

**Core Strategy
Issues and Options Consultation
9 May - 20 June 2008
Questionnaire**

Your Details...	
Name:	
Address:
Telephone:	
Email:	

Questionnaires should be returned to the Borough Council by 5pm on Friday 20 June 2008. Please forward your comments to:

Development Plans
Redditch Borough Council
Town Hall, Walter Stranz Square, Redditch,
Worcestershire, B98 8AH

Email: devplans@redditchbc.gov.uk
Telephone: 01527 64252 Ext: 3219 Fax: 01527 65216

Tick the box against the Option you agree with. You may tick more than one box per question.



Spatial Vision

“By 2026, Redditch Borough will be distinctively green. It will be highly accessible, culturally and ecologically rich, and the safest town in England. Redditch will have achieved regeneration of its pockets of deprived areas and the Borough will have attractive facilities, vibrant centres, diverse employment areas, new housing of the best possible quality, with development that has been carbon neutral for many years. The residents of Redditch Borough will be healthy and highly skilled.”

Q1	Is this draft Spatial Vision ambitious enough for Redditch Borough, or do you think it is too ambitious? What needs to change or what needs to be added?
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Strategic Objectives

1. To have high quality open spaces, a key component of Redditch Borough;
2. To ensure that all new development in Redditch Borough is carbon neutral;
3. To reduce the causes of, minimise the impacts of and adapt to climate change;
4. To protect, promote and enhance the quality and distinctiveness of the Boroughs natural, rural and built environment;
5. To ensure efficient use and re-use of land;
6. To move towards safer, sustainable travel patterns and reduce the need to travel;
7. To enhance the visitor economy and Redditch’s cultural and leisure opportunities;
8. Reduce crime and anti social behaviour and the fear of crime;
9. To improve the vitality and viability of Town and District Centres in the Borough by day and night;
10. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations;
11. To have a strong, attractive and diverse economic base with employees with higher skills levels.

Tick the box against the Option you agree with. You may tick more than one box per question.



Q² Will these Objectives achieve the draft Spatial Vision?
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Q³ Can you think of any changes to these Objectives to make them measurable or more like targets?
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Issue 1 - Spatial Policies – Redditch’s Development Strategy

Q⁴	Where should future development be concentrated in Redditch Borough?	
Option 1	Focus development in the most sustainable location in the Borough; the Town Centre	
Option 2	Identify areas in the urban area of Redditch in need of regeneration and focus development in key regeneration areas	
Option 3	Priority for development on brownfield land in the urban area	
Option 4	Rebuilding existing urban areas of poor quality with land efficient buildings	
Option 5	In some other way, please specify	

Tick the box against the Option you agree with. You may tick more than one box per question.



Q⁵ Do you have any comments on the likely settlement hierarchy of Redditch Borough?

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Issue 2 - Spatial Policies – Redditch’s Hierarchy of Centres

Q⁶ Do you have any comments to make about the hierarchy of centres?

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Issue 3 - Spatial Policies – Strategic Sites

Q⁷ Should there be any additional strategic sites and if so, where?

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Issue 4 - Planning Obligations

Q⁸ Is there anything else the Council should receive planning obligations for / Community Infrastructure Levy, in addition to the list below?

Public transport - Bus and rail;	Education;
Health – PCT and Strategic Health;	Police;
Fire;	Ambulance;
Utilities – Water, Telecoms, Electric, Gas;	Community Facilities – Libraries, Community Centre, Cemetery, Waste Disposal;
Green – Parks, Pitches, Sports and Leisure; (built)	Highways – Freight, Roads, Walks, Cycling, Waterways;
Energy infrastructure;	Care Homes;
Courts;	Social Services;
Voluntary Sector;	Nurseries;
Children’s Home;	Prison;
Retail;	Environment Agency
Counter terrorism measures	

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Tick the box against the Option you agree with. You may tick more than one box per question.



