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Development Plan Document

Context to the Core Strategy Issues and Options document

9 May 08 - 20 June 08

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Suzanne Bennett, Communications Manager,
Redditch Borough Council, Town Hall,
Walter Stranz Square, Redditch, Worcestershire B98 8AH
Email: suzanne.bennett@redditchbc.gov.uk

If you need help commmunicating in English, please contact Ethnic Access Link: Tel. 01905 25121

Urdu اگر آپکو انگریزی میں بات چیت کرنے میں مدد درکار ہے تو 'ایتھنک ایکسیس لنک' کو اس نمبر پر فون کیجیئے 01905 25121

Punjabi ਜੇ ਤੁਸੀਂ ਅੰਗਰੇਜ਼ੀ ਵਿੱਚ ਗੱਲ ਕਰਨ ਲਈ ਮੱਦਦ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਐਥਨਿਕ ਐਕਸੈੱਸ ਲਿੰਕ ਨੂੰ 01905 25121 ਨੰਬਰ ਉੱਤੇ ਫ਼ੋਨ ਕਰੋ।

Bengali ইংরেজীতে যোগাযোগ করতে সহায়তার প্রয়োজন হলে দয়া করে 'এথ্‌নিক এ্যাকসেস্‌ লিঙ্ক' এর সঙ্গে 01905 25121 নম্বরে ফোনে যোগাযোগ করুন।

Contents

Introduction **3**

Spatial Policies **4**
Issue 1 Redditch's Development Strategy
Issue 2 Redditch's Hierarchy of Centres
Issue 3 Strategic Sites
Issue 4 Planning Obligations / Community Infrastructure Levy

Key Theme A – Communities that are safe and feel safe **7**
Issue 5 Creating Safe and Secure Environments

Key Theme B – A better environment for today and tomorrow **8**
Issue 6 The Conflict between the Environment and Climate Change Adaptation
Issue 7 Proportion of Renewable Energy in New Developments
Issue 8 Standards of Development
Issue 9 Sustaining Redditch Borough's Rural Area
Issue 10 Coalescence of Settlements
Issue 11 Areas of Development Restraint (ADR)
Issue 12 Landscape and Townscape
Issue 13 Historic Environment/ Local List
Issue 14 Tall Buildings
Not an issue for the Issues and Options Document – Waste and recycling
Not an issue for the Issues and Options Document – Water

Key Theme C – Economic success that is shared by all **26**
Issue 15 Location of Employment
Issue 16 Existing Employment Areas
Issue 17 High Technology Corridor and Economic Growth
Issue 18 Redditch Town Centre
Issue 19 District Centres

Key Theme D – Improving health and well-being **34**
Issue 20 Health Facilities
Issue 21 Leisure and Tourism
Issue 22 Open Space

Key Theme E – Meeting the needs of children and young people **40**

Key Theme F – Stronger Communities **41**
Issue 23 Previously Developed Land
Issue 24 Development on Back Gardens
Issue 25 Housing Density
Issue 26 Phasing of New Development
Not an issue for the Issues and Options Document – Affordable housing and type and size of housing
Issue 27 Redditch Distinctiveness
Issue 28 Gypsies, Travellers and Travelling Showpeople
Issue 29 Getting Around in Redditch Borough

Issue 30 Lifetime Homes

Conclusion **56**

Introduction

The Core Strategy DPD Issues and Options Document is to be subjected to formal consultation between 9 May 2008 and 20 June 2008. Informal consultation on Pre-Issues and Options has been undertaken since June 2007.

The purpose of the informal consultation was to ensure that the preparation of the Issues and Options was fully 'front-loaded', in that all stakeholders and the community were able to influence decision making at the earliest opportunity.

Transparency of the planning system was the ultimate aim, meaning Redditch Borough Council has taken account of the differing views of the community and stakeholders to develop the most appropriate Issues and Options.

In order for the actual Issues and Options Document to be as easy to understand as possible, references to the 'context' in which the issues were considered was omitted from the actual consultation document. This 'context' provides a greater level of detail for each of the locally distinctive issues in terms of the implications of National and Regional policy. The document also serves to provide a rationale for the exclusion of some possible issues from the Issues and Options Document.

Spatial Policies

Issue 1
Redditch's Development Strategy

The Development Strategy is a tool to ensure that the Core Strategy delivers the requirements of Planning Policy Statement 12: Local Development Frameworks, which requires the Council to set out the broad locations for delivering the housing and other strategic development needs for the Borough. This is one of the major functions of the Core Strategy. Therefore the issue of the general locations that should be encouraged for future development is presented in the Issues and Options Document.

Issue 2
Redditch's Hierarchy of Centres

In order to plan positively for growth in Town Centres as required by Planning Policy Statement 6: Planning for Town Centres, a hierarchy of centres is required. This will help to distribute the development of retail and other key services and facilities to the appropriate centres in the Borough. The West Midlands Regional Spatial Strategy sets out a network of centres and ranks Redditch Town Centre in the lowest tier, Tier 4. At the local level we will build upon the RSS designation of Redditch Town Centre as the principal Centre in the Borough and present other District or Local Centres as part of the hierarchy, therefore the issue of Redditch's hierarchy of centres is presented in the Issues and Options Document.

Issue 3
Strategic Sites

A strategic site can be considered as any site that is important for the delivery of the Core Strategy Vision. PPS 12 emphasises the need to have appropriate strategic sites within the Core Strategy and also to identify general locations for strategic development. The Issues and Options document identifies several strategic sites and explores the need for additional sites. It is, however, not the purpose of the Core Strategy to allocate sites. Following advice from the Planning Inspectorate and Government Office for the West Midlands, the Borough Council is not currently progressing with the Site Specific Allocations Development Plan Document, although it may be considered as a possible addition to the Local Development Scheme in the future.

Issue 4
Planning Obligations / Community Infrastructure Levy

The Community Infrastructure Levy (January 2008)

The Government has introduced provisions in the Planning Bill for a new Community Infrastructure Levy (CIL). It is stated within the document that this "will establish a better way to increase investment in the vital infrastructure that growing communities need". CIL is intended to be a standard charge set by the charging authority e.g. Redditch Borough Council, and levied by the authorities

on new developments. This could be levied per dwelling or per square metre. Bromsgrove District Council, Redditch Borough Council and Stratford-on-Avon District Council are considering a joint approach to securing developer contributions towards enabling development, particularly in areas with cross-boundary implications. If a CIL approach is taken, it will complement existing Section 106 agreements which are negotiated on a site by site basis. In order to charge CIL, the Council will have to undertake two steps:

- Identify what infrastructure is needed and how much it will cost;
- Work out what contribution each development should make.

Work is currently being undertaken with the relevant bodies to enable these tasks to be achieved. The services/sectors that the LPA can collect planning obligations/CIL for are explored within the Issues and Options document.

Circular 5/2005

The legislative framework for planning obligations is set out in Section 106 of the Town and Country Planning Act 1990, as amended by Section 12 of the 1991 Planning & Compensation Act. Circular 05/2005 outlines the circumstances in which local authorities can legitimately seek development contributions. The criteria set out in Circular 5/2005 for obtaining a planning obligation are:

- Relevant to planning;
- Necessary to make the proposed development acceptable in planning terms;
- Directly related to the proposed development;
- Fairly and reasonably related in scale;
- Reasonable in all other respects.

With the proviso that the above criterion is satisfied, planning obligations can be secured for a range of matters, some of which are detailed below:

PPS 9: Biodiversity and Geological Conservation (2005)

PPS 9 states that conditions and/or planning obligations should be used to mitigate the harmful aspects of the development and where possible, to ensure the conservation and enhancement of the site's biodiversity or geological interest. This can be achieved through a planning obligations document, or negotiated on at the application stage of a planning application. Although this is not explored in the Issues and Options Document, planning obligations will assist with the Delivery Framework of the overall Core Strategy.

PPG 17: Planning for Open Space, Sport and Recreation (2002)

PPG 17 states that LPAs should consider the need for planning obligations or conditions ensuring necessary works are undertaken and that new facilities are capable of being maintained adequately through management/maintenance agreements. This is achieved through the Open Space Provision SPD.

PPS 25: Development and Flood Risk (2006)

PPS 25 states that Local Planning Authorities should consider the need for a policy for a betterment in flood risk (from all sources of flooding) and developer contributions (where appropriate) to secure such measures. The issue of flooding is considered in the development of a planning obligations document.

A Strategy for England's Trees, Woods and Forests – Defra (2007)

This Strategy states that LPAs should consider using conditions and/or planning obligations to mitigate harmful aspects of development and, where possible, to ensure the conservation and enhancement of the site's biodiversity or geological interest. This is not explored in the Issues and Options Document, however planning obligations will assist with the Delivery Framework of the overall Core Strategy.

Worcestershire Biodiversity Action Plan (BAP)

The BAP states that Local Planning Authorities should consider the following as part of a planning obligations policy:

- Securing bat feeding, roosting and hibernation areas
- Restoration or creation of wet woodland in suitable areas
- Retrofitting of SUDS
- Restoration of rivers and streams
- Protection and enhancement of river corridors and floodplains

Issue 5
Creating Safe and Secure Environments

There is a need for Redditch Borough to have policies that promote high quality inclusive design as well as healthy, safe and crime-free places and individual buildings. Designing out crime, whilst designing in community safety, should be central to delivering new development and are as important when considering established, existing developments. Crime reduction, crime prevention and community safety should all be integral to creating safe and secure places.

The Council has an adopted SPD 'Designing for Community Safety' which promotes designing places with community safety in mind.

It is pointed out that Redditch Borough, as a former New Town, has a number of areas which are not overlooked and do not promote community safety e.g. the subways and segregated footpaths and highways . This issue is dealt with under the 'Distinctiveness' section of the Issues and Options Document.

It has been suggested by The Journal Of The Royal Town Planning Institute (issue 1759 and 1762) that planning policy may have a role to play in relation to combating global terrorism. This may be more applicable to other districts which may be home to a possible target e.g. a nuclear power plant. However, it is considered beneficial to ask a general question about the matter in the Issues and Options Document.

A better environment for today and tomorrow

Issue 6
The Conflict between the Environment and Climate Change Adaptation

Climate change is important in the development of the Core Strategy. The issue of climate change can be addressed a number of ways through the Core Strategy, including ensuring that sustainable locations for development are encouraged, reducing the need to travel, promoting the use of renewable energy in developments, considering development impacts on biodiversity, heritage, landscape and flooding and using the Core Strategy to adapt development to climate change impacts.

When considering the need for renewable energy production, this need must be weighed against many other factors, these include;

- The potential impact on the landscape, visual amenity and areas of ecological importance
- The potential impact on the surrounding residents and other occupiers
- Traffic implications, and proximity to transport infrastructure
- The environmental impact of any additional transmission requirements
- The extent to which the proposal helps to achieve wider environmental benefits such as reducing harmful emissions to the atmosphere
- The way the proposal assists in achieving national targets of new electricity generating capacity from renewable energy sources
- The extent to which there has been community involvement in developing the proposal
- The extent to which the proposal supports other policies in the development plan

(West Midlands Regional Spatial Strategy Phase Two Revision – Draft Preferred option December 2007, Policy EN1)

All of these matters are important to consider when assessing the need for renewable energy production. However, there must be a strong focus on the potential conflict between renewable energy and environmental quality. Environment quality is taken to mean landscape, visual amenity and areas of ecological importance.

The broad locations of renewable energy

When assessing the need to adapt to climate change, renewable energy is an important factor. Some locations in Redditch Borough may be more suitable for renewable energy production than others, for example, the visual/ environmental impacts of renewable energy production sources may be minimised in some areas. Another example of matters to be considered when assessing the suitability of a location for renewable energy production is the migratory patterns of birds, and risks to birds from the siting and operation of a large wind turbine or wind farm. Furthermore, the installation of solar panels on

the roof of a house may require a survey to investigate whether a bat habitat would be at risk, as bats are a protected species.

These risks can be minimised through various design considerations such as appropriate siting, layout and landscaping and ensuring that renewable technologies are sympathetic to the local environment. Wind turbines are likely to have the biggest effect on landscape and it must be taken into account the cumulative impact of wind turbines in the Borough (Planning Policy Statement 22: Renewable Energy; Worcestershire County Council Draft Technical Research Paper Renewable Energy in Worcestershire Version 3, July 2007).

In Redditch Borough, this means tailoring those policies within the Core Strategy which relate to climate change to the unique circumstances of Redditch i.e. with the possible location of development or the potential to use renewable energy sources in certain places or setting limits to the number of wind turbines that are acceptable in particular locations. An addition to the Worcestershire Landscape Character Assessment (LCA) would help to evaluate the potential impacts of renewable energy sources on the different aspects of the landscape. This would also show how sensitive Redditch's landscape is to renewable energy. (Planning Policy Statement 1: Delivering Sustainable Development; Planning Policy Statement 22: Renewable Energy; Planning Policy Statement 22: Planning guide for renewable energy a companion guide to PPS 22; Worcestershire County Council Draft Technical Research Paper Renewable Energy in Worcestershire Version 3, July 2007).

