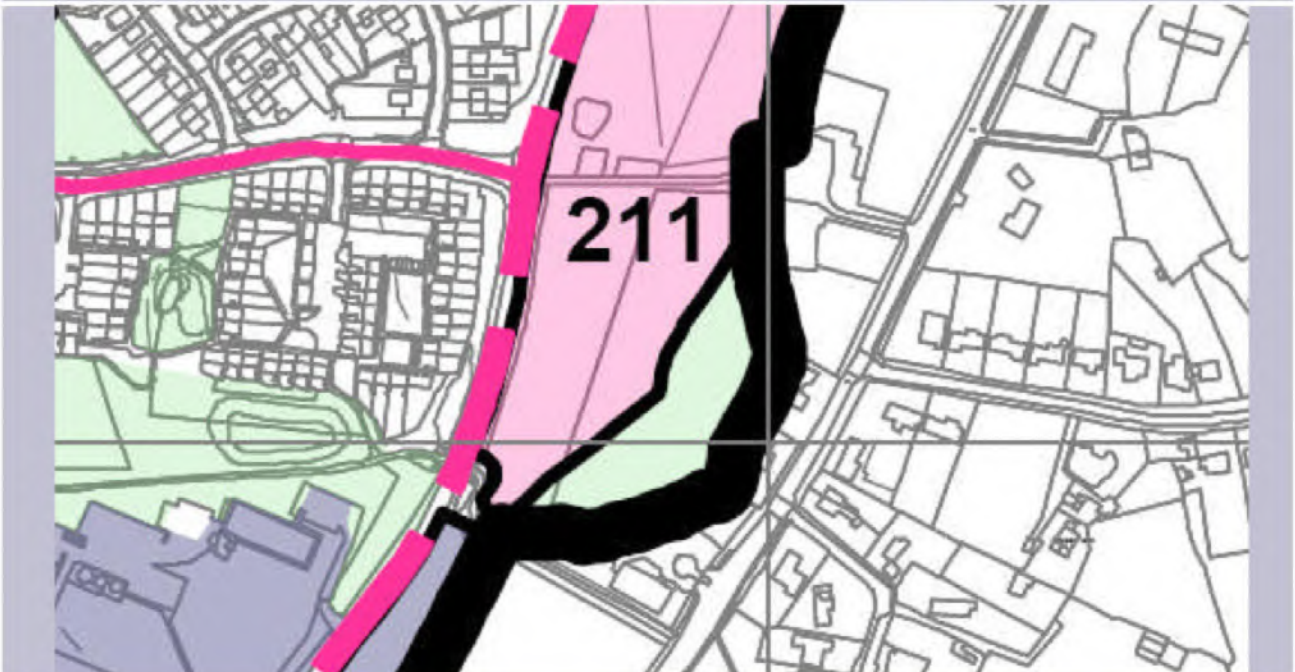
Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)

