

Executive Summary

1. Borough of Redditch Local Plan No. 4

The Borough of Redditch Local Plan No. 4 (Local Plan) sets out the state of Redditch as it is now within the Local Portrait. There is a 'Vision and Objectives' that set out what Redditch will aim to be like by the end of the Plan period and these have responded to the issues and challenges in the Local Portrait. The Plan period started in 2011 when the Council first started to collect the evidence and ends in 2030, because the Plan must last for a minimum of 15 years from adoption. The policies within the Local Plan explain how Redditch will get there. The infrastructure implications of Local Plan No.4 (Appendix 4) sets out the known infrastructure requirements arising from the Plan, the costs, responsible agencies and delivery mechanisms necessary to allow development to come forward. Also included in the Plan is a Key Diagram that presents the main elements of the Redditch Development Strategy in diagrammatic and in detailed form. The Policies Map is a detailed map showing all land use based policy designations. Once adopted, Local Plan No.4 will replace all policies contained within Local Plan No.3.

2. Duty to Cooperate

Redditch Borough Council has worked with neighbouring Bromsgrove District Council and Stratford-on-Avon District Council extensively to prepare the Local Plan, especially on the collection of evidence to inform the progression of the policies. As required under the Duty to Cooperate, the plan makes a commitment to consider the housing needs of another local planning authority in circumstances when it has been clearly established through collaborative working that those needs must be met through provision in Redditch.

3. Local Portrait

To understand Redditch's distinctiveness, the Local Plan paints a 'local portrait' of Redditch setting out its main issues, covering matters such as housing, transport, the environment and economy. The vision and policies of the Local Plan aim to resolve the issues.

4. Vision

4.1 The Local Plan vision is that by 2030: *"Redditch will be successful and vibrant with communities that have access to good job opportunities, good education, good health and are communities that people will be proud to live and work in."* The Vision follows seven key themes which include:

- Sustainable places to live which meet our needs;

- Creating and sustaining a green environment;
- Creating a Borough where businesses can thrive;
- Improving the vitality and viability of Redditch Town Centre and District Centres;
- Protecting and enhancing Redditch's historic environment;
- Creating safe and attractive places to live and work;
- Promoting Redditch's community wellbeing.

4.2 The plan is divided into chapters which correspond with the key themes set out above. In addition, there is a Strategic Sites chapter which relates to the provision of large-scale housing development, employment, and related community and health facilities. The strategic sites (which include the Town Centre and District Centre sites) are considered central to the achievement of the Local Plan's Vision and Objectives.

4.3 The '**Sustainable places to live which meet our needs**' chapter identifies the strategic housing requirement and shows where the most sustainable locations are to meet Redditch's housing and other development needs. There are policies to ensure delivery of a range of provision to meet everyone's housing needs and to guide housing density to ensure that developments are neither crammed in or wasteful of precious land supplies. The reuse of previously developed land is promoted whilst other policies aim to protect inappropriate development in Redditch's rural area.

4.4 Policy 4 Housing Provision is central to the delivery of the Local Plan in ensuring that sufficient homes are provided to make sure Redditch's growing population has access to a home that meets their needs. Provision is made for the construction and completion of around 6,400 dwellings between 2011 and 2030 to meet the local housing requirements identified in the Strategic Housing Market Assessment. There is insufficient land within Redditch Borough to address the housing needs of its population up to 2030; therefore some cross boundary growth will be required in Bromsgrove District to contribute towards meeting those needs. Details of the cross boundary development are contained in Appendix 1 of Redditch's Local Plan and in the main body of Bromsgrove's Local Plan. Two sustainable mixed use urban extensions (Foxlydiate and Brockhill) are proposed adjacent to the west and north of Redditch Town which will deliver two new sustainable communities. The two development sites, as shown below will provide a minimum of 3400 dwellings and comprehensive provision of associated new infrastructure to meet some of Redditch's housing requirements up to 2030.

4.5 The '**Creating and sustaining a green environment**' policies will protect and enhance the natural environment and its flora and fauna, ensuring any risks to it are minimised so that the Town's places are well served by a multifunctional Green Infrastructure network. There are also policies which are sensitive to the effects development can have on our climate and strive to encourage measures to reduce the impacts of climate change. To supplement this approach, this chapter also contains policies which support and promote a

shift towards greater public transport use in order to reduce the impact of emissions on the natural environment.

- 4.6 The '**Creating a Borough where businesses can thrive**' chapter identifies the level of employment provision required to support the planned housing development for Redditch, and identifies where employment provision should best be located in order that conflicting land uses can be developed harmoniously. There are policies which support the changing business practices of the 21st century in both the urban and rural areas of the Borough, whilst recognising the need to improve the quality of the skills base to ensure a brighter economic future for Redditch.
- 4.7 The policies within the '**Improving the vitality and viability of Redditch Town Centre and District Centres**' chapter aim to protect and strengthen the retail role of Redditch Town Centre whilst encouraging a wider range of services and facilities including employment, leisure, entertainment and housing. They also aim to improve the Town Centre evening economy to boost prosperity and raise Redditch's profile as an attractive evening destination. Furthermore, there is a focus on regeneration initiatives which aim to improve the quality and attractiveness of Redditch Town Centre and the District Centres. These initiatives will contribute towards secure and attractive environments which, in turn will improve the quality of the local retail and Town Centre experiences for local residents and visitors alike.
- 4.8 '**Protecting and enhancing Redditch's historic environment**'
The historic environment contributes to the Borough's local character and distinctiveness and consists of, but is not limited to archaeological sites, statutorily and locally listed buildings, Scheduled Ancient Monuments and Conservation Areas. These assets must be protected and, where possible, enhanced to ensure the heritage of Redditch Borough is conserved for future generations.
- 4.9 '**Creating safe and attractive places to live and work**'
Redditch, as a former New Town, has unique design principles, which add to its local distinctiveness. However, there are elements of the Town that would benefit from design and safety improvements, whilst new development should embrace these aspirations. These policies encourage good design which complements and improves the existing built environment. They also seek to improve the safety and perception of safety within our built environment.
- 4.10 The policies in the '**Promoting Redditch's community wellbeing**' chapter support the provision of new and improved tourism, leisure and health facilities and recognise the potential for the natural environment to provide opportunities for leisure and recreation. There is also provision for the identification of additional cemetery space which is likely to be needed in the Borough before the end of the Plan period.

- 4.11 The **Strategic Sites** each have a specific policy to guide their development to ensure the comprehensive delivery of sustainable development for Redditch communities. There are other Strategic Site policies included within the key theme of 'Improving the vitality and viability of Redditch Town Centre and District Centres', however these Strategic Sites are Redditch Town Centre and former New Town District Centres which makes them essential policies to deliver against that key theme, rather than be grouped with other Strategic Site Policies.

5. Monitoring and Implementation

It is important for the Council to carry out regular monitoring of the Plan to identify where elements of the Plan need reviewing, or where some of the Plans policies may need to be reviewed if they are no longer achieving what they were intended to achieve. In order to successfully achieve this, the Council produces a Monitoring Report on an annual basis. In addition to the Monitoring Report the Council is also committed to undertake monitoring on the following matters:

- i. Sustainability Appraisal with an update of the baseline information about the condition of the Borough, measured against key issues;
- ii. Housing, with annual updates of the five year land supply to make sure housing delivery comes forward as anticipated;
- iii. Employment Land with updates to employment land supply information; and
- iv. Retail with updates of vacant uses as part of a wider Town Centre health check and supply of Town Centre sites.