Redditch Borough Council Proposed Submission Local Plan No.4 Evidence Base - Evidence document to support the policies of the plan

(September 2013)

This table provides a comprehensive overview of the evidence base supporting Proposed Submission Local Plan No.4. The table details all evidence base studies/ reports and technical papers that have been completed that provide the evidence for the policies set out in the emerging policies.

This table is in accordance with the Soundness Self-Assessment Checklist (January 2013) which states that the plan must be justified by a sound and credible evidence base. The Checklist recommends that the sources of evidence, the date of its production and how conclusive the evidence is, is detailed. Therefore this information is contained within the table below.

The Redditch Borough Sustainable Community Strategy (SCS) has informed the emerging Local Plan throughout its completion. The most recent Sustainable Community Strategy (2011-2014) was produced in January 2011. The SCS has informed all of the policies contained within the Proposed Submission Local Plan and therefore for practicality is not listed under each Policy.

In addition a Sustainability Appraisal has been prepared at each stage of the emerging Local Plan and has informed all of the Policies contained within the Proposed Submission Local Plan and therefore for practicality is not listed under each Policy.

Local Plan No.4 Policy	Study/ Evidence	Date	Main Issue
Policy 1	No evidence required	-	-
Policy 2 Settlement Hierarchy	Accessibility Study and Settlement Hierarchy	2008	This study considers whether development can help to enhance facilities and services in some settlements in Redditch Borough and justifies a suitable settlement hierarchy.

Policy 3 Development Strategy	A study of Green Belt Land and Areas of Development Restraint within Redditch Borough	2008	This report collates all previous studies that describe the characteristics of the Green Belt land and Areas of Development Restraint (ADRs) that are peripheral to Redditch Town and within the administrative area of the Borough. The study concludes that it would not be preferable to develop Redditch Green Belt land. In addition the document states that development of the ADRS is preferable to any development of Green Belt land within Redditch Borough
	Statement of Compliance with the Duty to Cooperate	2013	This statement explores the extent to which Redditch Borough Council has complied with the new legal requirement under S.33 (A) of the Planning and Compulsory Purchase Act 2004 and the guidance contained within the National Planning Policy Framework (NPPF) from paragraph 178.
	Worcestershire Strategic Housing Market Assessment (SHMA)	2012	This study recommends scenarios for a housing target. The document also provides information on size, scale and tenure for housing. The final housing target will be informed by this document but will be a Council decision.
	Redditch Town Centre Retail and Office Needs Assessments Partial Updates	2012	Will provide updated figure on office space and retail floor space required in the Borough.
	Strategic Housing Land Availability Assessment for Redditch Borough (SHLAA)	2013 (updated annually)	Identifies suitable development sites for housing.
	Redditch Green Belt Release to meet Growth Needs	2013	This study has been prepared to explore the potential release of Green Belt land within Redditch in order to meet Redditch's development needs. In particular the focus of this study is to examine the two Green Belt areas in the north of the Borough.
Policy 4 Housing Provision	Worcestershire Strategic Housing Market Assessment (SHMA)	2012	This study recommends scenarios for a housing target. The document also provides information on size, scale and tenure for housing. The final housing target will be informed by this document but will be a Council decision.

	Worcestershire SHMA – Redditch Updated Household projections Annex	2012	Detailed work has been completed to determine a specific housing requirement, as a follow-on study based on the 2012 SHMA.
	Worcestershire Extra Care Housing Strategy 2012 - 2026	2012	The strategy sets out the framework for the future development of extra care housing in Worcestershire. It covers the period 2012-2026. The Strategy states that Redditch needs an estimated 438 units.
	Strategic Housing Land Availability Assessment for Redditch Borough (SHLAA)	2013 (updated annually)	Identifies suitable development sites for housing.
	Five Year Housing Land Supply in Redditch Borough	2013 (updated annually)	Realistic and deliverable supply of housing land to meet five year housing requirement.
	Housing Growth Development Study	2013	This Study assesses suitable locations around the periphery of Redditch for growth potential. Extensive work on a 'Broad Area Appraisal' led to joint recommendations on those areas to be discounted, and those to be carried forward to a 'Focussed Area Appraisal', for more in-depth analysis.
	Statement of Compliance with the Duty to Cooperate	2013	This statement explores the extent to which Redditch Borough Council has complied with the new legal requirement under S.33 (A) of the Planning and Compulsory Purchase Act 2004 and the guidance contained within the National Planning Policy Framework (NPPF) from paragraph 178.
	Review Of The A435 ADR and Adjoining Land	2013	This review relates to a linear site located to the east of Redditch Borough and to the west of the A435 road. The purpose of this document is to review the potential that exists within the site to accommodate development to contribute towards meeting development requirements and to make recommendations on the type and form of any potential development.