Issue 5 - Creating Safe and Secure Environments

Q⁹	How can we ensure that places at possible risk are safe and secure without creating harsh, fortress-style environments?	
Option 1	Have a policy which states that developments must incorporate, where appropriate, counter-terrorism measures	<input type="checkbox"/>
Option 2	Have a policy which formulates a check-list style approach detailing specific counter-terrorism measures appropriate developments must include	<input type="checkbox"/>
Option 3	Increase consultation with those with knowledge on designing to prevent terrorism, on applications likely to have a terrorism risk	<input type="checkbox"/>
Option 4	In some other way, please specify why you think this and provide any evidence you have for this	<input type="checkbox"/>

Issue 6 - The Conflict between the Environment and Climate Change Adaptation

Q¹⁰	How can we ensure renewable energy production without compromising environmental quality?	
Option 1	Development of local guidelines and criteria for different types of renewable energy development	<input type="checkbox"/>
Option 2	Identify locations suitable for renewable energy based upon an assessment such as a Landscape Character Assessment	<input type="checkbox"/>
Option 3	Require developers to demonstrate how their on-site renewable energy production does not compromise environmental quality	<input type="checkbox"/>
Option 4	Request that where developers are unable to meet sustainability standards on-site through reducing emissions and creating their own sustainable energy, that a carbon off-setting procedure is in place to increase the efficiency and sustainability in existing housing	<input type="checkbox"/>
Option 5	In some other way, please specify why you think this and provide any evidence you have for this	<input type="checkbox"/>

Tick the box against the Option you agree with. You may tick more than one box per question.



Issue 7 - Proportion of Renewable Energy in New Developments

Q¹¹	What proportion of renewable energy should be required from all new development?	
Option 1	The standard request rate, as stated in the West Midlands Regional Spatial Strategy Preferred Option document (currently 10%)	
Option 2	To improve on current standards (20%), please specify why you think this and any evidence you have for this	
Option 3	Some other figure, please specify why you think this and provide any evidence you have for this	

Issue 8 - Standards of Development

Q¹²	What should Redditch Borough request in terms of a feasible level/ standards for all new development to meet?	
Option 1	Level 4 or above of the Code for Sustainable Homes should be requested on all new housing	
Option 2	The Code for Sustainable Homes standard sought in the Borough should only be the same as that sought regionally (currently Level 3 in the WMRSS Preferred Option document)	
Option 3	Some other level for residential development, please specify why you think this and provide any evidence you have for this	
Option 4	Require all new non-residential developments to achieve at least a 'very good' BREEAM rating (a recognised independent assessment of the environmental performance of buildings)	
Option 5	Some other level for non-residential development, please specify why you think this and provide any evidence you have for this	

Tick the box against the Option you agree with. You may tick more than one box per question.



Issue 9 - Sustaining Redditch Borough's Rural Area

Q¹³	How can we support the economy of the rural areas of Redditch?	
Option 1	Focus on the reuse of buildings for economic purposes in preference to residential	
Option 2	Support farm diversification in appropriate circumstances	
Option 3	Encourage the provision of, and expansion and improvement of, static caravan parks or holiday chalet developments	
Option 4	Rely on Regional Planning Policy Guidance in the Regional Spatial Strategy	
Option 5	Encourage the development of local shops and services in Feckenham, because the village can sustain them	
Option 6	In some other way, please specify why you think this and provide any evidence you have for this	

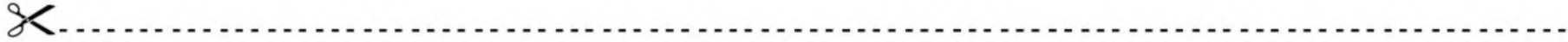


Issue 10 - Coalescence of Settlements

Q¹⁴	How can we ensure that one of the purposes of Green Belts (to prevent the coalescence of settlements) is not undermined between Redditch and Astwood Bank?	
Option 1	The landscape characteristics of Redditch Borough are well-defined in these areas of Green Belt and should be protected for their landscape value alone	
Option 2	Rely on National Policy in Planning Policy Guidance 2: Green Belts	
Option 3	In some other way, please specify why you think this and provide any evidence you have for this	



Tick the box against the Option you agree with. You may tick more than one box per question.



