

Bromsgrove District Council and Redditch Borough Council Planning

Housing Growth

This leaflet is the next step in planning for the future development around Redditch, we would like to hear your views on the locations chosen and policy produced by the Bromsgrove and Redditch Councils for this new development.

It is accepted that new development whether large or small scale can be often controversial and in many cases unwanted. This consultation does not deal with the principle of the development but focuses on the areas where and how it could take place. Below we have explained why this development needs to take place.

Why Development Around Redditch?

In March 2012 the government published the National Planning Policy Framework (NPPF), this framework is the guidebook for how the government wishes to see planning decisions taken in the future. One of those main features of the NPPF is the need to 'significantly boost housing supply' and the need to 'meet the full objectively assessed housing needs'. It is the policies in the NPPF which mean that it is not possible for the Councils to ignore future housing requirements, or simply say the land is green belt so therefore we can't build anymore.

What is the Housing Requirement?

The Strategic Housing Market Assessment (SHMA) is the objectively assessed evidence examining the housing requirements up to 2030 and can be found here: www.bromsgroveandredditchplanning.co.uk

This assessment shows Redditch's housing target up to 2030 should be around **6,400** dwellings. Redditch Borough only has the capacity to accommodate 3,000 within its own boundaries. Therefore, this plan shows how the remaining 3,400 can be developed in Bromsgrove District.

What Consultation has been done before?

In 2010 Bromsgrove District and Redditch Borough Council jointly consulted on broad cross boundary growth options which showed similar but less detailed options for development. Since then the two Councils have used this original work and undertaken more detailed work to find preferred locations to accommodate development. The full report is available here: www.bromsgroveandredditchplanning.co.uk. This report shows the areas put forward in this consultation are the most suitable when weighed up against many factors and compared to other locations in and around Redditch.



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Why plan for them now?

The NPPF requires councils to have 5 years worth of suitable housing land available for development. Redditch's housing target is 6,400 dwellings and as there is only capacity in suitable locations within the Borough to sustainably accommodate 3,000 dwellings, other land needs to be made available now to allow Redditch to have a five year housing land supply.

Why are they in Bromsgrove?

The background report which supports this consultation shows that everywhere around the urban area of Redditch has been assessed in the past to see which areas are the most suitable for housing (the full report is available here: www.bromsgroveandredditchplanning.co.uk). Through this work it is clear that the most suitable and sustainable locations to meet development needs around Redditch are in the locations put forward in this consultation document and are within Bromsgrove District.

What about Localism?

The Localism Act came into power in November 2011 puts procedures in place to remove regional planning targets, and for neighbourhoods to prepare neighbourhood plans. It also introduces a duty to cooperate which ensures councils and other agencies work together on planning for strategic issues such as housing provision. The Localism Act does not remove the need for new development to take place.

What are the preferred development locations?

The background report has been prepared to identify the most sustainable growth locations based on more detailed evidence. The report appraises twenty potential areas around Redditch against the assessment principles. Areas were either discounted or taken forward to the focussed appraisal for further assessment. Five areas were taken forward to the focussed appraisal stage.

The outcome of the report is that **Foxlydiate (1)** and **Brockhill East (2)** are the most suitable areas for the Council's growth locations.

Development Locations Key



Sites 1 and 2

These sites are shown below and are the subject of this consultation document.



Redditch Local Plan No. 4

These sites are included in the Redditch Local Plan and are subject to a separate consultation please see www.redditchbc.gov.uk/localplan for more details.

--- Bromsgrove District and Redditch Borough Boundary

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Position of sites 1 and 2 in relation to Bromsgrove District and Redditch Borough



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Housing Growth Policy

The mixed use urban extension is proposed across two sites shown as 1 and 2 on the plan, and will consist of a minimum of 3400 dwellings and comprehensive provision of associated new infrastructure to meet housing requirements up to 2030. These developments will create a balanced community that fully integrates into the existing residential areas of Redditch addressing the social, economic and environmental elements of sustainable development, whilst being sympathetic to the surrounding rural areas of Bromsgrove.

1 will include a minimum of 2800 dwellings, a first school and a Local Centre alongside associated community infrastructure.

2 will contain a minimum of 600 dwellings which will integrate with the Strategic Site at Brockhill East, as shown in the Redditch Local Plan No.4.

It is a requirement that:

- The residential development will reflect the local requirements as detailed in the most up-to-date Housing Market Assessment and comprise of up to 40% affordable housing with a flexible mix of house types and tenures.
- An overall Transport Assessment is produced taking into account the cumulative and wide ranging effects of development on transport infrastructure including new and improved access arrangements to both 1 and 2.

