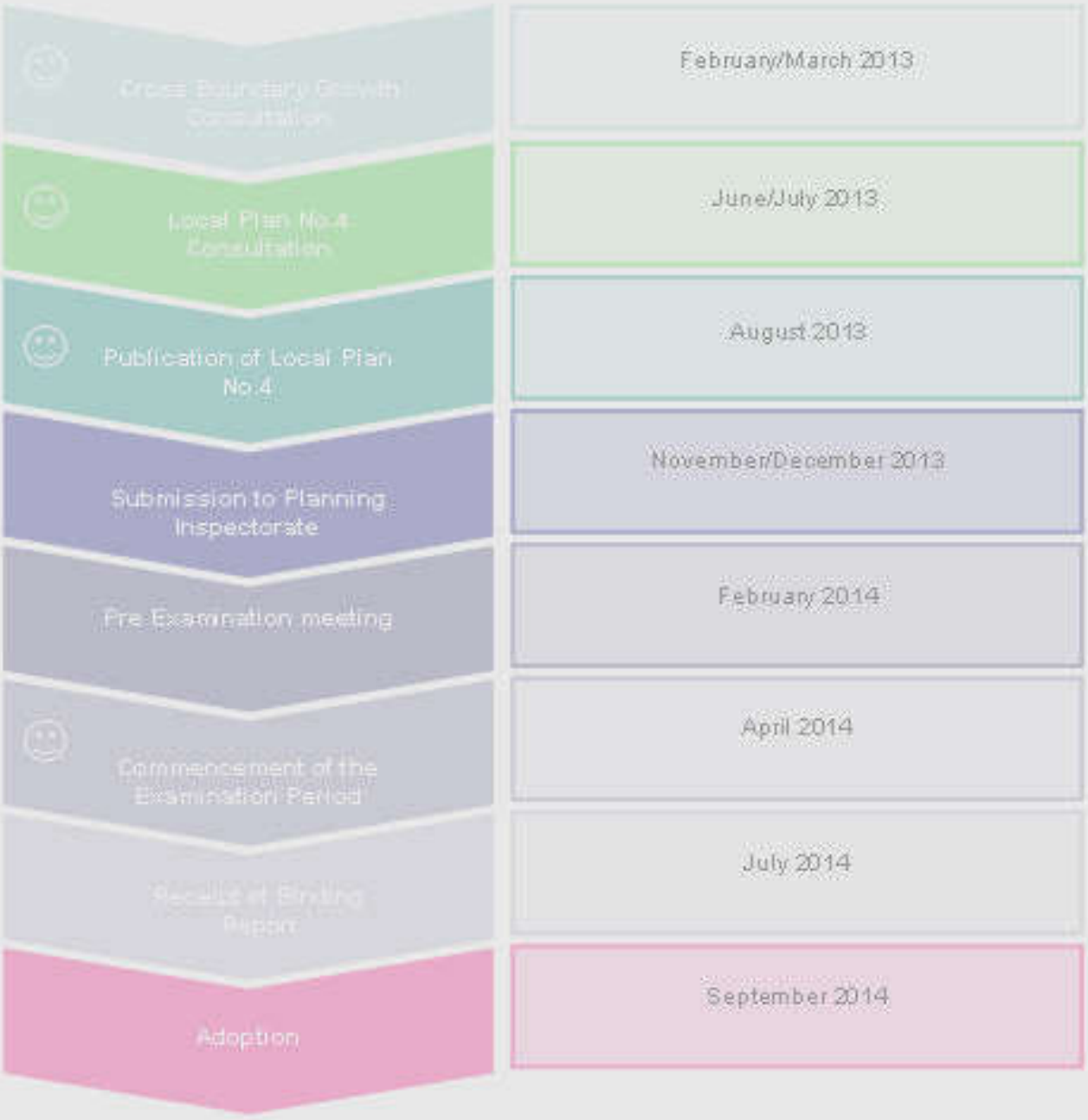
Local Development Scheme No.5

November 2012 to November 2015

NOV 2012



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Introduction

The Local Development Scheme (LDS) is a three year project plan for the production and review of the planning policy documents that will make up the Development Plan for Redditch Borough. This is the fifth LDS for Redditch which covers the period from November 2012 to November 2015.

Redditch Borough Council is required to produce a LDS in order to comply with Section 15 of the Planning and Compulsory Purchase Act 2004. It provides residents and stakeholders information on the documents that will make up the Development Plan, the timescales they can expect for the preparation of these documents and the opportunities for involvement. Local Planning Authorities may revise their LDS at a time they consider appropriate or when directed to do so by the Secretary of State.