Issue 11 - Areas of Development Restraint (ADR)

Q¹⁵ Because there is only limited opportunity for employment development on ADR land, do you think that all ADR land that can accommodate employment development should be used for employment purposes?

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Issue 12 - Landscape and Townscape

Q¹⁶ Redditch has a distinctive townscape and landscape which needs to be maintained and enhanced.

If you agree with this, where are the important places in the Borough that need this protection?

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Issue 13 - Historic Environment/ Local List

Q¹⁷ Are there any buildings that you think should be added to the Schedule of Buildings of Local Interest?

Please give details...

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Tick the box against the Option you agree with. You may tick more than one box per question.



Issue 14 - Tall Buildings

Q¹⁸	Should Redditch Borough adopt a local policy on tall buildings for a range of uses, if so, where?	
Option 1	Progress a policy on tall buildings appropriate to the local circumstances for the Town Centre only	
Option 2	Progress a policy on tall buildings appropriate to the local circumstances for the whole Borough	
Option 3	Progress a policy on tall buildings appropriate to local circumstances only in certain parts of the Borough, if so where and please provide a reason why?	
Option 4	Do not progress a policy on tall buildings but rely on National Planning Policy and Guidance on tall buildings from English Heritage and CABA (2007) for the consideration of tall building proposals	

Issue 15 - Location of Employment

Q¹⁹	Where should employment growth be located in order to contribute to sustainable development?	
Option 1	Adjacent to new residential development in all circumstances	
Option 2	Adjacent to new residential development where there is suitable infrastructure for industrial development	
Option 3	Concentrate in and around existing employment sites	
Option 4	Principally in and around existing employment sites with the remainder distributed in relation to the location of new housing	
Option 5	Concentrate development along main transport routes	
Option 6	Locate employment land adjacent to attractive surroundings	
Option 7	In some other way, please specify why you think this and provide any evidence you have for this	



Tick the box against the Option you agree with. You may tick more than one box per question.



Issue 16 - Existing Employment Areas

Q²⁰	Do you think the indicative long term requirement (as explained above) is appropriate for Redditch Borough needs?
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Q²¹	How should the Borough of Redditch meet its Employment Land requirement?	
Option 1	Identify small to medium sized locations for employment growth based on market forces	<input type="checkbox"/>
Option 2	Rely on an Employment Land Review to identify the most appropriate approach	<input type="checkbox"/>
Option 3	In some other way, please specify why you think this and provide any evidence you have for this	<input type="checkbox"/>
<p>.....</p> <p>.....</p>		

Q²²	What is the best approach towards Redditch's employment areas?	
Option 1	Protect all employment sites for employment purposes that demonstrate they have market attractiveness and viability; physical suitability of land for employment purposes; are served by high quality public transport and have potential for contributing to employment land requirement (This will be assessed through the Employment Land Review).	<input type="checkbox"/>
Option 2	Encourage existing companies to participate in the revival of local business communities by establishing local partnerships	<input type="checkbox"/>
Option 3	Prioritise areas for funding regimes, with areas in need of renewal being identified through the Employment Land Review	<input type="checkbox"/>
Option 4	In some other way, please specify why you think this and provide any evidence you have for this	<input type="checkbox"/>
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Tick the box against the Option you agree with. You may tick more than one box per question.