The sensitive environment

Up to date environmental characteristics of Redditch Borough are essential in establishing policies. Characteristics that need to be considered include the potential impacts of development proposals and recognition of the limits of the environment to undergo development. There is a need to protect the landscape and townscape within Redditch Borough, including the historic environment, without precluding the supply of any renewable energy technology. This could mean the use of renewable energy sources and sustainability mechanisms on historic buildings. This is important for Redditch Borough, as Redditch has 10 Grade II* listed buildings and over 100 Grade II listed buildings. There are also 38 locally listed buildings within the Borough. This means there could be large impacts on the historic environment as a result of mitigating the effects of climate change. (Planning Policy Statement 1 Supplement: Planning and Climate Change; Planning Policy Guidance 15: Planning and the Historic Environment).

In terms of the impact of climate change on the environment, the built environment is only one area for consideration. In Redditch Borough it is important to also ensure that natural habitats are enhanced, linked and extended. Due to the amounts of open space in Redditch Borough, there is the potential for a large number of natural habitats; these should be protected against the effects of climate change (West Midlands Regional Spatial Strategy Phase Two Revision - Preferred Option).

Issue 7
Proportion of Renewable Energy in New Developments

The need for, and the promotion of, renewable energy in Redditch Borough is one mechanism for combating the causes and potential impacts of climate change. By using renewable energy sources, fossil fuels are not being exhausted and the amount of carbon dioxide in the atmosphere is subsequently reduced. To ensure renewable energy production, it is important to recognise the full range of renewable energy resources available which should be adapted to the environment. Each type of renewable energy resource should be assessed to seek its potential use and capacity in Redditch Borough. (Paragraph 13 (ii) Planning Policy Statement 1: Delivering Sustainable Development; Paragraph 1 (ii) states that (Planning Policy Statement 22: Renewable Energy).

The West Midlands Regional Spatial Strategy Phase Two Revision - Preferred Option states that all new medium and large scale developments (greater than 10 residential units or 1,000 square meters) incorporate renewable or low carbon energy equipment to meet at least 10% of the development's residual energy demand (Policy SR3). To ensure that Redditch Borough strives to be as sustainable as possible, the percentage of renewable energy required in new developments (both that suggested here and the option to exceed this standard) is explored in the Issues and Options Document.

Issue 8
Standards of Development

We must ensure that the Development Plan contributes to global sustainability by addressing the causes and potential impacts of climate change through policies which;

- Reduce energy use
- Reduce emissions
- Promote the development of renewable energy resources
- Take climate change impacts into account in the design and location of development

(Paragraph 13 (ii) Planning Policy Statement 1: Delivering Sustainable Development)

There is now a set national target to ensure that all homes are built sustainably. This outlines the target for all homes to be zero carbon by 2016, with an equivalent standard for non-domestic buildings. This will be achieved through assessment against the Code for Sustainable Homes. The Code for Sustainable Homes was introduced by National Government to deliver an increase in the delivery of sustainable homes. The Code is a single national standard against which the design and sustainability of a new home can be assessed. The Code is currently voluntary but will become a mandatory assessment from May 2008; at this point any new home built in Redditch Borough will need to be assessed against the Code.

From now until 2016, the Council will be expected to ensure that all new homes meet at least Code Level 3 of the Code for Sustainable Homes. Redditch Borough will also be expected to ensure that;

- all new medium and large scale development meets at least 10% of the development's residual energy demand by renewable or low carbon technology,
- 25% of the total minerals used should be from recycled and reused content
- all new homes meet water conservation standards of Code for Sustainable Homes level 4
- offices achieve BREEAM offices scale
- all other buildings achieve efficiency savings of at least 25%.

(Planning Policy Statement 1 Supplement: Planning and Climate Change; Code for Sustainable Homes (April 2007); Policy SR3 in: West Midlands Regional Spatial Strategy Phase Two Revision - Preferred Option).

There are risks if we do not adapt and mitigate to climate change through building sustainably; one of the most pertinent of which is flooding. The course of the River Arrow runs through the Borough of Redditch. Planning must promote sustainable development to avoid any potential future flood risk; therefore any development should have regard to the River Arrow. The effects felt from flooding were witnessed during the 2007 summer floods. Natural disasters such as this are expected to increase due to climate change. The Worcestershire Climate Change Strategy states that winter rainfall is predicted to increase up to 23% by 2080. Although the River Arrow is not a river course that is predicted to be susceptible, it is nevertheless important to consider the potential implications of climate change. These implications and effects can also be felt in areas that are not in the catchments of the river, as seen in Feckenham during the 2007 summer floods. It is important to consider the overall implications and risks that climate change poses to the Borough.

The issue for Redditch Borough is to promote sustainable development that minimises flood risk in the future from the River Arrow. If addressed correctly, this issue is subject to the sequential test as set out in PPS 25 therefore it is covered by national planning policy guidance and does not need to be an issue at the local level (Planning Policy Statement 25: Development and Flood Risk).

Not an issue for the Issues and Options Document - The urban heat island effect

Within Redditch Borough housing densities should aim to be high to ensure an efficient use of land. High density development also encourages more sustainable transport modes to be achieved. However, it can have consequences on the environment by accelerating the heat island effect, whereby dwellings compacted into one area increases the amount of emissions per area. Although the heat island effect occurs mainly in areas of a large scale and therefore Redditch Borough is not large enough to contribute to the heat island effect, it is important to keep in mind as the Borough grows in the future (Planning Policy Statement 3: Housing).

Issue 9
Sustaining Redditch Borough's Rural Area

Rural Communities and Cohesion

Redditch Borough's rural area should be underpinned by sustainable economic development and the quality and character of the countryside and existing communities should be maintained and enhanced. The aim is to develop strong, vibrant and sustainable communities ensuring community cohesion within and between the urban and rural area by ensuring all have adequate and equitable access to services and facilities. Given its proximity to the urban area as well as the sustainable rural settlement of Astwood Bank, the rural area of Redditch is considered to be both socially cohesive and sustainable in terms of services and facilities. The only issue remaining concerns the limited services and facilities in the rural village of Feckenham as such this is presented in the Issues and Options Document.

Rural Environment

Protection and enhancement of the quality of the natural and historic environment in the rural area is extensively discussed in National Planning Policy and it is not envisaged that local level policies would add any relevant weight or clarity to this area of policy guidance. Therefore this is not presented as an issue specific to Redditch Borough.

There are no nationally designated areas within Redditch Borough; therefore there are no issues applicable in relation to this aspect of PPS 7.

Rural Accessibility

Accessibility in the rural area of Redditch Borough is accepted as being poorer than in the urban area, but this is a distinguishing feature between urban and rural areas in general. The size of Redditch Borough's rural area also leads to the realisation that this is not a relevant local issue. A full assessment of the rural area's accessibility and functioning (focusing on the two settlements of Astwood Bank and Feckenham) will be undertaken.

Paragraph 5.20 of the RSS emphasises the importance of access to rural services to support quality of life. A village shop, school, doctor's surgery and bank are considered vital for some. Where services are not available in a given area there is a reliance on public transport to service centres in neighbouring areas. In the unsustainable rural settlement of Feckenham there are no local shops. Furthermore, it is a reasonable distance to the nearest services available at Astwood Bank. This distance is not considered to be within reasonable walking distance; therefore it is considered that there may be a requirement for a local shop in Feckenham and this issue is presented as in the Issues and Options Document. Policy RR4: Rural Services in the RSS supports this assessment of Feckenham. Paragraph 5.24 of the RSS indicates that for the review of the RSS, the Regional Planning Body and partners will identify and prioritise the critical services that need to be protected, enhanced or secured in the different parts of the Region and establish mechanisms for delivering them,

however this process has not yet been undertaken, casting doubt on the need for new rural services at Feckenham.

Extent of the Green Belt

The rural area which is predominantly located in the south west of Redditch town is mainly Green Belt land, with the exceptions of land south of the B4090 towards the southern Borough boundary which is designated as Open Countryside. Astwood Bank is excluded from the Green Belt and the three ADRs. There are three smaller areas of Green Belt land to the north west of the urban area of Redditch. Most of the land surrounding Redditch Borough in neighbouring Districts is also designated as Green Belt.

Paragraph 2.6 of Planning Policy Guidance 2 states that once the general extent of a Green Belt is approved it should be altered only in exceptional circumstances. One of the Regional Spatial Strategy (Preferred Options) objectives is to retain the Green Belt but to allow an adjustment of boundaries in cases where exceptional circumstances can be demonstrated, either to support urban regeneration or to allow for the most sustainable form of development to deliver the specific housing proposals referred to within the sub-regional implications of the strategy. The implications of the Regional Spatial Strategy Phase Two Preferred Options housing and other strategic targets for Redditch, and (by default) the need for development in neighbouring Districts adjacent to Redditch (most of which is designated as Green Belt), may be enough in itself to demonstrate exceptional circumstances. However there are other reasons why Redditch's Green Belt is particularly sensitive, therefore it is not presented as an issue in the Issues and Options Document.

Rural Economy

Paragraph 2 of Planning Policy Statement 7 strives for revitalised villages and strong economic activity, whilst maintaining local character and a high quality environment. Given that Astwood Bank and Feckenham have the lowest economic deprivation in the Borough and low averages in comparison to the rest of the United Kingdom, it can be seen that Astwood Bank does not suffer from poor economic activity. Therefore, when looking at PPS7 in the context of Redditch Borough, the sustainable rural settlement of Astwood Bank has no issues in terms of a need for revitalisation.

Paragraph 30 of PPS 7 states that diversification into non-agricultural activities is vital to the continuing viability of farm enterprises. There are a small number of farms within the Borough of Redditch, and we are required to set out a policy within the LDDs detailing criteria to be applied to planning applications for farm diversification projects. For this reason the option of developing a policy regarding farm diversification is included under the issue of sustaining Redditch Borough's rural area in the Issues and Options Document.

Policy PA 15: Agriculture and Farm Diversification in the WMRSS reiterates that we must develop positive policies to promote agriculture and farm diversification as long as development is appropriate in scale and nature to the environment and character of the locality. The option of the development of a policy on farm

diversification is included under the issue of sustaining Redditch Borough's rural area in the Issues and Options Document.

Rural Development

Paragraph 3 of PPS 7 states that in rural areas the focus of most new development should be in, or near to, local service centres where employment, housing (including affordable housing), services and other facilities can be provided concurrently. Paragraph 4 supports some limited development in, or next to, rural settlements not designated as local service centres to meet local business and community needs and to maintain its vitality. The Issues and Options Document has given consideration to the need for improvement in services or facilities in the village of Feckenham. To support this assessment, paragraph 7 of PPS 7 requires a positive approach to proposals designed to improve viability, accessibility or community value of existing services and facilities.

Reuse and Replacement of Buildings

Paragraph 17 of PPS 7 concerns the re-use of buildings in the countryside. It states that LDDs should contain a policy detailing when it will be conducive to permit planning applications for the conversion and re-use of buildings in the countryside for preferably economic purposes, but also residential and any other purposes including mixed uses. Therefore it is considered that the option of developing a policy encouraging the reuse of buildings in the countryside for economic purposes in preference to residential development is included under the issue of sustaining Redditch Borough's rural area in the Issues and Options Document.

Leisure in the Countryside

Regarding equine-related activities, paragraph 32 of PPS 7 states that there should be a policy supporting equine enterprises that maintain environmental quality and countryside character. Although this is likely to be a requirement for a Development Control-style policy, the principle of support for equine enterprises is presented as an option under the issue of sustaining Redditch Borough's rural area in the Issues and Options Document.

In the case of static caravan parks and holiday chalet developments, in appropriate circumstances we should develop a policy on their provision, expansion and improvement in accordance with PPS7. Again this is likely to take the form of a Development Control policy, however the principle of support is presented as an option under the issue of sustaining Redditch Borough's rural area in the Issues and Options Document.

Rural Renaissance

Policy RR1: Rural Renaissance of the WMRSS requires the regeneration of the rural area. In terms of the characteristics of Redditch Borough's rural area, it is considered that the area is relatively small and so closely linked to the urban area that there is generally good access to services. As such, it is deemed that there is very little requirement for the 'regeneration' of our rural area.

Redditch Borough's rural area must sustain its accessibility and continue to be supportive of sustainable housing and economic growth and other social progress. This approach is supported by Policy RR1 of the WMRSS as it states that local authorities should draw a general distinction between rural areas which are relatively prosperous with generally good access to services and remote rural areas. It continues to state that in the prosperous rural areas the main priority is to manage the rate and nature of new development to meet local needs. For this reason the Issues and Options Document has little focus on the regeneration of the rural area, but focuses on its general sustainable development.

Issue 10
Coalescence of Settlements

Paragraph 1.4 of PPG 2 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It identifies openness as the most important attribute of Green Belts. When considering if there are any issues of relevance at a local level in terms of Green Belts, it could be argued that the fundamental aim to prevent urban sprawl is under threat. The sustainable rural settlement of Astwood Bank and the southern areas of the urban area of Redditch are geographically close to one another. The area of land separating these two settlements has been, and is still, considered to be suffering from inappropriate development pressure. For this reason, coalescence of settlements has been presented as an issue in the Issues and Options Document.