Since LDS No. 4 was produced, the Core Strategy has been changed to reflect a new style Local Plan, therefore previous references to the Core Strategy now refer to Local Plan No.4. LDS No. 4 also referred to a Site Allocations and Policies Development Plan Document. Since then a Council resolution was passed to discontinue the production of this document and focus resource on the Local Plan instead.

In producing this LDS, Redditch Borough Council has undertaken detailed discussions with its Planning Advisory Panel. It has also been prepared in close consultation with neighbouring authorities and the timescales for the Borough of Redditch Local Plan No.4 and Bromsgrove District Plan have been aligned.

The timetable for the preparation of the Development Plan can be found on page 5.

Borough of Redditch Planning Policy Framework

Current Planning Policy Documents

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

The West Midlands Regional Spatial Strategy (WMRSS)

The Secretary of State intends to remove regional spatial strategies. The precise timeframe for this process is not yet known, but the programme set out in this document has been developed on the basis that the WMRSS will be revoked before the Local Plan is submitted for examination.

Worcestershire Structure Plan 1996-2011

The Worcestershire Structure Plan 1996-2011 was adopted by the County in June 2001. It identifies the key strategic policies for the County in terms of planning and development control and provides a framework for development plans. Similarly to the WMRSS, the Worcestershire Structure Plan will be revoked by the Secretary of State. The saved Worcestershire County Structure Plan Policies can be found here.

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

The Borough of Redditch Local Plan No.3 (2001-2011) was adopted 31st May 2006. The Local Plan is saved for a period of three years from adoption; therefore its policies remained in force until May 2009. As it was not possible to replace Local Plan No.3 by May 2009 Redditch Borough Council had permission from the Secretary of State to save and continue to use policies and proposals contained in Local Plan No.3 beyond May 2009. A list of the saved policies can be found here. Since the publication of the National Planning Policy Framework (NPPF) in March 2012, due weight can be given to the saved local plan policies according to their degree of consistency with the NPPF.

Adopted Local Development Documents

The Council has adopted a number of planning policy documents, which can be used as material considerations in the determination of planning applications, including:

- Affordable Housing Provision Supplementary Planning Document
- Church Hill District Centre Development Brief
- Edward Street Supplementary Planning Document
- Land to the rear of the properties 1 – 11 Auxerre Avenue, Greenlands, Development Brief
- Prospect Hill, Town Centre Supplementary Planning Document
- Land to the rear of Alexandra Hospital Development Brief
- Church Road, Town Centre (formally known as the North West Quadrant)
- Open Space Provision Supplementary Planning Document
- Designing for Community Safety Supplementary Planning Document

Emerging Planning Policy Documents

Borough of Redditch Local Plan No.4

Local Plan No.4 will set out the Strategic Vision, objectives and policies for the Borough of Redditch up to 2030. It will comprise of the policies that were included in the emerging Core Strategy as well as other development management-style policies. The plan is underpinned by an evidence base, some of which can be viewed here.

Borough of Redditch Local Plan No.4 Proposals Map

The Council will also prepare a proposals map covering the geographical area of Redditch Borough alongside the Local Plan. The proposals map will illustrate the core policies of Local Plan No.4 and when appropriate indicate proposed land use policies.

Waste Core Strategy for Worcestershire

The Waste Core Strategy will replace the waste planning policies set out in the Structure Plan and will be used by Worcestershire County Council (WCC) to determine applications for waste management development. The Waste Core Strategy was found sound on 20th July 2012 and WCC Full Council will consider whether to adopt the Waste Core Strategy in November 2012.

Minerals Local Plan for Worcestershire

The emerging Minerals Local Plan will replace the existing Minerals Local Plan and minerals policies set out in the Structure Plan and will be used by the County Council to determine applications for minerals development. Consultation on the emerging Minerals Local Plan is expected to begin in autumn 2012.

Delivering the Development Plan

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

Evidence Base

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

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

Adoption of Planning Policy Documents

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

Monitoring

The Council will regularly monitor and review the progress of the Development Plan against the LDS timetable (set out on page 5).

Resources and Risk Assessment

The Local Plan will be central to the Council's vision and strategy for Redditch Borough and will influence a wide range of policy and investment decisions, it therefore critical that there are adequate resources for the production of the Development Plan. While most resources required for the production of Local Plan No.4 can be met through Redditch Borough Council based budgets, it is important to note that comprehensive evidence also needs to be in place to justify particular approaches and to demonstrate that the Plan is sound at examination. Budget bids will be required to fund the Examination.

There will always be a level of uncertainty associated with a document such as this LDS. It is therefore considered worthwhile to ask how reasonable and achievable the targets are and what issues may affect the overall delivery of this LDS:

Capacity of the Planning Inspectorate (PINS). We have made assumptions about the ability of PINS to service the requirements from this LDS. If PINS cannot meet the requirements of this LDS, then there will be some slippage in the programme. The Development Plans Team will adhere strongly to the advice and schedules provided by PINS and PAS with regard to Local Plan production.