	Worcestershire Strategic Housing Market Assessment Monitoring 2011/12 (Worcestershire County Council)	2013	This monitoring report provides an update to the Worcestershire SHMA (2012) and takes account of more up-to-date statistical information where available.
	Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) Joint Strategic Housing Needs Study	Incomplete – due later in 2014	The purpose of the joint Strategic Housing Needs Study is to provide technical evidence to the commissioning authorities and the GBSLEP on the scale of future housing, requirements including housing needs, which cannot be accommodated within the local authority area in which they arise and to identify a range of options regarding where additional development land could be provided within the study area to meet these needs. The study will also inform the development of the GBSLEP Spatial Framework Plan and individual local plans where appropriate.
Policy 5 Effective and efficient use of land	Strategic Housing Land Availability Assessment for Redditch Borough (SHLAA)	2013 (updated annually)	Identifies suitable development sites for housing.
	Worcestershire Strategic Housing Market Assessment (SHMA)	2012	This study recommends scenarios for a housing target. The document also provides information on size, scale and tenure for housing. The final housing target will be informed by this document but will be a Council decision.
	Employment Land Review	Produced annually between 2009 - 2013	Recommends appropriate employment land target and available employment sites
Policy 6 Affordable Housing	Affordable Housing Viability Assessment (AVHA)	2012	This study assesses suitable affordable housing requirements. It also recommends what proportion of affordable housing is needed over the set plan period and a target of affordable housing to be provided as part of market housing scheme.
	Worcestershire Strategic Housing Market Assessment (SHMA)	2012	This study recommends scenarios for a housing target. The document also provides information on size, scale and tenure for housing. The final housing target will be informed by this document but will be a Council decision.

	Strategic Housing Land Availability Assessment for Redditch Borough (SHLAA)	2013 (updated annually)	Identifies suitable development sites for housing.
Policy 7 Gypsies, Travellers and Travelling Showpeople	Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA)	2008	The study recommends provision for an additional Showpeople site for a minimum of 14 'yards'.
	Worcestershire Gypsy and Traveller Accommodation Assessment (GTAA)	Incomplete due Later in 2014	Provides a strategic level update to the GTAA and recommends provision levels by District.
	Worcestershire Strategic Housing Market Assessment (SHMA)	2012	This study recommends scenarios for a housing target. The document also provides information on size, scale and tenure for housing. The final housing target will be informed by this document but will be a Council decision.
Policy 8 Green Belt	Redditch Green Belt Release to meet Growth Needs	2013	This study has been prepared to explore the potential release of Green Belt land within Redditch in order to meet Redditch's development needs. In particular the focus of this study is to examine the two Green Belt areas in the north of the Borough.
Policy 9 Open Countryside	None	-	-
Policy 10 Agricultural Workers Dwellings	None	-	-
Policy 11 Green Infrastructure	Redditch Green Infrastructure (GI) Strategy	March 2014	The purpose of this study is to establish a strategy for the existing and future provision of GI in Redditch Borough. The study is to comprise 3 parts: • An Audit of current GI assets within the Borough (March 2014) • A GI Strategy for enhancing existing assets and the provision of new assets through development An Implementation and Management Plan/Strategy to monitor the GI Strategy

	Worcestershire Green Infrastructure Strategy	2014	The purpose of this strategy is to drive forward the delivery of the GI agenda in the County. It's intention is to set out county-scale principles to inform plans and strategies being developed by partner organisations and to enable a coherent approach to delivery across a range of initiatives.
	Public Open Space Standards in the Borough	2009	The purpose of this report is to comprehensively examine the background and reason for the establishment of higher levels of open space provision within the Borough of Redditch.
Policy 12 Open Space Provision	Playing Pitch Strategy (2011-2016)	2012	This study provides an assessment of existing playing pitch provision. The study also makes recommendations for future provision.
	Open Space Needs Assessment	2009	This study considers the formally designated open space levels within the Borough, which allows for an overall standard of open space provision to be calculated for the Borough as a whole, and on a ward – by – ward basis.
	Public Open Space Standards in the Borough	2009	This study comprehensively examines the background and reason for the establishment of high levels of open space provision within the Borough of Redditch. The study concludes that such standards are justified in Redditch and should be continued in any future development within and adjacent to the Borough.
Policy 13 Primarily Open Space	Playing Pitch Strategy (2011-2016)	2012	This study provides an assessment of existing playing pitch provision. The study also makes recommendations for future provision.
	Open Space Needs Assessment	2009	This study considers the formally designated open space levels within the Borough, which allows for an overall standard of open space provision to be calculated for the Borough as a whole, and on a ward – by – ward basis.
Policy 14 Protection of Incidental Open Space	None	-	-
Policy 15 Climate Change	Renewable Energy Capacity Study for the West Midlands	2011	Study concludes there is limited potential in the Borough for large scale renewable energy.
	Water Cycle Strategy (Outline)	2012	Detailed look at development options on water resource