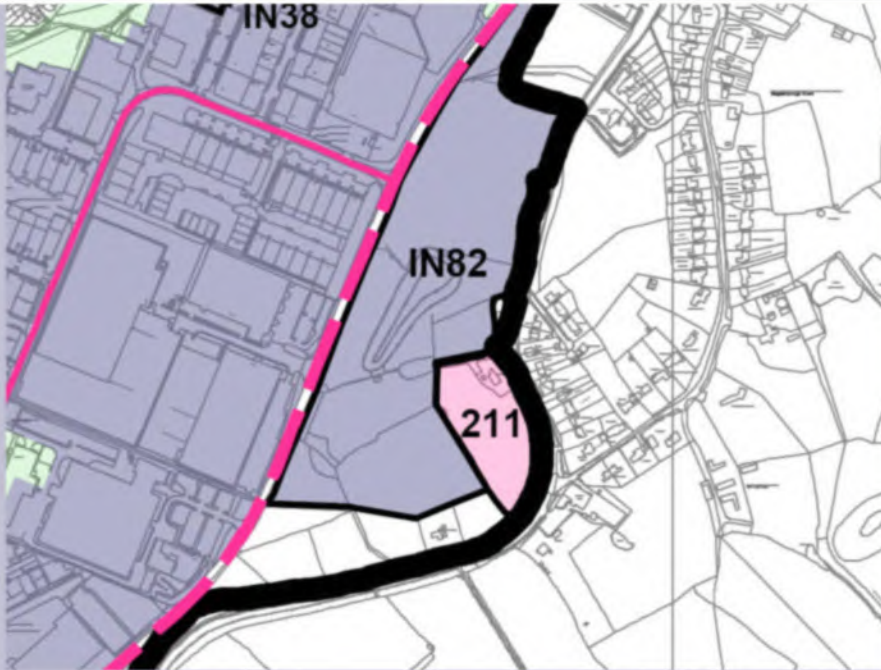


Policies Map change no. 25

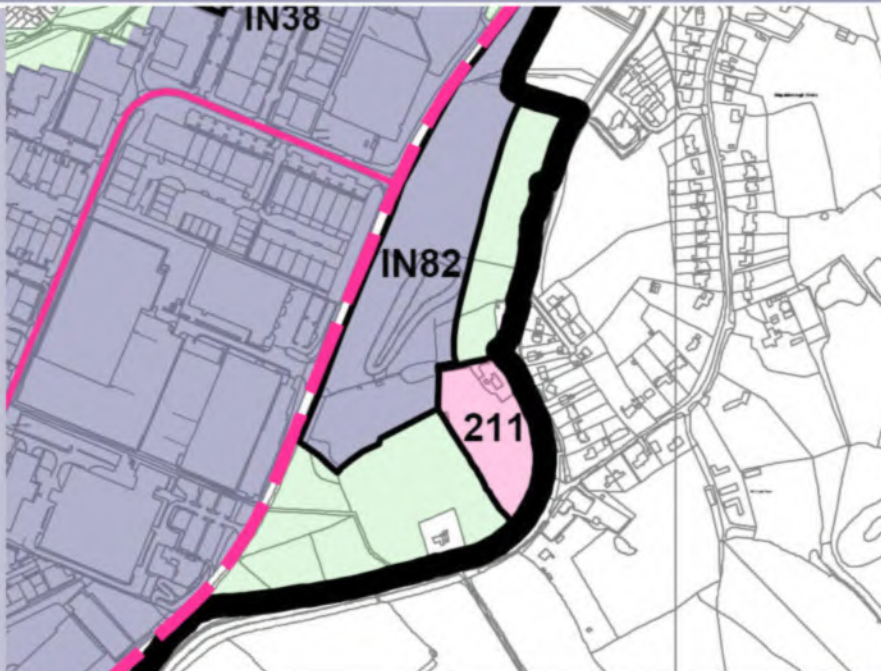
Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)



Policies Map change no. 26

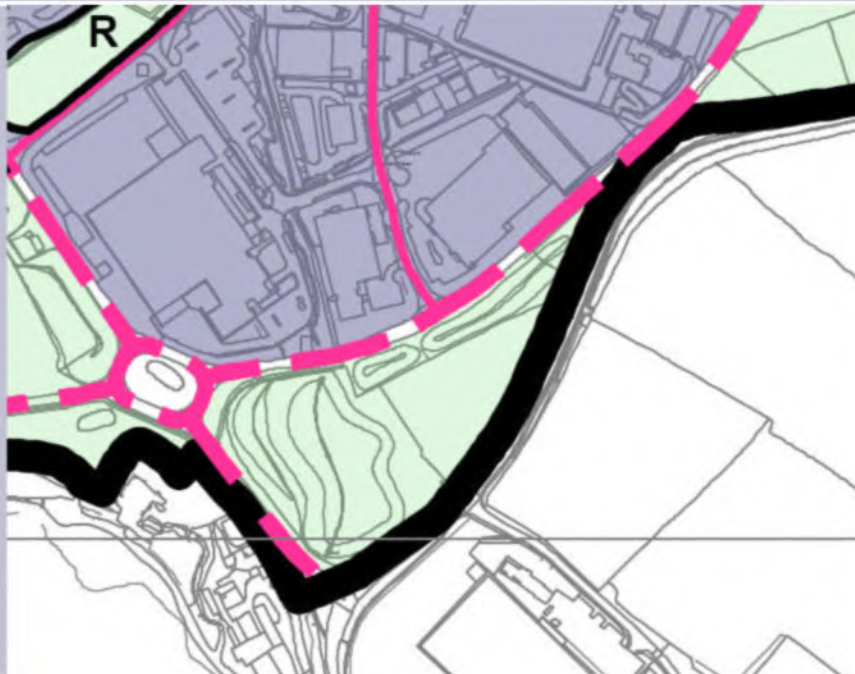
Open Space Boundary

Description of Change: Change made as a result of the Addendum to the Open Space Needs Assessment, which reviewed losses and gains to the Borough's Open Space.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)



Policies Map change no. 27

Lodge Park District Centre

Description of Change: Boundary altered following planning consent to create retail units on a former petrol filling station site.

Extract from Borough of Redditch Local Plan No. 4 Policies Map (Proposed Submission Version) (CDR 2.1)



Extract from Borough of Redditch Local Plan No. 4 Policies Map (Submission Version) (CDR 1.4)