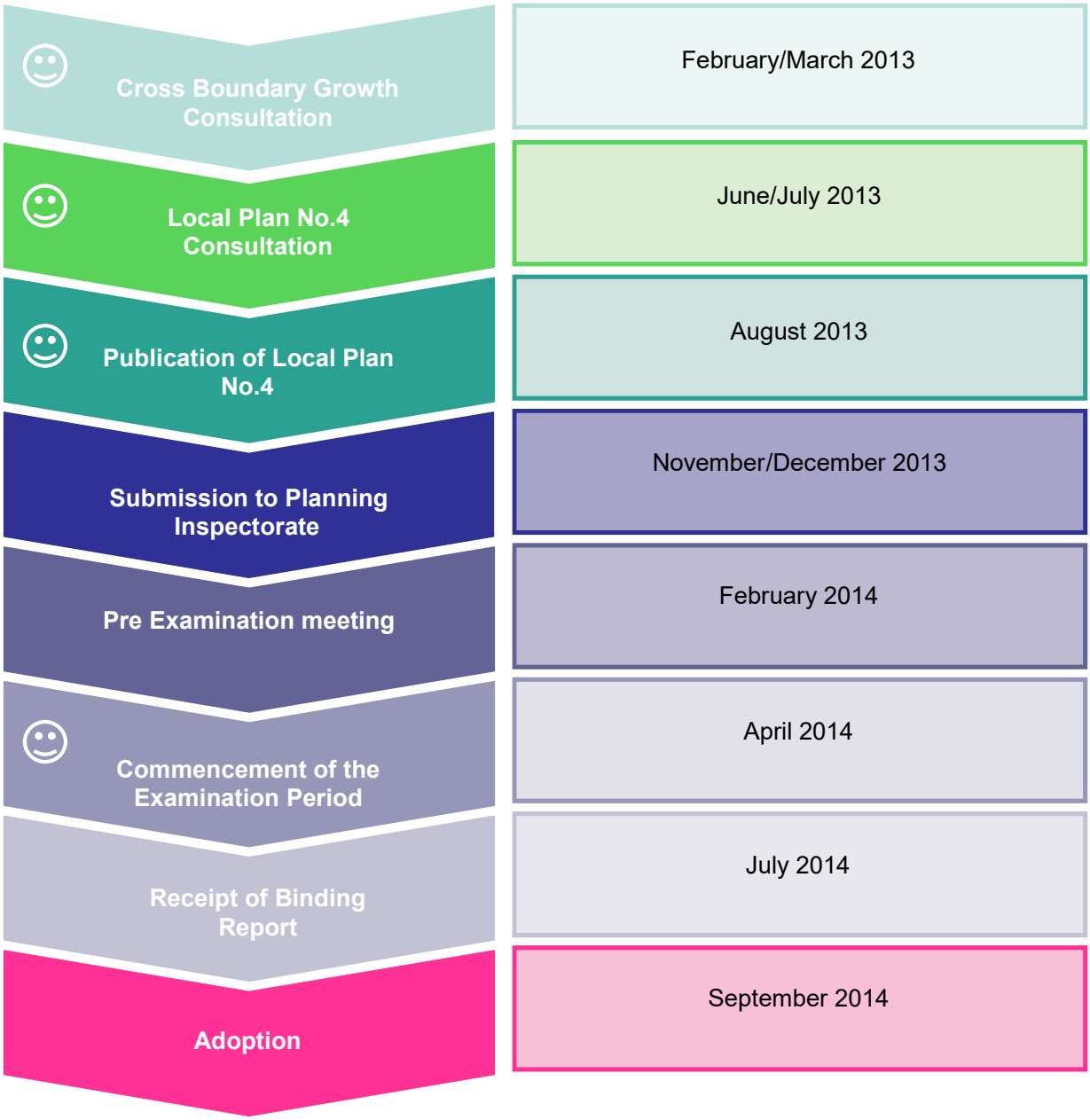
The alignment of the Plan's LDS timetable with a neighbouring district creates risks as there could be unforeseen issues with the progression of their plans that could impact on Redditch's LDS. Alignment with Bromsgrove also means there is no room for slippage between the consultation and publication of Local Plan No.4.

Additional unforeseen pressures on staff time can never be predicted in advance.

Timetable

The timetable for the production of the Development Plan is set out below.

In line with the Government's ambition to speed up the planning process, the Local Planning Authority will bring forward the timetable should an opportunity arise. Any changes to the timetable will be advertised on the Council website.



Opportunity for public involvement