			and management in the Borough.
Policy 16 Natural Environment	Landscape Character Assessment (including supplementary guidance)	2011	Categorises all areas of landscape within the Redditch Green Belt and surrounding Green Belt land. It provides the baseline characteristics of land parcels to take into account in land allocations and gives detail on the types of features to enhance.
	Worcestershire Landscape Character Assessment – Supplementary Guidance Borough of Redditch Core Strategy Background Document	2011	This Supplementary Guidance explains the modern concepts of landscape and landscape character and offers guidance in the application of Landscape Character Assessment (LCA). The advice offered is will enable local communities to identify the landscape elements that contribute to local distinctiveness.
	Special Wildlife Site (SWS) Review	2009	Assessed the value of the Boroughs SWSs. Study removed the SWS designated for four sites and designated two new SWSs. Information from this study will be used to update the Proposals Map.
	Worcestershire Biodiversity Action Plan (BAP)	2008	The Worcestershire Biodiversity Action Plans are arranged on the Worcestershire County Council website by theme or species or habitat group. Each page has a small library of documents and links relating to that topic: http://www.worcestershire.gov.uk/cms/biodiversity/action-plans.aspx
	Worcestershire Green Infrastructure Strategy	2014	The purpose of this strategy is to drive forward the delivery of the GI agenda in the County. Its intention is to set out county-scale principles to inform plans and strategies being developed by partner organisations and to enable a coherent approach to delivery across a range of initiatives.
	Redditch Green Infrastructure (GI) Strategy	March 2014	The purpose of this study is to establish a strategy for the existing and future provision of GI in Redditch Borough. The study is to comprise 3 parts: • An Audit of current GI assets within the Borough (March 2014) • A GI Strategy for enhancing existing assets and the provision of new assets through development

			An Implementation and Management Plan/Strategy to monitor the GI Strategy
Policy 17 Flood Risk and Water Management	Strategic Flood Risk Assessment Level 1	2009	Borough wide flood risk assessment which considers the extent and nature of the risk of flooding and its implications for land use planning. The document concluded that no significant issues exist which cannot be resolved.
	Strategic Flood Risk Assessment Level 2	2012	Detailed look at specific sites in relation to flood risk. The study provides site level information to inform strategic site policy. The study also provides a higher level assessment which gives the Council confidence that its Strategic Site allocations comply with PPS25 and to be sequentially tested and where necessary exception tested (requires addendum to confirm compliance with NPPF). It provides to evidence to confirm the appropriateness of proposed uses on strategic sites. It also provides information that surface water flood risk is an issue across the catchment and therefore requires actions for the whole plan area, making this a policy priority.
	Water Cycle Strategy (Scoping)	2009	The purpose of this study is to establish where constraints to development exist and to identify measures to eliminate or mitigate constraints. The document concluded that no significant issues exist which cannot be resolved.
	Water Cycle Strategy (Outline)	2012	Detailed look at development options on water resource and management in the Borough.
Policy 18 Sustainable Water Management	Water Cycle Strategy (Scoping)	2009	The purpose of this study is to establish where constraints to development exist and to identify measures to eliminate or mitigate constraints. The document concluded that no significant issues exist which cannot be resolved.
	Water Cycle Strategy (Outline)	2012	Detailed look at development options on water resource and management in the Borough.
	Strategic Flood Risk Assessment Level 1	2009	Borough wide flood risk assessment which considers the extent and nature of the risk of flooding and its implications for land use planning. The document concluded that no significant issues exist which cannot be

			resolved.
	Strategic Flood Risk Assessment Level 2	2012	Detailed look at specific sites in relation to flood risk. The study provides site level information to inform strategic site policy. The study also provides a higher level assessment which gives the Council confidence that its Strategic Site allocations comply with PPS25 and to be sequentially tested and where necessary exception tested (requires addendum to confirm compliance with NPPF). It provides to evidence to confirm the appropriateness of proposed uses on strategic sites. It also provides information that surface water flood risk is an issue across the catchment and therefore requires actions for the whole plan area, making this a policy priority.
	River Basin Management Plan	-	This document is produced by the Environment Agency. Although this document does not inform the policy directly it is important to guide development. The current River Basin Management Plan can be found: http://www.environment-agency.gov.uk/research/planning/33240.aspx
	Surface Water Management Plan	-	This document is produced by Worcestershire County Council. Although this document does not inform the policy directly it is important to guide development.
Policy 19 Sustainable Travel and Accessibility	Worcestershire County Council Local Transport Plan No.3	2011	The LTP3 provides the policy and strategy context for major transport projects and enables WCC to bid for additional Government funding over the next 15 years. It will also help WCC secure funds from development and ensure these are properly used to improve the efficiency of our transport networks.
	Redditch Development Sites – Highway Impact and Accessibility Modelling Report (Worcestershire County Council/ Halcrow)	2011	Considers the implications of development targets on the road network and on strategic junctions. The study also considers the accessibility of development sites.
	Redditch Local Plan – Transport Network Analysis and Mitigation	2013	This study looks at the implications of the development sites put forward in the Local Plan. It also recommends

