

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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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.chooseredditch.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 | | <p>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</p> <p>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:</p> |

| | | | |
|--|---|-----------------------------------|---|
| | | | 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. It 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 McCaffery/ Heyford Development Ltd) | July 2013 | |
| | Land at Foxlydiate Lane, Webheath Access Strategy (Drawing No: 1244 SK1) (Dermot McCaffery/ 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. |