Issue 11
Areas of Development Restraint (ADR)

Safeguarded land, or Areas of Development Restraint, consist of parcels of land between urban areas and the Green Belt, which have been historically designated for long term development requirements (i.e. for development longer that the plan period). Paragraph 2.12 of PPG 2 states that through Regional planning, the need for safeguarded land will be addressed. The Phase Two Review of the RSS makes no reference to safeguarded land, therefore it remains unclear what the Regional perspective is on the need to allocate safeguarded land. Until National planning policy or the RSS provides direction, the LDF should follow National Planning Guidance in PPG 2.

Brockhill ADR

It is anticipated that the Area of Development Restraint adjacent to IN67 and west of the railway line, may be a suitable location for future residential development, (Brockhill to the west of the railway line could accommodate 450 dwellings). This area is assumed to have no employment potential because of topographical/visual impact/urban design issues. In relation to the ADR land east of the railway line, the Council's submission to the RSS Phase Two Revision Issues and Options consultation, stated that it is expected that 150 dwellings could be accommodated. The Brockhill east ADR is assumed to also have a potential Employment capacity of 3.1ha.

Webheath ADR

The Webheath ADR is considered appropriate only for residential development.

A435 ADR

Parts of the A435 ADR are considered to be suitable for housing and employment purposes. The A435 ADR land that is adjacent to the existing employment land, as defined by the Borough of Redditch Local Plan No.3, is considered suitable for employment purposes. The rest of the ADR, which is adjacent to residential uses, is considered suitable for residential use.

The balance between employment and housing provision on ADR land is debated in the Issues and Options document

Issue 12
Landscape and Townscape

Landscape Character

Paragraph 20 of PPS 1 states that Development Plan policies should take account of environmental issues, such as protection of the wider countryside and the impact of development on landscape quality. Specifically paragraph 17 requires Redditch Borough Council to develop policies protecting and enhancing the quality, character and amenity value of the whole Borough, although theses are likely to be Development Control-style policies which are not appropriate for a Core Strategy. It also states that a high level of protection should be given to the most valued townscapes and landscapes. There may be landscapes and townscapes of high value which require protection or enhancement. Worcestershire County Council Landscape Character Assessment is a useful tool to inform decision making for the Core Strategy. For these reasons a landscape and townscape issue is included in the Issues and Options Document.

Policy QE1: Conserving and Enhancing the Environment in the WMRSS seeks protection and enhancement of the distinctive character of different parts of the Region (identified in Figure 4 of the RSS) as well as the undertaking of local landscape character assessments. The Worcestershire Landscape is sufficiently detailed and no local landscape character assessments would be necessary.

Protected/Designated Landscapes

Paragraph 16 of PPS 7 requires that specific features and sites of landscape value should be conserved. However, there are no statutory landscape designations classified at the National or Regional level within Redditch Borough, therefore no issues are presented concerning the conservation of landscape statutory designations in the Issues and Options Document

Policy QE1: Conserving and Enhancing the Environment seeks the protection and enhancement of the distinctive character of different parts of the Region (identified in Figure 4 of the RSS) as well as the undertaking of local landscape character assessments. Policy QE3: Creating a high quality built environment for all, states that a high quality of townscape should be promoted and paragraph 8.24 states that the any opportunities to enhance and restore the quality of existing landscapes should be pursued. The main landscape and townscape policy of the RSS is Policy QE6: The conservation, enhancement and restoration of the Region's landscape. This policy requires the conservation, enhancement and restoration of the diversity and distinctiveness of landscape character. Protecting and enhancing landscape character is a significant issue on the Regional agenda and has historically been an important consideration of local residents in the Borough. Redditch Borough has many important locally distinctive features, therefore landscape and townscape has been included in the Issues and Options Document.

Issue 13
Historic Environment/ Local List

Planning Policy Statement 1: Delivering Sustainable Development

One of the main aims of the planning system is to enhance and protect the historic environment (para 1).

Planning Policy Guidance 15: Planning and the Historic Environment

PPG 15 draws attention to the role planning has in protecting, enhancing and preserving the built and natural environment (para 1.2). The guidance also recognises that conservation and sustainable economic growth are complementary – they are mutually beneficial; historic buildings can be put to good economic use and can contribute to the prosperity of the environment and in turn, conservation can play a key part in promoting economic prosperity. To this end, paragraph 2.8 states that plans should include a strategy for the economic regeneration of rundown areas and, in particular, seek to identify the opportunities which the historic fabric of an area can offer as a focus for regeneration. However, this is an implementation matter and it is not to be dealt with through the Issues and Options document.

Paragraph 2.8 states that plans should clearly outline the planning authority's policies for the preservation and enhancement of the historic environment in their area, as well as the factors which will be taken into account in assessing different types of planning application.

Development plans should include policies to cover the following:
- The criteria on the basis of which planning decisions will be made. Plans should clearly identify all conservation policies relevant to the exercise of an authority's development control functions, and also policies which are relevant to cases where development and conservation issues are linked and will need to be addressed together (para 2.3).

- Aspects of conservation policy that are relevant, directly or indirectly, to development control decisions are included - for instance, policies for

alterations or extensions to listed buildings that also constitute development (para 2.4).

- Policies for works of demolition or alteration which, while not in themselves constituting development, could affect an authority's decision on a related application for planning permission.

This is too detailed for the Core Strategy and is not included in the Issues and Options document.

Paragraph 2.9 states that Plans should also set out authorities' broad criteria for the designation of new conservation areas and for the review of existing conservation area boundaries; and, where possible, which particular areas are in mind for both. The plan should provide a policy framework, making clear to the public how detailed assessment documents and statements of proposals for individual conservation areas relate to the plan, and what weight will be given to them in decisions on applications for planning permission and conservation area consent. There are two designated conservation areas in the Borough; one within the Town Centre and the other in the village of Feckenham. Local planning authorities have a duty to review conservation areas from time to time to consider whether further designation of conservation areas is required (para 4.3). The Conservation Areas will be identified on the Proposals Map DPD, however policy relating to them is too detailed for the Core Strategy and is therefore not included in the Issues and Options Document.

Planning Policy Guidance 16: Archaeology and Planning

PPG 16 states that archaeological remains should be seen as a finite and non-renewable resource that require appropriate management to ensure they survive in good condition (para 6). In order to achieve this, paragraph 15 states that development plans should include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings.

Development plan policies and proposals may be based on an evaluation of the archaeological remains of the area to establish their importance. Archaeological remains of national importance should be earmarked for preservation. Other unscheduled remains of more local importance may also be identified in development plans as worthy of protection (para 16).

There are currently eight Scheduled Ancient Monuments within the Borough that will be identified on the Proposals Map DPD. If other archaeological remains are found or thought to exist, then appropriate investigations will be carried out in line with the guidance in PPG 16. Archaeological remains are therefore not included in the Issues and Options document.

Heritage Protection for the 21st Century – White Paper

The Heritage White Paper recognises the essential role local registration has to play in ensuring the effective management and preservation of heritage. New criteria for local registration will be published. The Borough Council already has supplementary planning guidance (SPG) with a Schedule of Buildings of Local Interest. If you would like to suggest additional buildings for the Local List

please contact the Development Plans team with details. All suggestions will be considered according to the criteria set out in the SPG to assess whether or not they are suitable for inclusion and the SPG updated accordingly. This matter is dealt with in the Issues and Options Document.

West Midlands Regional Spatial Strategy

Policy QE5: Protection and Enhancement of the Historic Environment states that development plans should identify, protect, conserve and enhance the historic environment and manage change in such a way that respects local character and distinctiveness.
Those historical features that are of particular importance to Redditch Borough are:
- historic buildings,
- scheduled ancient monuments and
- conservation areas.

The policy also states that development plans should recognise the value of conservation-led regeneration and the positive role that buildings of historic and architectural value can play as a focus in an area's regeneration. As stated above, the economic regeneration of historic buildings is an implementation matter and is therefore not considered as part of the Core Strategy.

A study is to be commissioned to produce a Historic Landscape Characterisation for the Borough. Once completed, further issues for the historic environment may be raised.

Issue 14
Tall Buildings

Given that the West Midlands Regional Spatial Strategy targets for residential, retail and employment developments within the Borough are high in relation to the size of the town, there is a need to consider the possible use of tall buildings to meet the WMRSS targets. This is a local issue that could be addressed through the implementation of a policy on tall buildings. If this is necessary, then specific locations within the Borough should be considered to establish the most appropriate location for tall buildings. (Draft Planning Policy Statement 4 'Planning for sustainable economic development'; guidance from CABE and English Heritage (2007))

Not an issue for the Issues and Options Document – Waste and recycling

Redditch Borough Council is an authority that collects waste; however it does not dispose of it. This responsibility lies within the remit of Worcestershire County Council. Waste and recycling is an area that continually needs consideration to ensure sustainability and efficiency and this is the subject of a wealth of guidance including: Planning Policy Statement 10: Planning and Waste Management; The Joint Municipal Waste Management Strategy for Herefordshire & Worcestershire (2004 – 2034) and; the Waste Strategy for England 2007. Given that this authority does not dispose of waste and there is no proposal for a waste disposal facility within the Borough, there are no

appropriate issues to be considered in the Issues and Options Document. Future matters relating to waste and recycling, for example the question of incorporating waste facilities in new developments, are considerations for the Local Development Framework.

Not an issue for the Issues and Options Document - Water

This context considers pollution of water, flooding, water resources and drainage. The West Midlands Regional Flood Risk Appraisal identifies that flood risk is not seen as a significant factor in strategic planning in Redditch as there is a relatively low flood risk.

Planning Policy Statement 1: Delivering Sustainable Development

Paragraph 20 states that development plan policies should take account of environmental issues, including the protection of groundwater from pollution. Development plan policies should also seek to minimise the use of natural resources and so should promote the sustainable use of water resources and the use of sustainable drainage systems in the management of run-off. (Paragraph 22).

Planning Policy Statement 23: Planning and Pollution Control

Paragraph 13 states that LDDs should set out the criteria against which applications for potentially polluting developments will be considered, including the potential sensitivity of ground and surface waters to adverse effects from pollution. However, this is too detailed for the Issues and Options Document and instead may be dealt with through a future DPD.

PPS 23 also requires consideration of the provision of sewerage and sewage treatment and availability of existing sewage infrastructure. A water cycle study (WCS) will be undertaken to establish where constraints to development exist and to identify measures to eliminate or mitigate such constraints through the planning process. The WCS will assess water resources and supply, sewerage and the wastewater treatment system. It is anticipated that this study will be available to inform the preferred options stage of the Core Strategy and therefore presents no issues at present.

Planning Policy Statement 25: Development and Flood Risk

PPS 25 requires Local Authorities to carry out a Strategic Flood Risk Assessment (SFRA) to inform the preparation of Local Development Documents. A SFRA is currently being carried out for Redditch Borough and when completed it will:

- assess flood risk from all potential sources of flooding;
- assess the areas that are at risk from flooding for all flood zones, with consideration for zonal boundaries, river catchment characteristics, flooding history, local topography and climate change;
- identify variations between flood risk, including the effects of defences and topography;
- recommend potential requirements and locations for future flood defences;
- assess the impacts of climate change for flood risk;

- advise on appropriate types of development within individual flood-zones, including the measures needed to ensure acceptability of development;
- assess flood risk to new development planned or constructed within the regional boundary and identify and detail factors which may influence current or future flood risk, including the potential impact to flood risk downstream;
- assess the potential increase in flood risk to existing development sites and provide guidance on the preparation of Flood Risk Assessments for potential development sites;
- identify the likely applicability of different SUDS techniques for managing surface water run-off from sites with development potential;
- assess the impact of wider land management practices within the river catchments on flood risk;
- assess the sustainability of current land uses on medium and high risk flood areas;
- advise on the potential provision of wash lands and the identification of potential locations;
- provide guidance for Local Development Frameworks;
- identify various methods of reducing flood risk for example reducing development run off rates or improving the condition of a waterway;
- recommend mitigation techniques against local sources of flooding such as blockages.

It is anticipated that the SFRA will be available to inform the preferred options stage of the Core Strategy, there are therefore no issues to present at this stage.

Paragraph 7 (of PPS 25) sets out principles that LPAs should adhere to in preparing planning strategies. This includes preparing LDDs that set out policies for the allocation of sites and the control of development which avoid flood risk to people and property where possible and manage it elsewhere. It is not appropriate for the Core Strategy to allocate land and for that reason this is not an issue for the Issues and Options Document.

Paragraph 12 states that LDD policies should also set out requirements for site-specific Flood Risk Assessments (FRAs) to be carried out by developers and submitted with planning applications in areas of flood risk identified in the plan. This is too detailed for inclusion for the Core Strategy and so does not present any issues for the Issues and Options Document.

Circular 3/99: Planning Requirement in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks

The circular states that problems associated with non-mains sewerage are not perpetuated in future developments producing ‘domestic’ sewage, defined as the contents of lavatories, and water which has been used for cooking and washing. To this end, the LPA may wish to include policies on drainage and sewerage infrastructure in their development plan to reflect a) the contents of this circular; b) its own knowledge and experience of the circumstances and conditions in various localities within its area and; c) the views of appropriate bodies on the issue of non-mains sewerage and its likely effect on the environment, amenity and public health. This is an issue but is too detailed for

the Issues and Options Document; it may be dealt with through a future DPD or SPD.