	Report May 2013 (Worcestershire County Council/ Halcrow)		mitigation measures to deal with the implications.
	Bromsgrove and Redditch Cross-Boundary Sites Assessment	2013	The document provides a summary of the transport impact assessment undertaken of the cross-boundary scenarios provided by Redditch and Bromsgrove Planning Authorities. These sites have been tested in addition to the 'core scenario' tested and reported upon in the DRAFT Bromsgrove IDP and Redditch IDP Reports.
	Choose How You Move 2: Redditch	Project runs 2011 - 2015	Choose how you move and is a three-year programme which encourages people in the borough to travel more sustainably. With the help of funding by the Department for Transport, the Choose team produce a range of events, information material and personal travel plans as a means of engaging as many people as possible, increasing their knowledge and appreciation of the benefits of sustainable travel. http://www.choosereddditch.com/
	Network Rail Branch Enhancement Scheme	Project to be complete by Winter 2014	This is a Network Rail enhancement Scheme which will create capacity along the single track to Redditch. it involves the construction of a 'dynamic loop', consisting of approximately 3km of double track and 2 connections to the original track, allowing trains to pass one another. http://infrastructure.planningportal.gov.uk/projects/west-midlands/redditch-branch-enhancement-scheme/
Policy 20 Transport Requirements for New Development	Worcestershire County Council Local Transport Plan No.3	2011	The LTP3 provides the policy and strategy context for major transport projects and enables WCC to bid for additional Government funding over the next 15 years. It will also help WCC secure funds from development and ensure these are properly used to improve the efficiency of our transport networks.
	Redditch Development Sites – Highway Impact and Accessibility Modelling Report (Worcestershire County Council/	2011	Considers the implications of development targets on the road network and on strategic junctions. The study also considers the accessibility of development sites.

	Halcrow)		
Policy 21 Alexandra Hospital Public Transport Interchange	Worcestershire County Council Local Transport Plan No.3	2011	The LTP3 provides the policy and strategy context for major transport projects and enables WCC to bid for additional Government funding over the next 15 years. It will also help WCC secure funds from development and ensure these are properly used to improve the efficiency of our transport networks.
Policy 22 Road Hierarchy	Policy contained within Redditch Borough Council Local Plan No.3 and advise from Worcestershire County Council Highways Team	-	The Policy contained within Local Plan No.3 was successful and effectively implemented a structured road hierarchy. It was agreed within WCC this policy should continue to be implemented within the Borough.
Policy 23 Employment Land Provision	Employment Land Review	Produced annually between 2009 - 2013	Recommends appropriate employment land target and available employment sites
	Employment Monitoring Supplementary Planning Guidance	2003	The purpose of this document was to identifying exactly what types of sites/buildings contribute towards meeting the employment land provisions set out in Worcestershire County Structure Plan and continued by RBC.
	Office Locations Study	2007	Provides background information on office provision for the whole for the West Midlands – no specific information relating to Redditch.
	Office Needs Assessment	2009	Identifies the need for offices in the Town Centre and reviews potential development sites to accommodate the identified office requirements.
	Redditch Town Centre Retail and Office Needs Assessments Partial Updates	2012	Provides updated figures on office space and retail floor space required in the Borough.
	Waste Core Strategy for Worcestershire Adopted Waste Local Plan 2012-2027	2012	The Strategy will be used by the County Council to determine applications for waste management development. The City, Borough and District councils in Worcestershire will also use it to make decisions on other types of planning applications that could have waste

			implications. The strategy will inform and guide waste management development by the private and public sector and will encourage and stimulate businesses involved in the recycling and re-use of resources.
	Review Of The A435 ADR and Adjoining Land	2013	This review relates to a linear site located to the east of Redditch Borough and to the west of the A435 road. The purpose of this document is to review the potential that exists within the site to accommodate development to contribute towards meeting development requirements and to make recommendations on the type and form of any potential development.
	Statement of Compliance with the Duty to Cooperate	2013	This statement explores the extent to which Redditch Borough Council has complied with the new legal requirement under S.33 (A) of the Planning and Compulsory Purchase Act 2004 and the guidance contained within the National Planning Policy Framework (NPPF) from paragraph 178.
	Winyates Green Ecological Assessment	2011	This study concludes that there is limited scope for development on this site due to high value ecological constraints on site.
	Winyates Green Transport Assessment	2009	This study considers access for employment purposes, study provided various access options. Preferred access is costly.
Policy 24 Development Within Primarily Employment Areas	Waste Core Strategy for Worcestershire Adopted Waste Local Plan 2012-2027	2012	The Strategy will be used by the County Council to determine applications for waste management development. The City, Borough and District councils in Worcestershire will also use it to make decisions on other types of planning applications that could have waste implications. The strategy will inform and guide waste management development by the private and public sector and will encourage and stimulate businesses involved in the recycling and re-use of resources.
	Joint Municipal Waste Management Strategy for Herefordshire and	2011	The aim of the Strategy is to decrease waste production and increase the recovery of value from waste (to re-use it, recycle it, compost it, or recover value in other ways) by