- Significant improvements in passenger transport will be required resulting in integrated and regular bus services connecting both sites to key local facilities. In particular, services should be routed through both 1 and 2 which make full use of new and existing walking and cycling routes, such as Sustrans Route No. 5 and Monarch's Way in 1.
- The sites will have an overall Strategy and Management Plan for Green Infrastructure which maximises opportunities for biodiversity and recreation, whilst protecting existing biodiversity habitats and landscape geodiversity. Green Corridors should be created around Spring Brook in 1 and Red Ditch in 2
- Flood risk from the Spring Brook on 1 and the Red Ditch on 2 should be managed through measures that work with natural process to improve the local water environment. Surface water runoff must be managed to prevent flooding on and around the sites through the use of SUDs. Development will also need to ensure that sufficient capacity of the sewerage systems for both wastewater collection and treatment is provided
- All development must be of a high quality design and locally distinctive to its surrounding rural and urban character, contribute to the areas identity and create a coherent sense of place. There should be a continuous network of streets and spaces, including public open space creating a permeable layout with well defined streets.

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Foxlydiate (1) has the advantage of improving facilities and services in the wider Webheath area. Whilst lying 4.7 km from the Town Centre it offers the opportunity to extend existing bus services and by the provision of facilities on site has the potential to reduce the need to travel. Whilst it does not have overall strong defensible Green Belt boundaries on all sides the effects of sprawl, coalescence and encroachment can be mitigated more successfully than some other areas. The impact on the highway network will need to be mitigated as development is more likely to impact on the local rather than the Strategic Road Network. It is estimated Foxlydiate (1) has the capacity to accommodate around 2830.

Brockhill East (2) has the potential to integrate well into the existing urban fabric of Redditch. It has the easiest access of all the areas to the Town Centre and the facilities offered there including a range of retail services and the train/bus station providing access to the wider area. It is well served by existing bus routes and has employment close by. The impact on the highway network is more likely to lead to an even distribution throughout the strategic and local road networks. A strong defensible Green Belt boundary is attainable. Whilst the area lies in an area of high landscape sensitivity it is considered that by avoidance of development on high slopes new housing can be contained within the topography. It is estimated Brockhill East (2) has the capacity to accommodate around 672 dwellings.

The areas suggested by the Councils can sustainably deliver the required amount of development and associated infrastructure with the least negative impacts.

These areas have been selected on the basis of information that is currently available, which may be subject to alteration as a result of this consultation process or as new evidence emerges.

What do we want to know?

- Do you agree with the chosen areas for the new development?
- Do you agree with the Policy produced to deliver these developments?
- If you don't agree with the areas or the policy what alternatives can you suggest?

What happens next?

Following consultation both Councils will read and respond to all comments submitted. Both Councils will then prepare the Publication versions of their plans in August 2013, so that these Plans can be submitted to the Planning Inspectorate at the end of 2013. It is anticipated that both Councils will adopt their plans in 2014.

Where do I find out more information and how do I respond?

More information about this consultation is available on both of the Councils' websites: www.bromsgroveandredditchplanning.co.uk

You are welcome to come along to drop in sessions where you can speak to planning officers from both Councils at the following locations:

Event	Date
Bentley Village Hall	Mon 8th April 2pm - 7pm
Foxlydiate Arms Drop-in Sessions	Wed 10th April 10am - 8pm Thur 25th April 10am - 8pm
Kingfisher Shopping Centre, Redditch (close to Thorntons and Argos)	Fri 19th April 10am - 5pm Sat 20th April 10am - 5pm
Alvechurch Village Hall	Mon 29th April 2pm - 8pm

The Councils' would appreciate responses to be submitted online via our website. However, a copy of the response form is also available on the website and copies will be available at the drop-in events.

You can send your views to either:

Bromsgrove District Council

Planning and Regeneration, The Council House,
Burcot Lane, Bromsgrove, Worcestershire B60 1AA
01527 881323/1316

Redditch Borough Council

Development Plans, Town Hall, Walter Stranz Square,
Redditch, Worcestershire B98 8AH
01527 64252 ext. 3081

Or email:

**consultplanning@
bromsgroveandredditch.gov.uk**

Please let us have your views by no later than

Wednesday 15th May 2013.



**Bromsgrove
District Council**

www.bromsgrove.gov.uk

REDDITCH BOROUGH COUNCIL

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a
difference**

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