West Midlands Regional Spatial Strategy

Policy QE9 of the WMRSS deals with The Water Environment and requires development plan policies to address a number of points. Relevant aims are to:
- manage demand, conserve supply, promote local recycling of water and the multiple use of water resources.
- ensure that abstraction from watercourses and aquifers does not exceed sustainable levels
- reduce any adverse effects of development on the water environment by encouraging consideration of sustainable drainage systems where appropriate at an early stage in the design process
- ensure the timing and location of development respects potential economic and environmental constraints on water resources

However, these points are too detailed for the Core Strategy and do not present any issues for the Issues and Options Document.

Redditch Biodiversity Action Programme (BAP)

The Redditch BAP recommends that SUDS are incorporated into all new developments where appropriate. The SFRA will identify the likely applicability of different SUDS techniques for managing surface water run-off from sites with development potential.

Issue not for the Issues and Options Document – Nature Conservation

European Directive 92/43/EEC - Conservation of Natural Habitats and of Wild Fauna and Flora

Appropriate Assessment (AA) is required under the European Directive 92/43/EEC on the conservation of natural habitats and wild flora and fauna for plans that may have an impact on European (Natura 2000) Sites. These sites include Special Areas of Conservation (SACs) designated for species and habitats and Special Protected Areas (SPAs) designated for birds. AA is the assessment of the impacts of implementing a plan or policy on a Natura 2000 site. Its purpose is to consider the impacts of a land-use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site.

There are no Natura 2000 sites located in Redditch Borough, the closest being Bredon Hill, a Special Area of Conservation located in Wychavon District. Due to the distance of the SAC from the area covered by the DPD, it was considered unlikely that the implementation of the DPD would have a significant effect on the SAC. However, as a precautionary measure, the Appropriate Assessment Screening Matrix (based on European Commission Guidance, 2001) was applied to the DPD and SAC to determine their relationship.

The assessment has concluded that the DPD is not likely to have a significant effect on the SAC; as such no further assessment is required. The Screening

Matrix can be viewed in the Draft Sustainability Appraisal for the Core Strategy DPD.

Planning Policy Statement 1: Delivering Sustainable Development

Paragraph 17 states that policies should afford a high level of protection to the most valued landscapes, wildlife habitats and natural resources and those with international and national designations should receive the highest level of protection. There are a number of designated Sites of Special Scientific Interest (SSSI), Special Wildlife Sites (SWS) and Local Nature Reserves (LNR) across the Borough which receive protection through separate legislation.

Paragraph 18 also requires Planning Authorities to seek to maintain and improve the local environment through positive policies on conservation. Further to this, development plan policies should take account of the conservation and enhancement of wildlife species and habitats and the promotion of biodiversity (paragraph 20). Policies such as these are, however, too detailed for the Issues and Options Document.

Planning Policy Statement 9: Biodiversity and Geological Conservation

One of the government's objectives is to ensure that biological and geological diversity are conserved as an integral part of development and, as policies, will integrate biodiversity and geological diversity with other considerations.

The key principles for PPS 9, as set out in paragraph 1, instruct local planning authorities on a number of points.
- Policies should aim to maintain and enhance, restore or add to biodiversity and geological interests.
- Policies should recognise the contribution that sites, areas and features can make to conserving resources
- Policies should promote opportunities for the incorporation of biodiversity and geological features within the design of development.

Paragraph 5 requires local authorities to indicate the location of designated sites of biodiversity and geodiversity importance. These will be shown on the Proposals Map DPD. Authorities should also identify areas or sites for the restoration or creation of new habitats and to support this with appropriate policies. It is not appropriate to identify specific sites within the Core Strategy, however if any sites for restoration or creation of new habitats are identified, they will be considered in a future LDD.

There is 213ha of land designated as Special Wildlife Sites and more than 87ha designated as Local Nature Reserves across the Borough. Paragraph 9 (of PPS 9) requires criteria-based policies to be established against which any proposals for any development on, or affecting, such sites will be judged.

Networks of natural habitats are a valuable resource and should be maintained through policies that avoid the fragmentation or isolation of natural habitats (paragraph 12).

West Midlands Regional Spatial Strategy

Policy QE1 concerns the conservation and enhancement of the environment and QE7 the protection, management and enhancement of the region's biodiversity and nature conservation resources. Redditch Borough lies mainly within the Midland Plateau Natural Area and the Arden Character Area. The RSS sets targets for the protection, restoration and re-creation of habitats in the West Midlands Region. There are six Sites of Special Scientific Interest (SSSI) within the Borough, three of which are described by Natural England as 'Unfavourable'. However, all of these sites are being addressed to ensure their recovery and to contribute to the targets set out in the RSS (Annex B). Issues that may arise from this are implementation matters that are not to be dealt with through the Issues and Options Document.

There is more than 87ha of land designated as Local Nature Reserves (LNR) across Redditch Borough. This far exceeds the RSS target of a LNR provision at a minimum of 1ha per 1000 population, as the Borough's population currently stands at around 78,000. The current provision of LNRs would still be adequate even with population growth up to 2026.

The 'Areas of Enhancement Diagram' identifies the Green Belt and Open Countryside to the south of the Borough as an 'Area for Concentrated Bio-Diversity Enhancement'. Paragraph 8.27 states that these areas should be reinforced by:
a) supporting existing biodiversity and landscape enhancement projects;
b) buffering habitat units from adverse impacts;
c) restoring and re-creating locally characteristic habitats;
d) expanding and linking isolated habitat units; and
e) promoting social and economic benefits by investing in linked facilities for sustainable access, enjoyment and education, and in businesses that contribute to and capitalise on a high quality natural environment.

These however, are implementation matters that are not to be dealt with through the Issues and Options Document.

Policy QE8 – Forestry and Woodlands requires that development plans encourage tree cover to be increased. Trees are a distinctive feature in Redditch as a result of the large scale tree planting of the New Town era and this is considered in the Distinctiveness section of the Issues and Options Document. There is little or no scope to encourage the development of forestry and woodland industry to contribute to the rural economy in the Borough as suggested by this policy. There are areas of Ancient Woodland Landscape and Ancient Semi-Natural Woodland within the Borough, however it is considered that there are no issues to present at this stage of the Core Strategy preparation.

The requirements of policy QE9, The Water Environment also do not present any issues for the Issues and Options Document.

Worcestershire Biodiversity Action Plan (BAP)

The Worcestershire BAP highlights a number of issues relevant to Redditch. However these are too detailed for the Core Strategy and may be considered in a future LDD.

Economic success that is shared by all

Issue 15
Location of Employment
Issue 16
Existing Employment Areas

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development and Planning Policy Statement: Planning and Climate Change – Supplement to PPS1 (2007)

As part of the Government's central aim for sustainable development, there is a need to maintain high levels of economic growth and employment. Therefore the Core Strategy will need to consider how these targets can be accomplished. In considering how to achieve economic growth, a number of factors will have to be taken into account e.g. sustainable development etc. As part of ensuring economic growth occurs land will have to be made available for employment purposes (detailed below under 'employment land provision'). It is not the purpose of the Core Strategy to specifically allocate employment land. The Employment Land Review will identify possible locations for employment allocations and will consider travel implications as part of the criteria in the decision making process.

Planning Policy Guidance 4 (PPG4): Industrial, Commercial Development and Small Firms (1992)

PPG 4 emphasises the need to allocate employment land in sustainable locations and reduce the need to travel, this is not addressed in the Issues and Options Document.

Consultation Paper on a new Planning Policy Statement 4 – Planning for Sustainable Economic Development (2007) Consultation Draft

The framework for improving productivity and employment is based on maintaining macroeconomic stability, and using microeconomic reforms to tackle market failures around the drivers of productivity. In order to achieve this framework, PPS 4 sets out a number of principles relevant to the Core Strategy.

Paragraph 9 states that all strategies must be underpinned by a robust evidence base. As part of the Borough Council's evidence an Employment Land Review will be completed and this will feed into the preparation of the Core Strategy. Paragraph 12 outlines the objectives that Redditch Borough Council need to achieve in order to plan for positive development:

- "A good range of sites identified for economic development and mixed-use development;
- A good supply of land and buildings which offers a range of opportunities for creating new jobs in large and small businesses as well as start-up firms and which is responsive to changing needs and demands;
- High quality and inclusive design for all forms of economic development;

- Avoiding adverse impacts on the environment, but where these are unavoidable, providing mitigation; and
- Shaping travel demand by promoting sustainable travel choices wherever possible."

The first two bullet points are addressed within the Employment Land Review and the implications arising from this review will be accommodated within the Local Development Framework.

Paragraph 18 states that planning authorities should, in conjunction with higher and further education sectors and other stakeholders, assist business, particularly knowledge based and high-technology industries. Redditch has a high reliance on manufacturing and in order to remain competitive there needs to be a diverse economy. Therefore the issue of expanding into other sectors is considered within the Issues and Options Document.

Paragraph 24 states that consideration should be given to existing allocations. Where site allocations have been exposed to the market for a considerable period, it is stated that, unless there are extenuating circumstances, they should be considered for other uses. The Employment Land Review will assess existing allocated sites to ascertain their market potential. The protection of existing allocated employment sites is explored in the Issues and Options document.

Paragraph 25 sets out criteria for considering the effective use of land, and in particular making use of previously-developed land. The Preferred Option of the West Midlands Regional Spatial Strategy provides an indicative employment land requirement, which is discussed further below. It is not the purpose of the Core Strategy to allocate employment land, however the Issues and Options Document will consider possible broad locations for employment land.

Planning Policy Statement 7 (PPS 7): Sustainable Development in Rural Areas (2004)

An objective of PPS 7 is to promote sustainable economic growth and diversification in rural areas. The issue of enhancing the rural economy in the Borough of Redditch is addressed in the Issues and Options Document.

It is a requirement of PPS 7 to set out criteria within our Local Development Documents for permitting economic development in different locations, including the future expansion of business premises in order to facilitate a healthy and diverse rural economy. This issue is being explored via a survey which assesses rural economic and social conditions and needs. The requirement to produce a survey is reflected in PPS 7 and 'Planning for Quality of Life in Rural England' (The Countryside Agency)

West Midlands Regional Spatial Strategy (RSS) (2004) and West Midlands Regional Spatial Strategy Phase Two Revision – Draft Preferred Option (2007)

A key challenge of the RSS is to deliver a rural and urban renaissance. The distribution, location and type of new employment development has a key role in achieving this.

Settlement of Significant Development

Redditch Borough is designated as a Settlement of Significant Development. Policy PA1 emphasises the need to promote sustainable economic growth to ensure an appropriate balance between new housing and new employment land provision. Policy PA1 states that when developing policies, local authorities should:

- maintain and improve sustainable transport accessibility – both of goods and people – by all modes into, within and through all parts of the region;
- ensure that the environmental and cultural assets are maintained and enhanced to help attract and develop business activity;
- reduce worklessness by developing the skills and abilities of the West Midlands people by improving access to training, higher education, ICT and employment opportunities;
- encourage developers to adopt sustainable construction techniques wherever practicable and to locate economic activities in locations which minimise environmental impact and climate change emissions.

In the development of planning policy these factors are given consideration. In terms of the Issues and Options Document, these factors have been worked into its development and have also provided a basis for the creation of options for local issues.

Modernisation and Renewal

Policy PA5 requires local planning authorities to consider the designation of employment areas that are considered to be in need of improvement. Redditch Borough has an adopted Supplementary Planning Document on the Edward Street site which was considered to be in need of redevelopment during the implementation of Local Plan No.3. The Council is currently in the process of preparing an Employment Land Review which will provide an indication of any sites to which this policy can be applied.

Employment Land Provision

Policy PA6 states that local planning authorities should aim to provide and maintain a range of readily available[1] employment sites as well as ensuring appropriate stock and supply of business premises of all types and sizes to meet the demands of the economy. Policy PA6A allocates the following employment land requirement for the Borough of Redditch:

[1]A site is defined as readily available if ALL the following conditions are met:

- The site EITHER has planning permission AND/OR is allocated for economic development in the development plan AND/OR is committed by an appropriate Council resolution
- No major problems of physical condition
- No major infrastructure problems in relation to the scale of development/actively proposed
- The site is being actively marketed.

Rolling five-year reservoir (ha)	Indicative long-term requirements (ha)
17*[1]	51*[2]

*[1]Total proportion of proposal to be developed in Redditch Borough	*[1]Total proportion of proposal to be developed contiguous to the Borough of Redditch in the Districts of Stratford-on-Avon and/or Bromsgrove
9	8

*[2]Total proportion of proposal to be developed in Redditch Borough	*[2]Total proportion of proposal to be developed contiguous to the Borough of Redditch in the Districts of Stratford-on-Avon and/or Bromsgrove
27	24

In relation to the rolling 5 year reservoir, Redditch Borough Council should make provision of readily available sites outside the town centre boundary throughout the plan period. In relation to the Indicative long term requirements, it is up to the Borough Council to test whether this is an appropriate figure. An Employment Land Review will enable the Borough Council to determine the appropriate long term requirement and also establish suitable sites to ensure the Borough maintains a five year rolling reservoir. Based on the employment land requirements, it is only considered appropriate to concentrate on second tier, locally significant employment sites. These are defined as:

- Sub-regional Employment sites – of high quality, generally 10 – 20 hectares, in sustainable urban locations with a focus on attracting clients with an international/national/regional choice of location, in good proximity to strategic highways;
- Good Quality Employment Sites – good quality sites, suitable for local based investment, likely to exceed 0.4hectares in size, may include larger sites away from strategic highways;
- Other Employment Sites – of interest to local investors, less than 0.4 hectares and can include sites within the rural areas.