	Worcestershire (2004-2034)		treating waste as a resource.
	Employment Land Review	Produced annually between 2009 - 2013	Recommends appropriate employment land target and available employment sites
Policy 25 Development outside of Primarily Employment Areas	None	-	-
Policy 26 Office Development	Office Needs Assessment	2009	Identifies the need for offices in the Town Centre and reviews potential development sites to accommodate the identified office requirements.
	Redditch Town Centre Retail and Office Needs Assessments Partial Updates	2012	Provides updated figures on office space and retail floor space required in the Borough.
	West Midlands Regional Spatial Strategy Regional Centres Study (West Midlands Regional Assembly/ Roger Tym & Partners)	2007	The Study identifies the scale of comparison retail, office and leisure development that should be accommodated in the Region in the period to 2011, and from 2011 to 2021. It sets out how development should be distributed across the region and how identified capacity can be diverted to those centres which will best promote accessibility.
	Employment Land Review	Produced annually between 2009 - 2013	Recommends appropriate employment land target and available employment sites
Policy 27 Rural Economic Development	The Historic Farmsteads Characterisation Project		The Project aims to develop a better understanding of farmstead character, survival and current use. The project seeks to improve our understanding of farmstead distribution and scale, the arrangement and function of buildings and the degree of change between the early 20th century and the present The project is being funded by English Heritage and the Rural Development Agency (Advantage West Midlands) in partnership with local councils across England. Information can be found here:

			http://www.worcestershire.gov.uk/cms/archive-and-archaeology/information-and-advice/projects/historic-farmsteads.aspx
	Historic Environment Assessment for Redditch Borough Council	2010	This study provides an integrated historic environment evidence base to support policy and Green Infrastructure documents aimed at shaping future development strategy. The project combined county landscape character mapping with Historic Environment Record data and an outline Historic Landscape Character assessment.
Policy 28 Supporting Education, Training and Skills	None	-	-
Policy 29 Broadband and Telecommunications	International Commission guidelines on non-ionising radiation protection (ICNIRP)	-	See the following website for more information: http://www.icnirp.de/
	Worcestershire: Local Broadband Plan: Connecting Worcestershire (Worcestershire County Council)	The project will run 2011 – 2015.	This programme seeks to implement a multi-million pound superfast broadband network.
	Halifax Quality of Life Survey	December 2011	This survey tracks where living standards are highest in the United Kingdom by ranking local performance across key indicators covering the labour market, the housing market, the environment, education and health. The survey examines all 405 local authority districts and is based on data at local authority district (LAD) level.
Policy 30 Town Centre and Retail Hierarchy	Town Centre and Retail Study	2008	Provides detail on a retail target, issues within the Town Centre and a list of suitable retail sites.
	Redditch Town Centre Retail and Office Needs Assessments Partial Updates	2012	This study provides partial updates to the Office Needs Assessment for Redditch Town Centre carried out by GVA in 2009 and the Town Centre and Retail Study undertaken by White Young Green in 2008.This update focuses on current and emerging retail trends, existing shopping facilities. In also contains an in depth review and analysis of vacant office stock, a survey of owners and agents aspirations and an overview of both demand and

			supply factors.
	Redditch Town Centre Office Needs Assessment - Final Report	2009	This Report follows on from the Employment Land Review that was prepared in 2008. It examines in more detail, the need for offices within the town centre and reviews potential development sites to accommodate the identified office requirements within the boundary of the town centre and peripheral zone.
	Town Centre Strategy	2009	Provides a clear strategy on the future development of the Town Centre.
Policy 31 Regeneration for the Town Centre	Town Centre Strategy	2009	Provides a clear strategy on the future development of the Town Centre.
	Town Centre and Retail Study	2008	Provides detail on a retail target, issues within the Town Centre and a list of suitable retail sites.
	Redditch Town Centre Retail and Office Needs Assessments Partial Updates Final Report	2012	This study provides partial updates to the Office Needs Assessment for Redditch Town Centre carried out by GVA in 2009 and the Town Centre and Retail Study undertaken by White Young Green in 2008.This update focuses on current and emerging retail trends, existing shopping facilities. In also contains an in depth review and analysis of vacant office stock, a survey of owners and agents aspirations and an overview of both demand and supply factors.
Policy 32 Protection of the Retail Core	Redditch Town Centre Retail and Office Needs Assessments Partial Updates Final Report	2012	This study provides partial updates to the Office Needs Assessment for Redditch Town Centre carried out by GVA in 2009 and the Town Centre and Retail Study undertaken by White Young Green in 2008.This update focuses on current and emerging retail trends, existing shopping facilities. In also contains an in depth review and analysis of vacant office stock, a survey of owners and agents aspirations and an overview of both demand and supply factors.
	Redditch Town Centre Office Needs Assessment - Final Report	2009	This Report follows on from the Employment Land Review that was prepared in 2008. It examines in more detail, the need for offices within the town centre and reviews potential development sites to accommodate the identified