Issue 17 - High Technology Corridor (HTC) and Economic Growth

Q²³	How can the economy be diversified and should links with the High Technology Corridor be encouraged?	
Option 1	Actively encourage high technology industries into the Borough of Redditch by promoting specific high technology employment zones	<input type="checkbox"/>
Option 2	No specific encouragement to promoting high technology areas	<input type="checkbox"/>
Option 3	Establish links with Higher and further education institutions to tap into HTC industry	<input type="checkbox"/>
Option 4	In some other way, please specify why you think this and provide any evidence you have for this	<input type="checkbox"/>

Q²⁴	Should there be greater support for economic 'Clusters' within the Borough in order to strengthen the economy?
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Issue 18 - Redditch Town Centre

Q²⁵	How can we maintain the vitality and viability of Redditch Town Centre?	
Option 1	Place Redditch Town Centre at the top of the Hierarchy of Centres, as the preferable location for major retail developments, uses which attract large numbers of people and large scale offices	<input type="checkbox"/>
Option 2	Place Redditch Town Centre at the top of the Development Strategy, as the preferable location for housing	<input type="checkbox"/>
Option 3	Expand the Town Centre boundary to accommodate retail and office development needs set out in the WMRSS	<input type="checkbox"/>
Option 4	In some other way, please specify why you think this and provide any evidence you have for this	<input type="checkbox"/>



Tick the box against the Option you agree with. You may tick more than one box per question.



Issue 19 - District Centres

Q26	How can we improve Redditch Town Centre's night time economy?	
Option 1	Secure monies from Town Centre developments for facilities for families to be provided in the Town Centre as part of a planning obligations policy	<input type="checkbox"/>
Option 2	Secure monies from Borough-wide development for facilities for families to be provided in the Town Centre as part of a planning obligations policy	<input type="checkbox"/>
Option 3	Encourage the provision of uses likely to promote a family orientated night time economy	<input type="checkbox"/>
Option 4	In some other way, please specify why you think this and provide any evidence you have for this	<input type="checkbox"/>

Q27	The New Town era District Centres in Redditch are not attractive and need to be improved, how can we do this?	
Option 1	Redevelop and regenerate all District Centres built during the New Town era, providing for the needs of the existing and the likely future local communities	<input type="checkbox"/>
Option 2	Expand the boundaries of the District Centres to enhance local retail offer and other services and facilities	<input type="checkbox"/>
Option 3	Continue to protect the allocated District Centres and retain the current boundaries	<input type="checkbox"/>
Option 4	Allocate new District Centres where necessary	<input type="checkbox"/>
Option 5	Encourage District Centres as community focal points with distinctive design and architecture encouraged for each Centre	<input type="checkbox"/>
Option 6	Set a limit to the number of hot food takeaways in each District Centre so that it continues to perform its role and function to provide variety and choice to communities.	<input type="checkbox"/>
Option 7	In some other way, please specify why you think this and provide any evidence you have for this	<input type="checkbox"/>



Tick the box against the Option you agree with. You may tick more than one box per question.



Issue 20 - Health Facilities

Q²⁸	Are there any locations within the Borough that could be safeguarded for health-related uses?	
Option 1	Within the curtilage of the Alexandra Hospital	<input type="checkbox"/>
Option 2	Town Centre	<input type="checkbox"/>
Option 3	District Centres	<input type="checkbox"/>
Option 4	In areas currently furthest away from a GP surgery	<input type="checkbox"/>
Option 5	Within new developments	<input type="checkbox"/>
Option 6	Other location, please specify why you think this and provide any evidence you have for this	<input type="checkbox"/>

Issue 21 - Leisure and Tourism

Q²⁹	How should we promote tourism and culture/ leisure in Redditch Borough?	
Option 1	Support existing tourist attractions (i.e. Arrow Valley Park, Forge Mill Needle Museum) and encourage new visitor attractions	<input type="checkbox"/>
Option 2	Improve conference facilities	<input type="checkbox"/>
Option 3	Increase the quality and quantity of tourist accommodation	<input type="checkbox"/>
Option 4	Attract retail tourism to the Town Centre	<input type="checkbox"/>
Option 5	In some other way, please specify why you think this and provide any evidence you have for this	<input type="checkbox"/>

Tick the box against the Option you agree with. You may tick more than one box per question.