The Employment Land Review should establish the business requirements which will enable the Borough Council to determine the most appropriate approach for future employment land provision. In relation to the Issues and Options document, the issue of broad locations for future employment land provision is explored in order to provide a guide to the future provision of employment land in a sustainable manner. However it is not considered appropriate to solely rely on the Employment Land Review, therefore this issue is given consideration in the Issues and Options Document. The indicative long term target is also explored in the Issues and Options document.

Protection of Employment Land

Policy PA6B states that where it can be demonstrated that existing sites make an important contribution to the portfolio within an authority's area they should be protected. PPS 4 consultation draft requires local authorities to undertake an assessment of existing sites. Where sites have been exposed to the market for a considerable period and it cannot be demonstrated why that have not be taken up, they should be withdrawn. Policy PA6B echoes this statement and establishes criteria for determining the use of the particular piece of land. However, this is not considered in the Issues and Options Document because the Employment Land Review will provide a market analysis of existing sites.

Issue 17
High Technology Corridor and economic growth

High-Technology Corridors

There are three High-Technology Corridors located in the West Midlands, the closest to Redditch is the Birmingham to Worcester (Central Technology Belt) which runs along the A38. Redditch Borough falls within the sphere of influence, rather than the actual corridor, of the Central Technology Belt. An issue for Redditch is whether the Borough should be tapping into the High-Technology industries by integrating into the Central-Technology Belt in order to diversify the Borough's employment base. This issue is given consideration in the Issues and Options Document.

Higher/Further Education and Research Establishments

Paragraph 7.25 of the Preferred Option RSS requires the Development Plan to consider the need for the physical enhancement and expansion of existing educational and research facilities. At present, in terms of higher education facilities, Redditch Borough has the New College which is located in the town centre. An issue for the Borough is to tap into further education because the Borough is considered to lag behind in this area (identified through pre issues and options consultation). There is an option in the Issues and Options document of establishing links with Higher and further education institutions in order to tap into the High Technology Corridor. However, the need to expand existing Higher Education is not an issue because Redditch currently does not contain the facilities that policy PA4 refers to.

Business Clusters

The objective of business clusters is to make the most of a region's existing and potential business strengths by harnessing regional industries in order to exploit attractive markets. Clusters encourage businesses to work together to achieve this (for more information in business clusters see http://www.advantagewm.co.uk).

The following clusters are priorities for the West Midlands, based on their strength and their potential to create lasting wealth and employment (sourced from http://www.advantagewm.co.uk):

- **Aerospace** - expert in systems that power and control aircraft, and in specialist materials and engineering design. The West Midlands is home to 25 per cent of the Rolls Royce supply chain with its focus on the New Short Range aircraft;
- **Automotive** - the centre of the UK automotive industry with volume premium brands, and an extended supply chain. The West Midlands has unique R&D expertise and nearly all major emerging technologies are being developed here. Its focus is on low emission vehicles, intelligent transportation systems and niche vehicles;
- **Building Technologies** - strong in off-site manufacturing, building materials as well as product design and engineering. Businesses within the West Midlands are focusing on developing products to reduce CO^2 emissions and to adapt buildings to climate change;
- **Business & Professional Services** – second only to London in size and breadth, with particular strength in corporate and retail finance. The West Midlands focuses on innovation in services and on emerging markets like Islamic finance and cyber-business;
- **Environmental Technologies** – particular strengths in renewable energy (especially wind and bio energy), waste management, water and waste water treatment and energy management;
- **Food & Drink** – focusing on regional strengths in food innovation and engineering, to develop healthier food options and lower carbon products;
- **Interiors & Lifestyle** – has many established interiors brands and an extraordinary wealth of lifestyle companies, covering furniture, ceramics, carpets, furnishings, jewellery and fashion;
- **ICT** – strong in research & development. The West Midlands is focusing on its strengths in strategic ICT adoption, software development, ICT security, mobile and wireless, informatics, photonics and radio frequency identification (RFID);
- **Medical Technologies** – focusing on markets for intelligent health, assistive technologies, infection control and human engineering. This is supported by strengths in clinical trialling, engineering, imaging and orthopaedics;
- **Rail** - a concentration of high value engineering,design and support businesses at the hub of the UK rail network. The West Midlands is focusing on infrastructure services, vehicle overhaul and supply, and intelligent systems;
- **Screen Image & Sound** – strong in digital media and entertainment, lifestyle and business, including film, gaming, serious games and web 2.0 applications;
- **Tourism & Leisure** - second only to London for major business tourism, primarily driven by the National Exhibition Centre and the ICC. The West Midlands has iconic cultural brands such as Royal Shakespeare Theatre, and a growing reputation for food;

The issue of supporting relevant economic clusters in the Borough is explored in the Issues and Options Document.

Issue 18
Redditch Town Centre

We must plan for the growth and development of existing centres, promoting and enhancing them by making them the focus of development for a wide range of services. In the context of Redditch Borough, centres include:

- Redditch – Town Centre
- Astwood Bank – District Centre (Rural Area)
- Batchley – District Centre
- Church Hill – District Centre (New Town)
- Crabbs Cross – District Centre
- Headless Cross – District Centre
- Lodge Park – District Centre
- Matchborough – District Centre (New Town)
- Winyates – District Centre (New Town)
- Woodrow – District Centre (New Town)

Paragraph 1.6 of PPS 6 places a number of requirements on Local Planning Authorities: the first of which is to develop a hierarchy and network of centres. The Issues and Options Document therefore includes a suggested Hierarchy of Centres for Redditch Borough in the Spatial Policies section.

The second requirement of paragraph 1.6 is to address the need for further Town Centre uses ensuring there is capacity to accommodate them. There are thought to be a number of capacity constraints within the Town Centre, including the physical barrier of the Redditch Ringway. A Retail and Leisure Needs Assessment for Redditch Borough has been commissioned and will inform the future Core Strategy Preferred Options.

The third requirement of paragraph 1.6 concerns promoting Town Centre management and managing the evening and night-time economy. Paragraph 2.23 states that Local Planning Authorities should help manage the evening and night-time economy in appropriate centres. In Redditch Town Centre, the night time economy is considered to be underdeveloped despite ongoing improvements. There is a cinema located within the Kingfisher Shopping Centre, as well as public houses, eateries and a nightclub a short walking distance away from the retail core. However Redditch's retail core consists almost entirely of the Kingfisher Shopping Centre which is a covered shopping mall. Consequently, during the evening most of the town centre retail core is inaccessible. The night time economy offer for families is also underdeveloped. For these reasons the issue of night time economy is presented in the Issues and Options Document.

Location of Town Centre uses

Paragraph 2.9 of PPS 6 requires consideration of how to distribute identified growth in order to achieve the objectives of a spatial strategy. The development of the spatial strategy forms an integral part of the Core Strategy, and it is clear that the growth of centres should be considered alongside the spatial strategy. Paragraph 2.15 of PPS 6 advocates a proactive approach to planning for the future. In this vein, a spatial vision and strategy for the network and hierarchy of centres should be developed, setting out how the role of different centres will

contribute to the overall spatial vision for the area. The spatial vision is an important element which has been developed though informal consultation and is contained within the Issues and Options Document. It is envisaged that policy development in the Core Strategy will consider how each centre in Redditch Borough can contribute towards achieving that vision.

Markets

There is a high value placed on street and covered markets and their ability to contribute to local choice, diversity and vitality and viability. To reflect this, paragraph 2.27 of PPS 6 states that as an integral part of the vision for the Town Centre we should retain and enhance existing markets and, where appropriate, re-introduce or create new ones. There is only one market in Redditch Borough which is located within Redditch Town Centre. The market in Redditch has moved locations only to be reintroduced in its original location. It is understood that the recent re-introduction of the market into a more active part of the Town Centre has improved the vitality and viability of both the Centre and the market, therefore no issues on streets and covered markets are included in the Issues and Options Document.

Issue 19
District Centres

Spatial policies should be developed to improve access to local facilities and to promote and secure investment in deprived areas by strengthening and/or identifying opportunities for growth of existing centres. In terms of deprivation, it is considered that the wards of Batchley, Winyates and Woodrow are generally the most deprived in Redditch Borough, and there are Super Output Areas (small areas of approximately 1000 population) within these wards which are significantly deprived in terms of the United Kingdom Indices of Deprivation. Winyates and Woodrow Districts were developed during the New Town expansion of Redditch and house two of the four New Town District Centres. The poor image, and issues of crime, anti-social behaviour and inappropriate design are making the New Town District Centres suffer. Church Hill District Centre has recently been the subject of a Supplementary Planning Document to encourage its redevelopment. It is considered that there are options for the future of the New Town District Centres in terms of regeneration; therefore this has been included in the Issues and Options Document for consultation.

The option in the Issues and Options Document of having a different or distinctive design for each District, with the District Centres as the focus, is based upon one of the design concepts from the Redditch New Town – Planning Proposals (Dec 1966), in particular paragraph 24 which states:

> "Flexibility is possible in a district in its initial design and in its growth over a long period of time. Within the basic framework of planning and communication principles, District Centres capable of independent design and thus variety can be achieved in population, density, form and layout of development by the exploitation of the natural landscape characteristics of each site."

Improving health and well being

Issue 20
Health Facilities

Planning Policy Statement 1: Delivering Sustainable Development

Paragraph 16 states that development plans should address accessibility in terms of both location and physical access for all members of the community to health facilities and support the promotion of health and well being by making provision for physical activity.

Suitable locations should be available for health developments, as stated in paragraph 23, to contribute to a prosperous economy.

In terms of healthcare provision in Redditch Borough, the main facility is the Alexandra Hospital and land within its curtilage. Because of the requirements of PPS 1 it is considered that there is a need to ensure accessibility and appropriate land for this and other health-related facilities in the Borough.

Planning Policy Guidance 13: Transport

PPG 13 includes health uses as part of a range of uses to which general transport principles apply. Paragraph 19 states that a key planning objective is ensuring that health services are accessible by public transport, cycling and walking, particularly for those who do not have regular access to a car. It is considered that the issues relating to access to health facilities are relevant and are included in the 'Getting around Redditch' section of the Issues and Options document.

West Midlands Regional Spatial Strategy

One of the main objectives of the RSS is for Urban Renaissance. As part of this, Policy UR4: Social Infrastructure, requires local authorities to work in partnership to facilitate the co-ordination of land use, the modernisation of local health services and the development of plans to address inequalities in health.

This also relates to the requirements in PPS 1 to ensure Redditch Borough's health facilities are supported; the issue of health and well being is therefore included in the Issues and Options document.

West Midlands Regional Spatial Strategy Phase Two Revision Draft, Preferred Option

The phase two revision of the WMRSS designates Redditch as a Settlement of Significant Development, which means that Redditch will receive a significant amount of development. In terms of health, this could possibly mean that health facilities will either need to expand or new facilities will need to be provided to

meet the increased population as a result of new development. The issue of the availability of land for health-related facilities is therefore presented.

Borough of Redditch Local Plan No.3

Policy H.1 concerns the Alexandra Hospital. The Hospital is the main provider of acute medical services in the Borough and occupies a site dominated by healthcare and health-related facilities; the highest concentration of key healthcare facilities in the Borough. The site is well accessed by car and public transport. The policy seeks to protect the land within the curtilage of the Alexandra Hospital by permitting development that is intended for genuine health-related purposes. Continuing to protect the land within the curtilage of the Alexandra Hospital is presented as an option.

Policy E(TCR).1 ensures the vitality and viability of the Town Centre by ensuring that it is the primary focus of community facilities, amongst other uses. Medical and health services are also acceptable uses for District Centres (policy E(TCR).9) to ensure their continued community function.

Local Information

This map shows the location of GP surgeries in Redditch. There are currently 12 GP surgeries throughout the Borough; however there are parts of town where distances from GPs are more than 2.5km. GP surgeries are located in all wards in the Borough apart from Lodge Park and Matchborough. There are three surgeries within the Town Centre.

Issue 21
Leisure and Tourism

Redditch Borough is in close proximity to the Stratford–upon–Avon tourist 'honey pot'. In particular, Stratford-on-Avon District generates around seven times more visitors than Redditch Borough. Current leisure and tourism attractions within the Borough include the Forge Mill Needle Museum, Bordesley Abbey, Arrow Valley Country Park and Countryside Centre and in the Town Centre the Palace Theatre, Kingfisher Centre and Cinema.

Planning Policy Statement 6: Planning for Town Centres

Leisure is one of the main town centre uses to which this policy statement applies.

Local authorities should assess the need for new leisure floorspace as well as identifying existing deficiencies in provision as stated in paragraph 2.16. Leisure uses should be encouraged in centres as part of a diverse range of uses which appeal to a wide range of age and social groups, and should be dispersed throughout the centre (paragraphs 2.21 and 2.22).

In terms of evening and night time economy, paragraph 2.23 states that planning policies should ensure that provision is made for an appropriate mix of leisure, cultural and tourism activities which appeal to a wide range of age and social groups. Further to this, paragraph 2.24 states that consideration should be given to the scale of leisure developments envisaged and their likely impact, including the cumulative impact on the character and function of the centre, anti-social behaviour, crime and the amenities of nearby neighbourhoods.

