

BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

3rd July 2008

ADDITIONAL REDDITCH GROWTH STUDY

Responsible Portfolio Holder	Councillor Mrs J Dyer
Responsible Head of Service	Dave Hammond, Head of Planning & Environment Services
Non-Key Decision	

1. SUMMARY

- 1.1 This Report updates members on the strategic assessment of the implications for potential future growth within and adjoining Redditch Borough over the period to 2026 conducted by White Young Green Consulting (WYG).

2. RECOMMENDATION

- 2.1 That Members note the report.

3. BACKGROUND

- 3.1 Members received an update at the meeting of the Local Development Working Party held on the 29th May 2008 regarding the latest position in relation to the planning implications of Redditch growth as proposed in the Regional Spatial Strategy (RSS) Phase 2 revision. Members were also informed that a further technical study building on earlier work was to be undertaken, as the earlier study did not determine a priority of sites to be developed, nor examine the spilt of development between Bromsgrove and/or Stratford. This report is to inform members of the findings of the earlier technical study. A separate report has been prepared detailing the brief for the second phase of the study.
- 3.2 The initial Spatial Options paper of the RSS stated '*the Government will expect the Region to build more homes than set out in the current RSS*'. The Government has signalled its desire to see the provision and delivery of new housing given greater priority. It is clear that the Region will be under pressure to accept higher targets. Hence, the study being based on three housing development options (4,300 dwellings, 8,200 dwellings and 13,200dwellings) for the period 2001 to 2026. While the study was taking place the Regional Assembly published its preferred options figures, allocating 6600 dwellings to Redditch of which 3300 need to be provided in Bromsgrove and or Stratford districts. Subsequently an addendum to the study was produced to take into account these revised figures.

3.3 The existing study is strategic and technical in nature and did not involve any public consultation apart from a limited exercise to identify potential sources of housing capacity within the urban area of Redditch. The purpose of the study is to give clear technical guidance to the four commissioning authorities and the Regional Planning Body on the following:

- the potential urban capacity of Redditch Town to accommodate housing and employment growth to 2026
- the level of additional peripheral growth required to meet the housing requirements set out in the WMRSS Spatial Options Consultation, and
- the implications of accommodating those peripheral growth levels in the various locations around Redditch Town in Worcestershire and Warwickshire.

3.4 Key Findings of the Study

The WMRSS Spatial Options Consultation suggested 3 possible housing growth options for Redditch for the period 2001-2026: Option 1 – 4300 dwellings; Option 2 – 8200 dwellings; and Option 3 – 13200 dwellings.

The Study found that:

3.5 Under Growth Option 1:

- there is more than sufficient potential within 3 areas on the periphery of the built up area within the Borough that have been identified for possible development post 2011 in the Redditch Local Plan (ADRs) and/or an area in Stratford-upon-Avon District to the north-east of Redditch (known as the Winyates Green Triangle), to accommodate the residual amount of housing that cannot be met on land in the urban area of Redditch (about 130 dwellings). No development in the Green Belt is required.
- The road infrastructure mitigation measures needed would be relatively limited, potentially involving some improvements to the A435(south) link, the Crabbs Cross Roundabout, and the construction of the Bordesley Bypass, which already has planning permission.

3.6 Under Growth Option 2:

- In addition to developing all of the above peripheral areas (ADRs) and the Winyates Green Triangle, meeting Option 2 would also involve the release of peripheral land in the Green Belt. The total area of Green Belt required to accommodate new dwellings (about

2080 dwellings), together with employment, retail, open space and other community facilities, would be about 145 hectares.

- the adverse strategic implications of peripheral development would be minimised to the north/north east of the town, with development concentrated around the A441 (north).
- The road infrastructure required includes the Bordesley By-pass, and improvements to the A441 (north).

3.7 Under Growth Option 3:

- more substantial Green Belt land take would be necessary than under option 2, in the order of about 390 hectares.
- As with Option 2, the adverse strategic planning implications of development would be minimised to the north/north east of the town.
- Development concentrated to the north east of the built up area would be likely to require a new link road between the A441(north) and the A435(north). The development of this road could take 5 years, leading to pressure for very high levels of housing in the latter part of the plan period to meet the Option 3 growth level.
- Further consideration should be given to meeting development on land either side of the A448 (west).
- In view of possible constraints to early development to the north east and north west consideration should also be given to land to the south east of Redditch - to the west and north of Studley - in association with a Crabbs Cross Relief Road. This however may lead to an adverse effect on the Alvechurch Highway, traffic congestion on the A435, and would lead to coalescence between Redditch and Studley.

3.8 Public Utilities Infrastructure

- The most pertinent public utility constraint is foul water disposal. Development of this infrastructure to the west of the River Arrow would be potentially more expensive and less sustainable than to the east of the river.
- The supply of gas should not influence the number or location of new dwellings. Neither should telecommunications or electricity supply unduly influence the residential growth of Redditch.

3.9 Addendum to the Study

Since the Study was originally drafted, the Regional Assembly has agreed that as part of the RSS Preferred Option, the level of growth at Redditch for the (revised) plan period of 2006-2026 should be 6600 dwellings, with 3300 dwellings to be provided within Redditch Borough and the balance to be provided in the neighbouring districts of Bromsgrove and/or Stratford-upon-Avon District. In view of this the planning consultants were requested to produce a short Addendum to their Study.