Issue 22 - Open Space

Q³⁰	Should Redditch continue to be distinctive with its higher than average standard of open space?	
Option 1	Yes, keep Redditch distinctive. Definitely do not build on any open space.	
Option 2	Yes, keep Redditch distinctive. But some land on the periphery of open space or parkland could be used for development. Please suggest possible locations	
Option 3	No. Comprehensively review the open space to identify significant parcels of land (including parkland) for development, even if this has the potential to undermine local distinctiveness	
Option 4	No, compromise local distinctiveness and parkland provision in an attempt to reduce open space standards in Redditch to the averages of surrounding Districts	

Issue 23 - Previously Developed Land

Q³¹	What is the most suitable approach to delivering as much housing on Previously Developed Land?	
Option 1	Set a local target for housing development on Previously Developed Land in line with National Planning Policy based on all types of Previously Developed Land, inclusive of back gardens (see issue below)	
Option 2	Set a local target for housing development on Previously Developed Land in line with National Planning Policy based on all types of Previously Developed Land, with a specific policy relating to the protection of back gardens (see issue below)	
Option 3	Prioritise all possible Previously Developed Land for housing regardless of its suitability for other uses	
Option 4	In some other way, please specify why you think this and provide any evidence you have for this	

Tick the box against the Option you agree with. You may tick more than one box per question.



Q³²	Do you have any comments on the Previously Developed Land target for Redditch?
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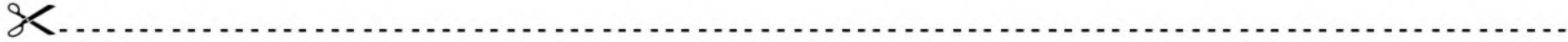
Issue 24 - Development on Back Gardens

Q³³	How can the effects of development on back gardens be minimised?	
Option 1	Implement a policy in line with the Regional Spatial Strategy restricting development on back gardens where there is evidence of its impacts on the locality	
Option 2	Set out a criteria based policy which aims to ensure any development on back gardens is in keeping with the surrounding environment	
Option 3	In some other way, please specify why you think this and provide any evidence you have for this	

Issue 25 - Housing Density

Q³⁴	What is the most appropriate approach to density standards across the Borough?	
Option 1	30 dwellings per hectare, except in the Town and District Centres being 70 dwellings per hectare (as per minimum National Standards for density)	
Option 2	30 dwellings per hectare for the urban area of Redditch, Astwood Bank and Feckenham being developed at densities of between 30 and 50 dwellings per hectare and the Town and District Centres being 70 dwellings per hectare	
Option 3	Apply a density standard of 30 dwellings per hectare for Astwood Bank and Feckenham, and a density standard for the urban area of Redditch of 30 – 50 dwellings per hectare, with the Town and District Centres being 70 dwellings per hectare	
Option 4	Different densities for each District in Redditch (between 30 – 70 dwellings per hectare) depending on their character	
Option 5	In some other way, please specify why you think this and provide any evidence you have for this	

Tick the box against the Option you agree with. You may tick more than one box per question.



Issue 26 - Phasing of New Development

Q³⁵ What is the most appropriate approach for phasing new development in Redditch Borough?

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Q³⁷ Do you think that self-contained districts should be promoted as a distinctive feature of Redditch for the future?

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Issue 27 - Redditch Distinctiveness

Q³⁶ Do you think trees are an important part of Redditch's distinctiveness which needs to be maintained and encouraged as a feature of Redditch for the future?

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Q³⁸ Do you think that Redditch's road hierarchy should be maintained as a distinctive feature of Redditch for the future?

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Tick the box against the Option you agree with. You may tick more than one box per question.



Q³⁹ Do you think that the separation of roads and footpaths should be maintained as a distinctive feature of Redditch for the future?

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Q⁴⁰ Can you think of any other distinctive characteristics of Redditch which may be important to continue as 'features' in new development?