A Retail and Leisure Needs Assessment will be carried out to determine the need for leisure across the Borough.

Planning Policy Statement 7: Sustainable Development in Rural Areas

One of the Government's objectives in order to promote sustainable patterns of development in rural areas is to provide appropriate leisure opportunities to enable urban and rural dwellers to enjoy the wider countryside. The rural area is considered in greater detail in the 'Sustaining Redditch Borough's Rural Area' section of the Issues and Options Document.

Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation

This guidance requires local authorities to carry out assessments of needs and audits of sports and recreation facilities. This will allow local standards to be set for the provision of these facilities. An assessment will be carried out and will inform later stages of the preparation of the Core Strategy.

Paragraph 11 states that sports and recreational facilities that are of high quality or of particular value to a local community should be given protection through appropriate policies. Supporting existing attractions is included as an option for improving tourism and leisure in Redditch Borough

Good Practice guide on planning for tourism

The aim of this guide is to ensure that planners understand the importance of tourism and take this fully into account when preparing development plans. The guide draws attention to the benefits of tourism, as well as a number of general principles and factors to be considered when preparing tourism policies. These will be taken into consideration during the latter stages of the Core Strategy preparation.

West Midlands Regional Spatial Strategy

One of the main objectives of the RSS is for Urban Renaissance. This includes the provision of leisure services as part of an integrated approach to improving the urban environment. Improving leisure facilities may enhance the attractiveness of the Region to inward investment and improve the performance of the economy.

The main policy of the RSS concerning tourism is PA10: Tourism and Culture, in which development plans are required to contain policies that encourage improvements of existing provision as well as new facilities. Local authorities are also required to identify those areas where the development of sustainable tourism can be encouraged to the benefit of the local economy and employment without damaging the local environment or character. The issue is therefore how tourism and culture/leisure in Redditch Borough can be promoted.

Policy PA15 requires development plans to recognise the agricultural sector of the Region and to include positive policies to promote agriculture and farm diversification through the development of innovative business schemes, including sustainable tourism. This is considered further in the Rural Areas section of the Issues and Options document.

Issue 22
Open Space

Planning Policy Statement 1: Delivering Sustainable Development

One of the Government's objectives for the planning system is to ensure that open spaces and the natural environment are enhanced and protected.

Paragraph 17 requires policies to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole with a high level of protection being given to the most valued townscapes and landscapes, wildlife habitats and natural resources. There should also be positive policies on the provision of public space to help maintain and improve the local environment as stated in paragraph 18.

Paragraph 20 states that development plan policies should take account of a number of environmental issues. In terms of open space, this means the protection of the wider countryside and the impact of development on landscape quality; the conservation and enhancement of wildlife species and habitats and the promotion of biodiversity and; the need to improve the natural environment

in and around urban areas and rural settlements, including the provision of good quality open space.

As a result of the requirements listed in PPS 1, open space is considered an issue for Redditch Borough and is therefore included in the Issues and Options document.

Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation

It is essential that local authorities know the needs of local communities when planning for open space, sport and recreation. Robust assessments should therefore be undertaken of the existing and future needs of the community. A refresh of the Open Space Needs Assessment will be undertaken as part of the preparation of the Core Strategy.

Policies should recognise and protect open space and sports and recreational facilities that are of high quality or particular value to a community as defined in paragraph 11:
- small areas of open space in urban areas that provide an important local amenity and offer recreational and play opportunities;
- areas of open space that provide a community resource and can be used for informal or formal events; and
- areas of open space that particularly benefit wildlife and biodiversity.

When planning for open space, paragraph 24 lists a number of factors which local authorities should consider and seek opportunities for. These include the improvement of the local open space network; creating public open space from vacant land; incorporation of open space within new development on previously-used land; consideration for the use of land that is unsuitable for development and; the procurement of private land for public use.

Assessing needs and opportunities: A Companion Guide to PPG 17

As outlined in paragraph 8.16, policies will be required to cover the following matters:
- protection and/or enhancement of existing open spaces or sport and recreation facilities of value – or potential value – to the local community.
- the re-location of poorly located but necessary open spaces or sport and recreation facilities.
- the circumstances in which the local planning authority may allow the redevelopment of an existing open space or sport and recreation facility.
- new provision required to fill identified gaps in existing provision, together with land allocations where applicable.
- additional on-site or off-site provision required as a consequence of new developments.

As Redditch Borough has a significant amount of rural areas, policies may also include the protection and enhancement of Rights of Way, paths and bridleways and also policies relating to sport and recreation in the countryside as per paragraph 8.17.

West Midlands Regional Spatial Strategy

The WMRSS Preferred Option document sets out the following development targets for Redditch for the period 2006-2026:
- 6600 houses (3300 in Redditch and 3300 adjacent to Redditch town in Bromsgrove and/or Stratford-on-Avon Districts).
- 51ha employment land (of which 24ha will be provided in Bromsgrove and/or Stratford-on-Avon Districts adjacent to Redditch).

Policy QE4: Greenery, Urban Greenspace and Public Spaces requires Local Authorities to undertake assessments of local need and audits of provision, and develop suitable strategies for Greenspace in order to ensure that they are accessible and of high quality.

The current levels of open space in Redditch Borough make it distinctive in comparison to neighbouring districts. The provision of informal unrestricted open space in Redditch is around three times higher than other districts in Worcestershire at 7.43ha/1000 population (Open Space Needs Assessment 2005); Wyre Forest, Malvern Hills and Bromsgrove districts all have 2.4ha/1000 population and Wychavon, 2.8ha/1000 population.

The level of open space within the Borough is explored in the Issues and Options Document. However it is noted that Policy QE4 of the RSS emphasises the need to maintain and enhance sports, playing fields and recreational grounds. The existing Open Space Needs Assessment (discussed below) contains a number of audits and assessments of open space which relate to the provision and location of open space. A refresh of the Open Space Needs Assessment will be undertaken; this will conform with Policy QE4 of the RSS as well as PPG 17 and the Companion Guide to PPG 17. It is anticipated that the refresh will provide the Council with a solid evidence base in relation to the quality and standard of provision of open space in the Borough.

Redditch Borough Council Open Space Needs Assessment

An Open Space Needs Assessment was adopted by the Council in June 2005. The assessment established a provision of 7.43ha/1000 population across the Borough although there are variations between wards.

The Open Space Needs Assessment needs to be updated because ward boundaries have changed and as a result the level of provision in each ward may have altered. There is also a need to reassess open space provision in relation to strategic housing and employment land targets. Therefore an assessment needs to be undertaken to ascertain the current standard of provision in Redditch Borough.

A balance must be struck between the need for adequate provision of greenspace with the development targets for the Borough. The issue presented therefore is whether Redditch should continue to be distinctive with it's higher than average standard of open space or consider options for development on open space.

Meeting the needs of children and young people

It is acknowledged that the Core Strategy is limited in its ability to influence the Key Theme of Children and Young people.

A priority for children and young people in Redditch in the Draft Worcestershire Children and Young People Plan (2008-2011) was a desire for more parks and open spaces to play. The Open Space Provision SPD covers the provision of playing pitches, play areas and informal unrestricted open space. The issue of the future use of open space in Redditch Borough is presented as an issue in the Health and Well Being section of the Issues and Options Document.

The number of children and young people (aged 19 and under) in Worcestershire is forecast to decrease by 2010 at a rate greater than the national average. However, Redditch has the highest and increasing proportion of children and young people in Worcestershire, including the greatest proportion of children and young people from black and minority groups (nearly 9%), which is also above the national average (7.9%).

Paragraph 7.25 (and related Policy PA4 - Development related to Higher/Further Education and Research Establishments and incubator units) of the RSS requires Development Plans to consider the need for the physical enhancement and expansion of existing educational and research facilities. Redditch Borough has the New College which is located in the town centre. However the need to expand existing Higher Education is not an issue because Redditch at present does not contain the facilities that policy PA4 refers to.

An issue for the Borough is to create better links between further education institutions and industry because the Borough is considered to lag behind in this area. This is presented as an option in the Economic Success That Is Shared by All section of the Issues and Options Document.

Issue 23
Previously Developed Land
Issue 24
Development on Back Gardens
Issue 25
Housing Density

Planning Policy Statement 1: Delivering Sustainable Development (2005) and Planning Policy Statement: Planning and Climate Change – Supplement to PPS1 (2007)

Paragraph 27 of PPS 1 considers some general approaches for delivering sustainable development and states that in preparing Development Plans, planning authorities should seek to bring forward land to meet the expected needs for housing. The Regional Spatial Strategy sets the strategic housing targets for the West Midlands Region, however in order to ensure that the strategic target for the Borough up to 2026 is achieved a sufficient supply of land needs to be identified. The requirement to have a sufficient supply of land is dealt with in PPS 3. PPS1 states that any allocations of housing must aim to reduce the need to travel and avoid development in areas at risk of flooding. It is not the purpose of a Core Strategy to allocate specific sites for future housing provision, however broad locations are considered in the Issues and Options Document. A study assessing the implications and issues of growth (employment and housing) has been undertaken. The study (White Young Green Report) identifies constraints on development in certain areas giving consideration to some of the issues outlined from PPS 1. A more detailed study will be undertaken looking at various site constraints in due course.

Planning Policy Statement 3 – Housing

The purpose of PPS 3 is to set out the national planning policy framework for delivering the Government's housing objectives. The Government's key housing policy goal is to ensure everyone has the opportunity of living in a decent home, which is affordable and in a community they want to live in.

Paragraph 31 of PPS 3 states that LPAs should make the best use of existing stock. Baseline information indicates that in the Borough of Redditch there is a limited amount of unused housing, therefore it is not considered appropriate to address this issue in significant detail.

Paragraph 36 of PPS 3 states that housing should be located in sustainable locations, with good access to community facilities, jobs, services and infrastructure. This issue is a requirement of National planning policy and is therefore not specifically explored in the Issues and Options Document. At the Local Level we will have to establish a strategy for the planned location of housing, in which we need to take account of:

- Spatial vision of the local area and relevant objective in West Midlands Regional Spatial Strategy. In preparing the Core Strategy this area is considered in relation to all issues;
- Provide evidence of current and future levels of need and demand for housing as well as availability of suitable, viable sites for housing development. Worcestershire County Council prepared the evidence base which fed into the production of the West Midlands Spatial Strategy Review Spatial Option document (8th January – 5th March 2007). This information is part of the evidence used to create our strategic housing allocation for the period 2001 – 2026. The Borough Council monitors the supply of housing land in order to assess the level of provision;
- Contribution to be made to cutting carbon emissions by focusing new development in close proximity to public transport. This issue is dealt with under the locating development close to a mix of uses;
- Identifying site constraints. This has been identified in a study commissioned by the Borough Council.
- Options for accommodating new housing growth. Various options for accommodating housing growth are detailed in the Issues and Options Document.
- Ensuring accessibility of the proposed development to community facilities, infrastructure and services;
- The need to provide housing in rural areas; the need to provide for housing in rural areas is covered in the Issues and Options Document.

Paragraph 43 of PPS 3 states the Development Plan Documents should include a local previously developed land target; the national level is 60%. The Borough of Redditch does not have enough supply of previously-developed land to achieve this target. Under Local Plan No.3, there was a target of 25% of the overall housing target to be developed on previously developed land; the low target was based on the limited supply of previously-developed land. The objective for Redditch is to ensure that where suitable previously developed land is available it is utilised to cater for housing need. This issue is explored in the Issues and Options Document.

PPS 3 also states that when developing spatial policies regard should be had to housing market areas, this is considered under the RSS heading.

Paragraph 53 states that Local Planning Authorities should set out in Local Development Documents policies and strategies for delivering housing development for at least 15 years from adoption. The provisional housing figures outlined in the Preferred Option of the RSS are considered under the RSS heading and, broad locations for development are considered in line with these figures. However, in terms of the need to have a sufficient supply of housing land, this is a National requirement and is not explored in the Issues and Options Document.

<u>Planning Policy Statement 7 (PPS 7) Sustainable development in rural areas (2004)</u>

Paragraph 3 states that Local Planning Authorities should set out criteria for permitting development in, or next to, rural settlements which are not designated as service centres, in order to assist community needs. Paragraph

17 adds that Local Planning Authorities should set out policies for their criteria on permitting the conversion and re-use of buildings in the Countryside for economic, residential and other purposes. An assessment of rural economic needs will be undertaken in due course. This will feed into the development of a criteria-based policy for these issues.

West Midlands Regional Spatial Strategy (RSS) 2004 and West Midlands Regional Spatial Strategy Phase Two Revision – Draft Preferred Option (2007)

A key challenge of the RSS is to deliver rural and urban renaissance. The distribution, location and type of new housing development has a key role in achieving this. The RSS phase Two Revision (Preferred Option 2008) states in paragraph 6.5:

Delivering the RSS strategy will require a co-ordinated approach to housing provision across administrative boundaries and between planning and housing authorities, private house builders, the Housing Corporation and private and social housing landlords.

Therefore this approach has to be considered by the Council.