3.10 The principal findings of the Addendum are:

- The Preferred Option is more than Growth Option 1 but less than Growth Options 2 or 3, allowing for dwellings completions 2001-2006
- Committed and potential capacity within Redditch is more than sufficient to meet the 3300 dwellings target set for Redditch Borough. (Indeed potentially there could be about 1000 dwellings surplus capacity within the Borough.)
- With respect to the balance of provision of 3300 dwellings adjacent to Redditch, should the capacity of non-Green Belt land adjacent to Redditch in Stratford District be taken up, there would be a requirement for 3000 dwellings in the Green Belt in adjoining authorities. Accommodating this amount of housing growth, together with related employment and community land uses, would require about 150 hectares of Green Belt.

3.11 **Conclusions**

Constraints imposed by highway and drainage infrastructure are generally less to the north than to the south and west. Also expansion northwards including the development of the Brockhill ADR would be relatively close to the town centre and significant savings on vehicle mileage in comparison with the more peripheral locations could be achieved particularly if improved public transportation links are incorporated into any masterplan for the area. For these reasons the opinion is that development to the north of the town is more likely to result in a more sustainable pattern of development. However, even if funding can be found, it will mean that the delivery of development will be heavily concentrated in the latter half of the Strategy period.

4. **FINANCIAL IMPLICATIONS**

4.1 None

5. **LEGAL IMPLICATIONS**

5.1 None

6. **COUNCIL OBJECTIVES**

- 6.1 The ability of the Council to deliver its objectives is affected by the status of the Local Development Framework (LDF). All documents produced as part of the LDF have to be in general conformity with the RSS, therefore the RSS will ultimately impact on these objectives and priorities. The table below indicates potential impacts.
- 6.2 The ability to implement the Bromsgrove Sustainable Community Strategy is also highly dependant of the Local Development Framework. Many of the areas covered by the Sustainable Community Strategy cannot be delivered without formal planning polices.

Council Objective (CO)	Regeneration (CO1)	Council Priority (CP)	A thriving market town (CP1)
Impacts			
Policies in the RSS support the development of centres across the region, including those not specifically named as major urban areas or, settlements of significant development, the ability to regenerate the town are not adversely effected by policies in the RSS			
Council Objective (CO)	Improvement (CO2)	Council Priority (CP)	Customer service (CP2)
Impacts			
No impact			
Council Objective (CO)	Sense of Community and Well Being (CO3)	Council Priority (CP)	Sense of community (CP3)
Impacts			
The RSS gives a strategic framework for planning across the region. Plans at a more local level can then create planning policies that provide developments which can enhance the sense of community and well being.			
Council Objective (CO)	Environment (CO4)	Council Priority (CP)	Housing (CP4) Clean streets and recycling (CP5)
Impacts			
The RSS guides the levels and distribution of housing development across the region. The ability of Bromsgrove to satisfy all of its affordable housing needs are significantly reduced by this emerging policy of housing restraint in districts which are not Major Urban Areas or, Settlements of Significant Development.			
In the Long term the RSS could help provide more waste management facilities			

in the district.

7. RISK MANAGEMENT

7.1 The main risks associated with the details included in this report are:

- Inability to produce development plan documents which are judged to be sound by the planning inspectorate.

7.2 These risks are being managed as follows:

Risk Register: Planning and Environment
Key Objective Ref No: 6
Key Objective: Effective, efficient, and legally compliant Strategic planning Service

7.3 Progress on the LDF is monitored by the government through the Local Development Schemes and Annual Monitoring Reports produced by the Strategic Planning section. The progress on the Local Development Scheme is a key factor used to allocate Housing and Planning Delivery Grant. Failure to progress the LDF inline with the Local Development Scheme could have short term financial implications. Consistent failure to produce LDF documents specifically the Core Strategy could result in the GOWM taking the strategic planning function away from control of the council. In this case they would employ other planning professionals to prepare the core strategy on behalf of the GOWM and then impose it on the District Council, whilst also requesting that the district council pay the consultancy fees accrued in the process.

8. CUSTOMER IMPLICATIONS

8.1 The study will be used as evidence for councils in the sub-region for their Core Strategies preparation, so the implications of the work are likely to have a wide sub regional impact on customers.

9. EQUALITIES AND DIVERSITY IMPLICATIONS

9.1 This study will form part of the evidence base to inform the Core Strategy. Consultation will be carried out with all sections of the community as the plan progresses.

10. VALUE FOR MONEY IMPLICATIONS

10.1 The study was part funded by the four authorities.

11. OTHER IMPLICATIONS

Procurement Issues	None
Personnel Implications	None
Governance/Performance Management	None
Community Safety including Section 17 of Crime and Disorder Act 1998	None
Policy	The policy decisions taken at a regional level directly effect the ability to generate local policies especially in relation to planning
Environmental	As stated above there will be implications to the environment over a long period of time, the exact effects are currently unknown.

12. OTHERS CONSULTED ON THE REPORT

Portfolio Holder	No
Chief Executive	No
Executive Director - Partnerships & Projects	No
Assistant Chief Executive	No
Head of Service	Yes
Head of Financial Services	No
Head of Legal, Equalities & Democratic Services	No
Head of Organisational Development & HR	No
Corporate Procurement Team	No

13. WARDS AFFECTED

All wards

14. APPENDICES

None

15. BACKGROUND PAPERS

None

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