			office requirements within the boundary of the town centre and peripheral zone.
	Town Centre Strategy	2009	Provides a clear strategy on the future development of the Town Centre.
Policy 33 Use of Upper Floors	Redditch Town Centre Retail and Office Needs Assessments Partial Updates Final Report	2012	This study provides partial updates to the Office Needs Assessment for Redditch Town Centre carried out by GVA in 2009 and the Town Centre and Retail Study undertaken by White Young Green in 2008.This update focuses on current and emerging retail trends, existing shopping facilities. In also contains an in depth review and analysis of vacant office stock, a survey of owners and agents aspirations and an overview of both demand and supply factors.
	Redditch Town Centre Office Needs Assessment - Final Report	2009	This Report follows on from the Employment Land Review that was prepared in 2008. It examines in more detail, the need for offices within the town centre and reviews potential development sites to accommodate the identified office requirements within the boundary of the town centre and peripheral zone.
Policy 34 District Centre Redevelopment	None	-	-
Policy 35 Health of District Centres	Redditch Town Centre Retail and Office Needs Assessments Partial Updates Final Report	2012	This study provides partial updates to the Office Needs Assessment for Redditch Town Centre carried out by GVA in 2009 and the Town Centre and Retail Study undertaken by White Young Green in 2008.This update focuses on current and emerging retail trends, existing shopping facilities. In also contains an in depth review and analysis of vacant office stock, a survey of owners and agents aspirations and an overview of both demand and supply factors.
	Redditch Town Centre Office Needs Assessment - Final Report	2009	This Report follows on from the Employment Land Review that was prepared in 2008. It examines in more detail, the need for offices within the town centre and reviews potential development sites to accommodate the identified office requirements within the boundary of the town centre

			and peripheral zone.
Policy 36 Historic Environment	Historic Environment Assessment for Redditch Borough Council	2010	This study provides an integrated historic environment evidence base to support policy and Green Infrastructure documents aimed at shaping future development strategy. The project combined county landscape character mapping with Historic Environment Record data and an outline Historic Landscape Character assessment.
Policy 37 Historic Buildings and Structures	Schedule of Buildings of Local Interest	2006	This document details all buildings on the 'Local List' and contains detailed descriptions, location maps and photographs of all buildings on the Local List.
Policy 38 Conservation Areas	Feckenham Conservation Area Management Plan and Boundary Extension	2006	
	Feckenham Conservation Character Appraisal	2006	
	Church Green Conservation Area Management Plan and Boundary Extension	2006	
	Church Green Conservation Character Area Appraisals	2005	
Policy 39 Built Environment	None	-	-
Policy 40 High Quality Design and Safer Communities	Information informing the Issues and Options Document (Redditch Distinctiveness Document)	-	Factual information about the distinctive features of the Borough.
Policy 41 Shopfronts and Shopfront Security	None	-	-
Policy 42 Advertisements	None	-	-
Policy 43 Leisure, Tourism and Abbey Stadium	Green Infrastructure Strategy		
	Redditch Borough Council Retail and Leisure Needs Assessment	2008	

	Redditch Town Centre Retail and Office Needs Assessments Partial Updates Final Report	2012	Will provide updated figure on office space and retail floor space required in the Borough.
Policy 44 Health facilities	None	-	-
Policy 45 Cemeteries	None	-	-
Policy 46 Brockhill East	Redditch Green Belt Release to meet Growth Needs	2013	This study has been prepared to explore the potential release of Green Belt land within Redditch in order to meet Redditch's development needs. In particular the focus of this study is to examine the two Green Belt areas in the north of the Borough.
	Worcestershire Strategic Housing Market Assessment (SHMA)	2012	This study recommends scenarios for a housing target. The document also provides information on size, scale and tenure for housing. The final housing target will be informed by this document but will be a Council decision.
	Employment Land Review	Produced annually between 2009 - 2013	Recommends appropriate employment land target and available employment sites
	Water cycle strategy		
	Redditch Town Centre Retail and Office Needs Assessments Partial Updates	2012	Will provide updated figure on office space and retail floor space required in the Borough.
	Worcestershire Landscape Character Assessment		
	Worcestershire Historic Environment Record		
	Overview of potential sewerage and sewage treatment impacts from strategic development proposals for Redditch.	2012	This document provides an overview on how developments in Webheath, Foxlydiate, Brockhill and Bordesley could impact on the sewerage system across Redditch. The purpose of this is to assist with long term waste water capacity planning.
	Summary of notional sewer capacity assessments undertaken for strategic	2013	In this study Severn Trent has undertaken notional sewer modelling work to assess the possible impacts of potential development sites on existing sewerage capacity. The