Housing beyond the Major Urban Areas and Levels and Distribution of New Housing Development (Policies CF2 and CF3)

Policy CF2: 'Housing beyond Major Urban Areas' of the RSS Phase Two Revision (Preferred Option 2008) allocates Redditch as a Settlement of Significant Development. The Policy specifically states that towns adjacent to the Major Urban Areas are capable of balanced and sustainable growth.

Policy CF3: 'Housing beyond major urban areas', the implication of this policy for the Borough of Redditch is a housing proposal (2006 – 2026) of 6600 dwellings (as illustrated in the table below). The issue of broad locations for development are considered in the Issues and Options Document.

Proposal Total (Net)	**Indicative annual average 2006 – 2026**
6600*	**330**

***Total proportion of proposal to be developed in Redditch Borough**	***Total proportion of proposal to be developed contiguous to the Borough of Redditch in the Districts of Stratford-on-Avon and/or Bromsgrove**
3300	**3300**

Paragraph 6.25 of the RSS phase Two Revision (Preferred Option 2008) states that Local Development Documents should consider whether the release of Green Belt land could be more appropriate than the release of other available land. This issue is a consideration in the Issues and Options Document.

The RSS phase Two Revision (Preferred Option 2008) makes some demolition assumptions (2006-2026). For the Borough of Redditch the annual demolition rates are approximated at 2 per annum. Paragraph 6.26 assumes a 1:1 replacement. If this can not be achieved, Local Development Documents will have to identify further land to make up for this shortfall. In the past, the Borough of Redditch has exceeded the 1:1 ratio and therefore this is not considered to be an issue. However, the 1:1 replacement ratio is measured annually and therefore if the Council's ability to achieve this requirement changes, the issue could be dealt with.

The re-use of land & buildings for housing (Policy CF5)

Paragraph 6.35 of the RSS phase Two Revision (Preferred Option 2008) states that, when preparing Core Strategies and site allocation documents, precedence should be given to brownfield land and the reuse of buildings (there is a target of 60% for the region which includes Redditch[2]). The paragraph adds that Local Authorities should consider whether there should be any special protection given to development of gardens, across the Borough or in special areas to retain their character. The table below illustrates the amount of development within the curtilage of a dwelling from the monitoring period 2001/2002 to 2006/2007. Within the Borough of Redditch, there has been development in the curtilage of dwellings in a number of areas, of particular significance this includes:

- Along the A441 in Astwood Bank;
- Feckenham Road (Headless Cross); and
- Along Birchfield Road

Year of completion	Total number of completions which constitute development within the curtilage of a dwelling
2001/2002	27
2002/2003	22
2003/2004	23
2004/2005	11
2005/2006	41
2006/2007	80

This is explored in the Issues and Options Document.

Making efficient use of land (Policy CF6) (and density information in PPS3)

Policy CF6 states that local authorities should set out density policies in development plans which reflect local circumstances. This is explored in the Issues and Options document in relation to the type of standards that should be applied across the Borough. This takes into consideration the need to encourage high density standards close to town centres and in locations close to public interchanges.

[2] There is a higher target of 90% for the North Staffordshire Conurbation and a target of 85% for the West Midlands conurbation.

Density is defined in PPS 3 as a measure of the number of dwellings which can be accommodated on a site or in an area.

PPS 3 also states that Local Planning Authorities may wish to set a range of density standards across the Borough, using 30 dwelling per hectare as the minimum guide to policy making and decision making. This is explored in the Issues and Options document.

Issue 26
Phasing of New Development

The phasing of development in Redditch Borough will be linked to the stages of the Development Strategy. The Development Strategy sets out in hierarchical form the most sustainable locations for development in the Borough. Phasing of development will follow this order.

Any new development in Redditch Borough should be phased to ensure an overall increase in the level of development. Phasing new development in the Borough also allows for any necessary infrastructure to be in place at the correct time (West Midlands Regional Spatial Strategy Phase Two Revision – Draft Preferred Option December 2007).

Redditch Borough Council is currently undertaking a Strategic Housing Land Availability Assessment (SHLAA) and an Employment Land Review. These studies identify areas of the Borough that are deemed most sustainable for development.

The need to ensure that the most sustainable areas of the Borough are developed first supports the Development Strategy that is outlined in this Issues and Options Document.

Not an issue for the Issues and Options Document – Affordable housing and type and size of housing

Planning Policy Statement 3: Housing

Affordable housing is not a locally distinctive issue, as paragraph 27 states that affordable housing must be provided. However, locally distinctive issues for Redditch include the target of affordable housing that needs to be completed during the Core Strategy period, the separate targets for socially-rented and intermediate ownership, the size and type of affordable housing needed, the circumstances in which affordable housing will be required and the approach Redditch takes in seeking developer contributions. For this reason affordable housing is an issue in the Issues and Options Document.

West Midlands Regional Spatial Strategy (June 2004)

Policy CF5 states that the affordable housing target should be stipulated within the Redditch Development Plan. Provisionally, the Redditch Borough overall housing target for 2011-2026 is 6,600 (3,300 of which is to be provided within the administrative boundaries of the Borough). This is the preferred option for Redditch Borough and is subject to change. The current affordable housing

target for sites over 15 dwellings or ½ hectare is 40%. Based on this assumption, 2,640 affordable homes would be needed within the Borough between 2011-2026.

West Midlands Regional Spatial strategy Phase Two Revision - Preferred Option (October 2007)

Policy SR2 – Creating sustainable communities

This policy designates Redditch as a Settlement of Significant Development (SSD). As an SSD, Redditch along with other designated SSDs will receive the majority of development in the region. In addition to other requirements to create sustainable communities, an appropriate mix of housing is needed. This includes the provision of affordable housing. For this reason, the type and size of housing is an issue in the Issues and Options Document.

Policy CF7 – Delivering Affordable Housing

Under this policy, it is stipulated that the South Housing Market Area, part of which includes Redditch, will need to provide a total of 1000 affordable houses as a minimum per annum. Redditch will also need to establish the overall target for the amount of affordable housing to be provided, separate targets for social rent and intermediate ownership, the circumstances in which affordable housing is required and the need for lower targets in rural areas. For this reason, affordable housing provision is an issue in the Issues and Options Document.

Policy CF8 – Delivering mixed communities

This policy states that it should be stipulated which mix of housing is required in areas of Redditch and that an appropriate mix of house types, size and tenures should be ensured. Under this policy, it is affirmed that there is a need for more family housing in Redditch due to the aging population. For this reason these issues are included in the Issues and Options Document.

West Midlands Regional Housing Strategy (2005)

Paragraph 6.4 states that the size and type of housing needs to match Redditch Borough's local requirements. The strategy explains that Redditch needs to rebalance the tenure stock which should be achieved by addressing the higher representation of social housing in the area. For this reason affordable housing is an issue in the Issues and Options Document.

Strategic Housing Market Assessment of the South Housing Market Area of the West Midlands Region (2007)

Within Redditch there is a distinct lack of privately rented property and a high proportion of socially rented property. There are also high proportions of flats and terraced housing - more than any other residential type. Redditch has a small proportion of intermediate ownership.

The greatest shortage of affordable housing type in Redditch is for 2 and 4 bedroom houses. There is no significant shortage of 1 or 2 bedroom flats in

Redditch. For this reason affordable housing is an issue in the Issues and Options Document.

Borough of Redditch Local Plan No.3 (May 2006)

Policy B(HSG).1 'Housing provision' gives guidance on the housing target for Redditch. This is a locally distinctive issue and will need to be reformulated into the Core Strategy.

With regard to B(HSG).5 'Affordable Housing', this policy is locally distinctive and is important to retain. The unique need for affordable housing in Redditch has been stipulated through local housing assessments (see above) and as such will need to be catered for in the local environment.

Issue 27
Redditch Distinctiveness

PPS 1, paragraph 36 requires Redditch Borough Council to develop robust policies on design and access, based on the strategic vision and objectives for the area, although this is likely to be in the form of a Development Control-style policy which is not appropriate in the Core Strategy. One of the key objectives of PPS 1 is to ensure that developments respond to the local context and create or reinforce local distinctiveness. Paragraph 38 states that we should not attempt to impose any particular architectural styles or designs but that we should reinforce local distinctiveness by supporting the concept through appropriate planning policy.

Paragraph 16 of PPS 3 states that, in respect of the design of places and with any new developments, consideration should be given to enhancing the distinctive character of the development and ensuring that it relates well to its surroundings. Paragraph 48 of PPS 3 states that we should facilitate good design by identifying the distinctive features that define the character of the local area.

Paragraph 2.4 of the RSS makes it clear that each town and city in the Region is, and should be, distinctive. Paragraph 3.11 adds that we should build on our local strengths and qualities to help develop our distinctive role and character. Policy UR3: Enhancing the role of City, Town and District Centres offers a further directive for developing strategies that promote a sense of identity and local distinctiveness.

For all of the reasons above, local distinctiveness is included as an issue in the Issues and Options Document.

The purpose of the Distinctiveness section of the Issues and Options Document is to find out what people think about some of the most recognisable 'features' found in the Borough, which are not covered by other sections of the Issues and Options Document. The Issues and Options Document sets out the advantages and disadvantages of each feature and asks the reader to conclude whether it is of sufficient importance to Redditch's distinctiveness that it should be retained. Specifically, included in the Issues and Options Document as distinctive to Redditch Borough are:

- Trees
- Self-contained Districts
- Road hierarchy
- Separation of roads and footpaths

Trees

Large scale tree planting occurred mainly for landscaping reasons and for screening purposes. Arguably the most successful design principle of Redditch's New Town era is the integration between old and new achieved through sensitive landscaping.

Self-contained Districts

The first item on the mandate to the Redditch Development Corporation (the Redditch New Town Designation Order) was to ensure that the New Town should be self-contained. The concept was to ensure that each District consisted of residential elements designed as environmental areas, with district shops, schools, employment, and other community facilities provided in the District. Central to each District was an efficient public transport route, with traffic on the radius and easy pedestrian movement throughout the centre.

By encouraging roads on the periphery of Districts and encouraging pedestrian movement to the centre of Districts, there have been noticeable side effects. The most problematic effects include the lack of passing trade for the District Centres and a lack of natural surveillance - an important principle which encourages safety and the feeling of safety in areas.

Road hierarchy

One of the principles of the New Town was to have regard to high levels of car ownership and usage. The Redditch New Town – Planning Proposals (Dec 1966) states at paragraph 10 (ii):

> "A form of town structure is required which relates growing traffic to growing development in such a way that the capacity of the traffic facilities can maintain an acceptable level at all stages without over provision."

Paragraph 16 of the Planning Proposals went on to set out a hierarchy of roads. This hierarchy has remained in place since the New Town was developed. The current adopted Local Plan No.3 (1996 – 2011) has Policy C(T).2 Road Hierarchy which states that roads are designated according to their intended use and design standard and that the hierarchy principles should be extended to any new development. Its purpose is to create areas of high environmental quality and safety for pedestrians and cyclists.

The Road Hierarchy puts roads into four classes: Primary Distributors, District Distributors, Local Distributors and Access Roads.

Primary Distributors – Convey traffic between Districts across Redditch and serve as internal by-passes keeping traffic clear of environmental areas. They

should be clear and free-flowing as far as is economically possible (they help towards Redditch's low congestion). They should be dual carriageways, where traffic warrants it, and designed for a 70mph speed limit. Importantly no individual development, except on the largest scale, should be accessed directly from these roads and any such access should be by way of a junction of no lower standard than an at-grade roundabout.

District Distributors – Convey traffic between environmental areas and the Primary Distributors, with which they connect at high-capacity junctions. They should be at least 7.3 metres wide and designed for a 40mph speed limit. Their alignment should discourage traffic use not originating or terminating in the area which they serve. There should be no frontage development on these roads, and the only junctions onto them will be from Local Distributor roads.

Local Distributors – Distribute traffic within environmental and residential areas, connecting into the District Distributors. They should be designed for 30mph speed limits and will have no frontage development except on sections which in total, serve no more than 150 dwellings or equivalent.

Housing Access Roads – Serve frontage residential development and should never serve more than 300 dwellings and normally no more than 150 dwellings. Other than in exceptional circumstances, they should be cul-de-sac and appropriately designed for speeds of 30mph or less. Measures to give pedestrians priority should be appropriate in these roads, as should appropriate traffic calming measures.

Industrial Access Roads – Serve industrial and commercial users, connecting into District Distributor Rods. They could be cul-de-sac or loops and should be designed for speed limits of 30mph. They should serve industrial and commercial development directly and should be laid out to as to discourage through traffic. Their character should be a combination of that of the Local Distributors and the Access Roads in residential areas, as appropriate.

Separation of roads and footpaths

The Redditch New Town – Planning Proposals (Dec 1966) states at paragraph 10 (iii):

> "Pedestrians and fast moving vehicles should not mix; there must be the maximum segregation throughout the town with a separate footpath system to enable people to walk about without having to come into contact with main traffic."

Issue 28
Gypsies, Travellers and Travelling Showpeople

Planning Policy Statement 1: Delivering sustainable development

Paragraph 16 affirms that development plans should promote development that creates socially inclusive communities, including a suitable mix of housing. Gypsies and travellers should be included in any development that may affect their lives and should be catered for, as any other member of the community. In

preparing development plans, respect must be afforded to the diverse needs of this sector of the community (paragraph 27, iii), which may include in Redditch Borough bringing land forward for pitches (paragraph 27, iv).