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Issue 28 - Gypsies, Travellers and Travelling Showpeople

Q⁴¹	Which criterion are the most important when considering sustainable broad locations for gypsies, travellers and travelling showpeople?	
Option 1	Near existing facilities and transport networks	<input type="checkbox"/>
Option 2	Previously Developed Land	<input type="checkbox"/>
Option 3	Established industrial or employment sites with spare land	<input type="checkbox"/>
Option 4	Anywhere in the urban area, subject to other planning considerations	<input type="checkbox"/>
Option 5	Any other location, please specify why you think this and provide any evidence you have for this	<input type="checkbox"/>
	
	

Tick the box against the Option you agree with. You may tick more than one box per question.



Issue 29 - Getting Around in Redditch Borough

Q ⁴²	What should be the transport requirements expected of new developments in Redditch Borough?	
Option 1	Transport Assessment to accompany any new development regardless of size	<input type="checkbox"/>
Option 2	Transport Assessment should only be sought for planning applications involving a significant travel demand, as currently sought by the WMRSS Preferred Option document	<input type="checkbox"/>
Option 3	To ensure the development is located within 250m of passenger transport (bus stop or train station)	<input type="checkbox"/>
Option 4	A green travel plan to accompany any new development regardless of size	<input type="checkbox"/>
Option 5	Green travel plans should only be sought for certain developments, as set out by PPG13 –Transport	<input type="checkbox"/>
Option 6	All developments to be accessible to all modes of transport	<input type="checkbox"/>
Option 7	In some other way, please specify why you think this and provide any evidence you have for this	<input type="checkbox"/>

Q ⁴³	Where should the broad location be for coach parking in Redditch Borough?	
Option 1	Redditch Town Centre	<input type="checkbox"/>
Option 2	Forge Mill Museum	<input type="checkbox"/>
Option 3	Arrow Valley Countryside Park	<input type="checkbox"/>
Option 4	Other location, please specify why you think this and provide any evidence you have for this	<input type="checkbox"/>

Q ⁴⁴	What are the key priorities to create a sustainable transport network in Redditch Borough?	
Option 1	Reduce the need to travel	<input type="checkbox"/>
Option 2	Provision of walking and cycling facilities	<input type="checkbox"/>
Option 3	Promote travel awareness initiatives e.g. car sharing	<input type="checkbox"/>
Option 4	Significant improvement in public transport	<input type="checkbox"/>
Option 5	Better management of public and private car parking	<input type="checkbox"/>
Option 6	Demand management measures	<input type="checkbox"/>
Option 7	Better management of transport networks	<input type="checkbox"/>
Option 8	In some other way, please specify why you think this and provide any evidence you have for this	<input type="checkbox"/>

Tick the box against the Option you agree with. You may tick more than one box per question.



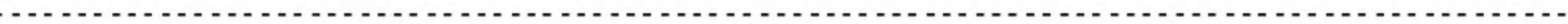
Q⁴⁵	Should public transport routes (bus and emergency vehicles only) be opened up to general traffic if there is a wider and demonstrable community benefit e.g. the regeneration of a District Centre?	
Option 1	Yes, they should be opened up where a wider community benefit can be demonstrated	
Option 2	No, they should be retained in their current state	

Q⁴⁶	How should the needs of cyclists be best accommodated?
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Issue 30 - Lifetime Homes

Q⁴⁷	How can we improve the flexibility and adaptability of housing in Redditch Borough?	
Option 1	Encourage people to move to the most suitable housing through the allocation/promotion of specialist homes and developments	
Option 2	Only locate homes for the elderly in locations which are accessible to facilities, services and public transport	
Option 3	All new residential developments to include a proportion of dwellings to be constructed to 'Lifetime Homes' standard	
Option 4	In some other way, please specify why you think this and provide any evidence you have for this	

Tick the box against the Option you agree with. You may tick more than one box per question.



Any other comments?
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Tick the box against the Option you agree with. You may tick more than one box per question.