	development proposals to the north-west of Redditch.		following potential development sites have been assessed: Brockhill East, Webheath and two further cross boundary housing sites at Foxlydiate and Brockhill.
	Infrastructure requirements within Worcestershire to 2026 arising from Phase Two Review of West Midlands RSS Preferred Option	2009	Infrastructure requirements, costs and key delivery partners for infrastructure at a strategic scale across Worcestershire. Prepared in advance of the WMRSS Phase Two examination in public.
Evidence Submitted by Developers	Brockhill East Redditch Colour Masterplan (AAH4936/48A)	2012	This masterplan shows the layout of the area which is the balance of the Redditch area at Brockhill East west of the railway line.
	Brockhill East, Redditch – Viability and Delivery Rate (RPS)	2013	This note sets out that land at Brockhill East/Site 2 west of the railway is viable and sets out a build trajectory.
	Drainage and Flood Risk Statement (RPS)	2013	This report considers the flood risk associated with the development of a parcel of greenfield land at Brockhill East, Phase 2 on the northern outskirts of Redditch. the report also sets out the proposed foul and surface water drainage strategy for the proposed development.
	Brockhill East, Redditch Ecological Appraisal (fpcr)	2013	This appraisal provides details of an Ecological Appraisal undertaken on a site located north of Redditch, Worcestershire.
	Visual Containment Plan	July 2013	This plan shows the visual separation between the Brockhill East land and the Hewell Grange Conservation Area.
	Transport Appraisal (RPS)	July 2013	This document provides transport and highways advice in relation to the proposed residential development of land at Brockhill East, Redditch.
Policy 47 Land to the rear of the Alexandra Hospital	UK Biodiversity Action Plan		
	Worcestershire Biodiversity Action Plan		
	Worcestershire Strategic Housing Market Assessment	2012	This study recommends scenarios for a housing target. The document also provides information on size, scale

	(SHMA)		and tenure for housing. The final housing target will be informed by this document but will be a Council decision.
	Employment Land Review	Produced annually between 2009 - 2013	Recommends appropriate employment land target and available employment sites
	Redditch Town Centre Retail and Office Needs Assessments Partial Updates	2012	Will provide updated figure on office space and retail floor space required in the Borough.
	Infrastructure requirements within Worcestershire to 2026 arising from Phase Two Review of West Midlands RSS Preferred Option	2009	Infrastructure requirements, costs and key delivery partners for infrastructure at a strategic scale across Worcestershire. Prepared in advance of the WMRSS Phase Two examination in public.
Policy 48 Webheath Strategic Site	Worcestershire Strategic Housing Market Assessment (SHMA)	2012	This study recommends scenarios for a housing target. The document also provides information on size, scale and tenure for housing. The final housing target will be informed by this document but will be a Council decision.
	Water Cycle Strategy (Outline)	2012	Detailed look at development options on water resource and management in the Borough.
	Overview of potential sewerage and sewage treatment impacts from strategic development proposals for Redditch.	2012	This document provides an overview on how developments in Webheath, Foxlydiate, Brockhill and Bordesley could impact on the sewerage system across Redditch. The purpose of this is to assist with long term waste water capacity planning.
	Summary of notional sewer capacity assessments undertaken for strategic development proposals to the north-west of Redditch.	2013	In this study Severn Trent has undertaken notional sewer modelling work to assess the possible impacts of potential development sites on existing sewerage capacity. The following potential development sites have been assessed: Brockhill East, Webheath and two further cross boundary housing sites at Foxlydiate and Brockhill.
	Infrastructure requirements within Worcestershire to 2026 arising from Phase Two Review of West Midlands RSS Preferred	2009	Infrastructure requirements, costs and key delivery partners for infrastructure at a strategic scale across Worcestershire. Prepared in advance of the WMRSS Phase Two examination in public.

	Option		
	Residential Development Webheath Transport Assessment (Arup)	2002	This transport assessment considers viability and associated transport issues of residential development on land at Webheath.
Evidence Submitted by Developers	Delivering Land at Webheath Redditch Borough (Barton Willmore/ MEC/ CSa/ Cooper Partnership)	2011	The Delivery Document was prepared to demonstrate that land at Webheath is a suitable, available, achievable and ultimately deliverable site. This document summarises all technical work undertaken to date and sets out the vision and concept proposals for the site which are to be taken forward as the masterplan evolves following consultation and engagement.
	Webheath, Redditch Development Framework Document (Taylor Wimpey/ Barratt/ Barton Willmore)	2009	This document details emerging proposals at Webheath, Redditch to enable the site to be considered for allocation for residential development. It also provides a summary of all environmental and technical issues relating to the site and demonstrates the suitability of the site for development.
	Land off Church Road, Webheath Design and Access Statement (Taylor Wimpey/ Barratt/ Barton Willmore/ MEC/ CSa/ Cooper Partnership)	2012	This statement is part of a comprehensive package of information submitted with the outline planning application.
Policy 49 Woodrow Strategic Site	Worcestershire Strategic Housing Market Assessment (SHMA)	2012	This study recommends scenarios for a housing target. The document also provides information on size, scale and tenure for housing. The final housing target will be informed by this document but will be a Council decision.
	Infrastructure requirements within Worcestershire to 2026 arising from Phase Two Review of West Midlands RSS Preferred Option	2009	Infrastructure requirements, costs and key delivery partners for infrastructure at a strategic scale across Worcestershire. Prepared in advance of the WMRSS Phase Two examination in public.
Appendix 1 RCBD1 Redditch Cross Boundary Development	Traffic and Highways Report Land off Foxlydiate Lane, Webheath, Redditch (Heyford Development Ltd/ Halcrow)	October 2010	