For the reasons given above, the criteria within the criteria-based policy is an issue to be dealt with in this section of the Issues and Options Document.

Planning Policy Statement 3: Housing

Paragraph 37 of PPS 3 details the importance of identifying sustainable locations for housing. The identification of sustainable locations also applies when bringing land forward in Redditch Borough for Gypsies, Travellers and Travelling Showpeople. The aim of this paragraph is to ensure that when identifying suitable parcels of land in Redditch Borough for travellers, the following criteria are taken into account;

- Effective use of land
- Existing infrastructure
- Available public and private investment
- Availability of surplus public sector land

For general housing provision, the priority should be to make good use of brownfield sites. This approach should also be applied in the identification of sites for gypsies, travellers and travelling showpeople.

For the reasons given above, the criteria within the criteria-based policy is an issue to be dealt with in the 'Stronger communities' section of the Issues and Options Document.

Circular 01/06 Planning for Gypsy and Traveller caravan sites (February 2006)

Circular 01/06 (paragraph 8) states that site-based allocations must occur at the local level. For Redditch Borough this means deciding where the best location is for Gypsyies and travellers. For this reason, the criteria contained in the criteria-based policy is an issue in the Issues and Options Document.

Following the Gypsy and Traveller Accommodation Assessments (GTAAs), Redditch Borough Council will be required to allocate the number of pitches required. Paragraph 31 of Circular 01/06 states that the Core Strategy should set out the criteria for the location of Gypsy and Traveller sites, which will guide the allocation of sites in Redditch Borough. The criteria contained within the criteria-based policy is an issue that will be dealt with through the Core Strategy.

Paragraph 47 states that Gypsies and Travellers do not always have enough land provided in the rural area. As Redditch Borough does not have allocated land within the rural area (or urban area) for Gypsies and Travellers, there may be a requirement for a 'rural exception site policy'.

Circular 04/2007 Planning for Travelling Showpeople

Travelling showpeople require plots to store their show equipment and more permanently for residential purposes. The GTAAs will define how many plots

Redditch Borough is required to provide for its travelling showpeople. For this reason, the criteria contained within the criteria-based policy is an issue in the Issues and Options Document.

The issue of sustainability linked to the transport of travelling showpeople should be considered. Reducing the need to travel and locating in sustainable areas is vital in ensuring sustainable development for Redditch Borough. This issue of sustainable locations is an Issue but is dealt with through the Development Strategy of the Issues and Options Document.

West Midlands Regional Spatial Strategy Phase Two Revision Preferred Option (October 2007)

Policy CF9 states that there should be adequate provision made for Gypsies and Travellers in Development Plans Documents and for this reason the criteria contained in the criteria-based policy for the location of Gypsies and Travellers is an issue in the Issues and Options Documents.

Local Development Framework – Local Plan No.3 (May 2006)

The current Local Plan for Redditch Borough contains Policy B(HSG).10 which suggests that a Gypsy site may be provided in the Borough if it is in a satisfactory location and meets the required standards. This is a local issue for Redditch Borough as suitable locations will need to be assessed, with a criterion based policy in place. For this reason the criteria contained in the criteria-based policy is an issue in the Issues and Options Document.

Issue 29
Getting Around in Redditch Borough

Transport requirements expected of new developments

Access is also key when considering the future development of Redditch Borough. This includes access in locational terms i.e. transport access and external access into buildings. Access to buildings is an area that is covered by building control and for this reason is not an issue in the Issues and Options Document (Planning Policy Statement 1: Delivering sustainable development).

Land should be brought forward and allocated with sustainable transport and access needs in mind. Access should be continually improved to allow access to jobs, health, education, shops, leisure and community facilities, as well as open space, sport and recreation. In Redditch Borough this should be achieved by locating all new development where everyone can access it via sustainable means. Housing is a key consideration when thinking about accessibility and transport in Redditch Borough. All new housing developments should be easily accessible and well connected to public transport to allow community facilities and services to be easily accessed. New housing developments will be expected to demonstrate that they have considered access and transport requirements. The Town Centre is considered as the most sustainable location in Redditch given its good accessibility within the Borough (Planning Policy Statement 3: Housing; Planning Policy Statement 6: Planning for Town Centres)

One the options set out in the Issues and Options document is to request a Transport Assessment to accompany any new development, regardless of size, where significant transport implications are likely. This is to ensure that any new development considers the impact on the surrounding transport systems and that sustainable modes of transport are considered as a priority. For this reason, this option goes above and beyond the current requirement of The West Midlands Regional Spatial Strategy Phase Two Revision – Draft Preferred Option (2007) which states that only applications of a significant size should require Transport Assessments (Policy T4).

Coach parking

Parking policies should be used alongside other transport policies to promote sustainable transport choices. Car parking is not an issue in Redditch as this is covered by national guidance (Planning Policy Guidance 13: Transport).

A sustainable transport network

As a Borough we should aim to develop in such a way that it reduces the need to travel by promoting sustainable modes of transport. This means locating new development close to already established developments which have access to public transport. Any urban growth should make the fullest use of public transport with development focused in existing centres and near major public transport interchanges, where access to public transport is maximised. In Redditch Borough, this means locating larger developments in the Town Centre followed by the District Centres, as these areas have the most availability of sustainable modes of transport, which reduces the need to travel. Housing will be an exception to this, as there is not the capacity within the Town Centre to locate a significant proportion of the housing target for Redditch. Within Redditch Borough there are currently 2 major public transport interchanges, both of which are located within the Town Centre. (Planning Policy Statement 1: Delivering sustainable development; Planning Policy Guidance 13: Transport; West Midland's Regional Transport Strategy (RTS) contained within the Regional Spatial Strategy for the West Midlands (June 2004)).

Promoting sustainable modes of transport, particularly buses, trains, cycling and walking, is important to reduce the need to travel. People should be given priority over traffic; this includes allowing more spaces for pedestrians, cyclists and public transport in Town Centres. (Planning Policy Guidance 13: Transport)

To achieve the aim of a sustainable efficient transport network there are a number of measures that need to be met, each with an effect on Redditch Borough. These are to:

- Reduce the need to travel
- Provide walking and cycling facilities
- Promote travel awareness initiatives
- Significant improvement in public transport
- Well-designed park and ride facilities
- Better management of public and private car parking
- Demand management measures
- Better management of transport networks

(West Midlands Regional Spatial Strategy Phase two revision- Draft Preferred Option December 2007)

Demand management measures are needed to manage the demand for travel, particularly by car, in order to overcome the negative and detrimental impacts of traffic congestion. Congestion charging is one of the better known demand management measures. Other demand management measures include local use of measures that help to manage demand including the use of car parking standards, the management of car parking, park and ride schemes and the re-allocation of highway space for public transport (West Midlands Regional Spatial Strategy Phase two revision- Draft Preferred Option December 2007 Policy T8).

Public transport routes (bus and emergency vehicles only)

The bus lanes in Redditch Borough are distinctive, as they form an arc around the Borough and through the centre of each New Town District Centre. All District Centres have a 'bus only' lane running through them, which gives high priority to bus use. These designations are in line with Policy T5 (C iii) of the West Midlands Regional Spatial Strategy Phase two revision- Draft Preferred Option December 2007. They give priority to public transport and work towards the achievement of frequent, reliable, affordable, secure and attractive public transport (Policy T5 E).

Due to the nature of the district centres in Redditch Borough, a number of them are inward looking, this means they are not well integrated into the surrounding area in terms of public perception, and natural surveillance is very limited. Opening up the bus lane would encourage more natural surveillance; this would make people feel more secure. The other benefit in opening up bus lanes is the potential added vitality and viability of District Centres. These advantages consider the social and economic benefits to users of the District Centres, which need to be considered against the need for efficient public transport. All of these are considerations and need to be satisfied and achieved. For this reason, opening up a section of the bus lanes, where justified, is an issue in the Issues and Options Document.

Provision for cycles

The New Town development did not have regard to cycling when it was designing roads and footpaths. Cycle routes have since been added. There is a lack of consideration to the needs of cyclists in the Borough, mainly in terms of legibility around the Borough and ease of travel. This is a matter that needs to be considered as cycling is a sustainable mode of travel. There is a need to establish where the priorities lie in terms of improving the provision for cyclists in the Borough; this is explored in the Issues and Options Document.

Not an issue for the Issues and Options Document – Car Parking standards

Car parking standards should be developed sub-regionally, this means at Worcestershire level. Worcestershire County Council, as Highway Authority, has the responsibility of developing County-wide car parking standards (West

Midlands Regional Spatial Strategy Phase two revision - Draft Preferred Option December 2007)

Efficient movement of freight is particularly important in areas where a significant proportion of employment is based on manufacturing; this is the current situation in Redditch Borough. Policy T10 states that reliable movement of goods and services is key and to improve the efficient of freight movement there are a number of options. Within Redditch Borough, the most suitable option is to *'encourage the use of rail for freight'*. For this reason this is an issue in the Issues and Options Document.

Policy SR4 (Improving air quality for sensitive ecosystems) states that there should be provisions in place to reduce the need to travel, secure transport choices and reduce emissions to air. Combined, these priorities will meet the objective of the policy. The current Local Transport Plan covering Redditch Borough states that Redditch Borough does not have any air quality issues.

Worcestershire's Local Transport Plan 2006/ 2011

LTP2 states that Redditch Borough does not have an issue with congestion, or with air quality. Therefore this is not an issue in the Issues and Options Document.

One of the key transport issues in Redditch Borough relates to the proposal for a major leisure development at Abbey stadium. Other issues that need to be dealt with through the LTP2 include; the need to construct the Bordesley Bypass, the need for a comprehensive site plan and the introduction of traffic management measures on the bypassed section of the existing A441 through Bordesley village. Other issues flagged include the gaps in the bus network and infrastructure, A435 congestion, road issues related to the Abbey Stadium redevelopment and issues related to personal safety and anti-social behaviour curbing walking and cycling. Within the LTP2, there are a number of strategies attached to these issues to ensure that they are dealt with during the plan period.

Not an issue for the Issues and Options Document – Rail transport

Rail transport in Redditch Borough is served by one track and one station, which is located somewhat on the periphery of the Borough. Any major improvements to the rail network that serves Redditch Borough would need to be done outside of the administrative boundaries. Improvements that could be made to the rail network inside Redditch Borough include duelling of the rail track, relocation of the station or a parking bay for trains. It is considered that these alterations are not appropriate to be considered in the Issues and Options Document.

Issue 30
Lifetime Homes

In order to achieve the government's objective of prosperity for all, planning authorities should ensure the provision of sufficient, good quality, new homes, including an appropriate mix of housing and adequate levels of affordable

housing. The aim should be to ensure that everyone has the opportunity of a decent home (Planning Policy Statement 1: Delivering Sustainable Development). One of the specific outcomes the planning system should deliver in the provision of housing is 'High quality housing that is well-designed and built to a high standard' (paragraph 10, Planning Policy Statement 3: Housing).

People aged 65 and over currently account for around 13.5% of Redditch Borough's population and this is expected to increase to around 21% by the year 2026. This ageing population will require care in one form or another, as outlined below.

Extra care housing and care villages are defined as sheltered or retirement housing for frail older people and provide varying levels of care and support on site. Also known as very sheltered housing, assisted living, or housing with care, it is based on self-contained accommodation, in the form of blocks of flats, bungalow estates and retirement villages but with communal facilities. (www.housingcare.org)

Disabled Facilities Grants are available from local authorities to help towards the cost of adapting a home to enable a disabled person to continue occupying their property. The grant can be used to give better freedom of movement into and around the home and/or to provide essential facilities within it. This could include widening doors, installing ramps, installing a stair lift or providing a downstairs bathroom. Applicants will be assessed to determine the amount of grant and the type of adaption(s) needed. (www.direct.gov.uk)

Lifetime Homes incorporate 16 design features that together create a flexible blueprint for accessible and adaptable housing in any setting. The concept increases choice, independence and longevity of tenure. The design criteria includes car parking width and access from car parking, width of doorways and hallways, layout of rooms and making provision for lifts and hoists. (www.lifetimehomes.org.uk)

The Redditch Borough Council Housing Needs Survey (2006) found that 24.8% of households in the area did contain somebody with a disability. In addition, 54.7% of all disabled household members were over the age of 60 including 25.1% over 75; 25.0% were under 45. It was found that 64.4% of wheelchair users did not live in suitably adapted premises, whilst around 13% of households in the Borough had been adapted to meet the needs of a disabled person. The most common adaptation was the installation of handrails/grabrails, however the survey revealed that bathroom adaptations were the most frequently required for the future. When questioned about future supported accommodation requirements, more than 60% of those surveyed expressed a preference for independent accommodation (with external support) rather than sheltered housing (either private or council owned).

The evidence that Redditch Borough's population is ageing and the requirements for disabled people arising from the Housing Needs Survey means that future housing will need to be responsive to particular needs. The issue is therefore how we can improve the flexibility and adaptability of housing in Redditch Borough.

Conclusion

This document has given a rationale for the issues that are contained in the Issues and Options Document and seeks to ensure that these issues are as easy to understand as possible. The purpose of this document is to make the planning system transparent and comprehensible.

This document, along with the actual Issues and Options Document, and other supporting documents is available for consultation between 9th May 2008 and 20th June 2008.