

## Redditch Borough Council

Town Hall  
Walter Stranz Square  
Redditch  
Worcestershire B98 8AH

Tel: 01527 64252



7<sup>th</sup> October 2014

Dear Mr Hetherington,

### **Borough of Redditch Local Plan No.4 Examination in Public**

I write further to the examination hearing sessions held on 23<sup>rd</sup>, 24<sup>th</sup> and 25<sup>th</sup> September 2014 into the Borough of Redditch Local Plan No.4 (BORLP4). At the conclusion of these sessions it was agreed that the Council would submit suggested modifications to various parts of BORLP4 and the Policies Map by Friday 3<sup>rd</sup> October 2014 (subsequently extended to Wednesday 8<sup>th</sup> October). In accordance with this, please find enclosed an Addendum to the Schedule of Minor Changes (October 2014).

The proposed modifications to **Policy 16 Natural Environment** have been prepared in consultation with representatives of Natural England, as requested.

The Council has considered the suggested wording for **Policy 30 Town Centre and Retail Hierarchy** submitted on behalf of Kingfisher Limited Partnership and taken the decision not to include it in the schedule of changes. The Council considers that the suggested wording which seeks to impose restrictions on planning permissions for retail out of the town centre is unnecessary. This would be considered on a case by case basis and the Council already imposes such restrictions through planning conditions without it being included in local planning policy.

The Council would also like to provide a response to your Post-hearing Note of 3<sup>rd</sup> October 2014, to inform you and this Examination's participants on the Council's intended approach to submission of further work.

Specifically I would like to respond to two matters raised including the Council's intentions for further work on site selection and methodology within the Sustainability Appraisal and your request for the Council's comments on land supply with regard to the A435 ADR Site.

### **Site Selection Methodology and Sustainability Appraisal**

The Council intends to submit further work. In accordance with your email of 3<sup>rd</sup> October 2014 to clarify deadlines for submissions, I can confirm that these additional pieces of information will be submitted to the examination **at least a week in advance** of the hearing statements for the Cross Boundary matters.

We will ensure that the Redditch Sustainability Appraisal is explicit in its reasoning to explain why some sites are selected and some are not. This will be done so that all

of the necessary appraisals are clear, in one place, and a paper chasing exercise isn't needed to understand the conclusions.

For the avoidance of doubt, an assessment of all Redditch Strategic Sites and all 20 sites (Housing Growth Development Study) irrespective of their location within Redditch or outside of Redditch will be contained in the additional work.

Additional Area Appraisals for Area 3 (to include Webheath Strategic Site) and Area 18 (to include the whole of the A435 corridor) on a comparable basis with other options will be undertaken. There may need to be other consequential amendments depending on the outcome of that analysis. This is a site selection update rather than a Sustainability Appraisal update.

The Housing Growth Development Study Sustainability Appraisal Refresh may be refreshed to take account of any potential changes to the Housing Growth Development Study.

### **A435 ADR Sites and Land Supply**

With respect to the contribution this site makes to the five year housing land supply, RBC can confirm that the loss of the middle part of site 211 is unlikely to adversely affect the five year land supply calculation.

The anticipated delivery schedule provided by the landowner to inform the calculation indicates that delivery of around 75 dwellings currently falls beyond the current five year period. Although at this stage the landowner has not indicated which part of the site would be developed out first, it has indicated that the whole site has been earmarked for disposal in 2015.

To assist in understanding the implications of overall housing supply, RBC has updated its document of housing commitments as of 1 April 2014, which has been attached to this note.

This document was updated following the 2014 SHLAA refresh, which identified additional capacity through data sources prescribed in the NPPG, which had not previously been taken account of (NPPG ID:3-012-20140306 and ID:3-037-20140306) (CDR 18.8 p.11). Additional capacity has also been identified through new sites for SHLAA assessment and through the Prior Notification initiative (office to residential conversions).

At 1 April 2014, the updated commitments position (including completions) to meet Redditch's assessed housing need was **3353** dwellings within the Borough boundary. This is an excess of 350 dwellings than the proposed BORLP4 Housing Requirement of 3000 dwellings. The additional identified capacity is therefore more than sufficient to compensate for the removal of the middle section of site 211 (approximately 40 dwellings) and offers an increase in overall flexibility across the Plan period.

I trust that the details above and the enclosed documents meet with your expectations following the discussions at the examination sessions and the content of your Post-hearing Note.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'E Baker', with a stylized, cursive script.

Emma Baker  
Acting Development Plans Manager

Encs.

Addendum to the Schedule of Minor Changes (October 2014)  
Housing Commitments in Redditch Borough (1 April 2014)