NB: Evidence related to the Brockhill East Cross Boundary site is listed under Policy 46 Brockhill East.			
	Traffic and Highways Report	May 2013	
	Traffic and Highways Update Note	July 2013	
	Land at Foxlydiate Lane, Webheath Concept Block Plan (NBA/ Heyford Developments Ltd)	November 2012	
	Foxlydiate Lane, Webheath, Redditch Development Proposals – Deliverability Statement		
	Land at Foxlydiate Lane, Webheath Development Coverage Plan (NBA/ Heyford Developments Ltd)	November 2012	
	Land at Foxlydiate Lane, Redditch Ecological Appraisal: Constraints and Opportunities (Aspect Ecology/ Heyford Developments Ltd)	October 2012	
	Ecological Review & Action Plan, Webheath, Redditch (Betts/ Heyford Developments)	July 2013	
	Ecological Appraisal	April 2013	
	Ecological Review and Action Plan	July 2013	

	Foxlydiate Lane, Webheath, Redditch sketch proposals (Halcrow 30-08-12)	August 2012	
	Land at Foxlydiate Lane, Webheath, Redditch Landscape and Visual Appraisal (Aspect Landscape Planning/ Heyford Development Ltd)	November 2012	
	Landscape and Visual Appraisal Area 1 and 3	May 2013	
	Landscape and Visual Appraisal Area 2	May 2013	
	Planning Statement	May 2013	
	Foxlydiate Planning Summary Statement: Redditch Housing Growth Options: Heyford Developments Ltd Land west of the Bromsgrove Highway, Webheath, Redditch (Advance Land & Planning Ltd)	December 2012	
	Land at Foxlydiate Lane, Webheath Brief Report on the Availability of Services and Site Constraints (Discovery)	November 2012	
	Availability of Services Report Phase 1 (Discovery)	May 2013	
	Availability of Services Report Phase 2 (Discovery)	May 2013	
	Availability of Services Report Phase 3 (Discovery)	May 2013	
	Constraints Plan Phase 1	May 2013	

	Constraints Plan Phase 2	May 2013	
	Constraints Plan Phase 3	May 2013	
	Land at Foxlydiate Lane, Webheath Site Location Plan (NBA)	November 2012	
	Land at Foxlydiate Lane, Webheath, Redditch Traffic and Highways Report – Update (Dermot McCaffery/ Heyford Development Ltd)	November 2012	
	Land at Foxlydiate Lane, Webheath, Redditch Traffic and Highway Update Note (Dermot McCafferey/ Heyford Development Ltd)	July 2013	
	Land at Foxlydiate Lane, Webheath Access Strategy (Drawing No: 1244 SK1) (Dermot McCafferey/ Heyford Development Ltd)	November 2012	
	Preliminary Flood Risk Assessment (Weetwood)	May 2013	
	Environment Agency Review of Preliminary Flood Risk Assessment		
	Location and Phasing Plan	May 2013	
	Overview of potential sewerage and sewage treatment impacts from strategic development proposals for Redditch.	December 2012	This document provides an overview on how developments in Webheath, Foxlydiate, Brockhill and Bordesley could impact on the sewerage system across Redditch. The purpose of this is to assist with long term waste water capacity planning.

	Summary of notional sewer capacity assessments undertaken for strategic development proposals to the north-west of Redditch.	August 2013	In this study Severn Trent has undertaken notional sewer modelling work to assess the possible impacts of potential development sites on existing sewerage capacity. The following potential development sites have been assessed: Brockhill East, Webheath and two further cross boundary housing sites at Foxlydiate and Brockhill.
	Joint Study into the Future Growth Implications of Redditch Town to 2026 (WYG 1)	December 2007	Provides a complete overview of the implications of the growth of Redditch. Some parts of study have now been superseded.
	Study into the Future Growth Implications of Redditch Second Stage Report (WYG 2)	November 2008	Recommends a location for cross-boundary growth, following on from first study. Some parts of study have now been superseded.
	Statement of Compliance with the Duty to Cooperate	September 2013	This statement explores the extent to which Redditch Borough Council has complied with the new legal requirement under S.33 (A) of the Planning and Compulsory Purchase Act 2004 and the guidance contained within the National Planning Policy Framework (NPPF) from paragraph 178.