



6 DEVELOPMENT STRATEGY

- 6.01 The table on Page 12 shows that the RSS preferred Option would require 220.9 ha of additional land to be allocated and the NLP growth option 352.1 ha. Both would amount to considerable extensions to the urban area involving significant alterations to the Green Belt. The RSS Preferred Option allows for the adjustment of boundaries, where exceptional circumstances can be demonstrated to allow for the most sustainable form of development to deliver the specific housing proposals referred to within the sub-regional implications of the strategy.
- 6.02 All of the options considered are greenfield sites and many are currently designated as Green Belt. Whilst the ADRs are not designated as Green Belt their character and quality of the environment is consistent in quality and function to surrounding land which is designated Green Belt. The selected Development Strategy should be that where the benefits of sustainable forms of development are maximised and where impacts are least harmful.
- 6.03 We conclude that the South Western Green Belt, the Southern Gap and Beoley areas have no identifiable capacity that could be realistically brought forward. The options for accommodating the growth options within the remaining sites that have been evaluated are limited. The following table summarises the estimated capacities of the sites.

Bordesley Park	6809
Foxlydiat Woods	3196
Brockhill ADR	308
Webheath ADR	450
A435 ADR	598
ADR Total	1356

6.04 We have identified four alternative options to meet the RSS preferred Option and one appropriate development solution to meet the higher NLP growth option. As well as being subject to a development considerations set out in section 5 of this report, the options below have all been evaluated against sustainability criteria used for large and strategic sites in the LDF Core strategy SA framework. This sustainability matrix is in Appendix 3.

- Option 1 would be to develop Bordesley Park to meet the current RSS preferred growth option requiring the development of 4,170 houses at the site.
- Option 2 would be to develop Bordesley Park to meet the NLP growth option target of 9,100 dwellings. Only Bordesley Park has sufficient capacity to accommodate the NLP growth option requirement of 6,670 dwellings in addition to existing urban capacity.
- Option 3 would require the development of all 3 ADR's and 2,814 dwellings at Foxlydiate to meet the RSS preferred option of 4,170 dwellings in addition to existing urban capacity.
- Option 4 would require the development of the entire Foxlydiate SUE, Webheath ADR and the A435 ADR. This would provide enough housing land to meet the RSS preferred option of 4,170 dwellings.
- Option 5 would require development of the entire Foxlydiate SUE, Brockhill West ADR and A435 ADR to meet the RSS preferred option of 4,170 dwellings.

6.05 It is our view that concentration of growth as a Sustainable Urban Extension will ensure that a critical mass capable of supporting a range of local services, the provision of public transport and the promotion of non-car use can be achieved and will therefore best meet the sustainability criteria set out in paragraph 1.22.



6.06 For reasons detailed in this report we believe development at Bordesley Park is preferable to Foxlydiate Woods which at 3,196 dwellings does not have sufficient capacity on its own to accommodate either growth option. Bordesley Park benefits from better linkages to the town centre and to the north and the fact that the landscape at Bordesley Park contains the development. Bordesley Park should also provide easier connectivity to foul drainage to as it lies to the east of the River Arrow. Whilst development at Bordesley Park will require investment in the Bordesley bypass and improvements to the A441 south into Redditch these improvements will also have wider benefits to Redditch as a whole.

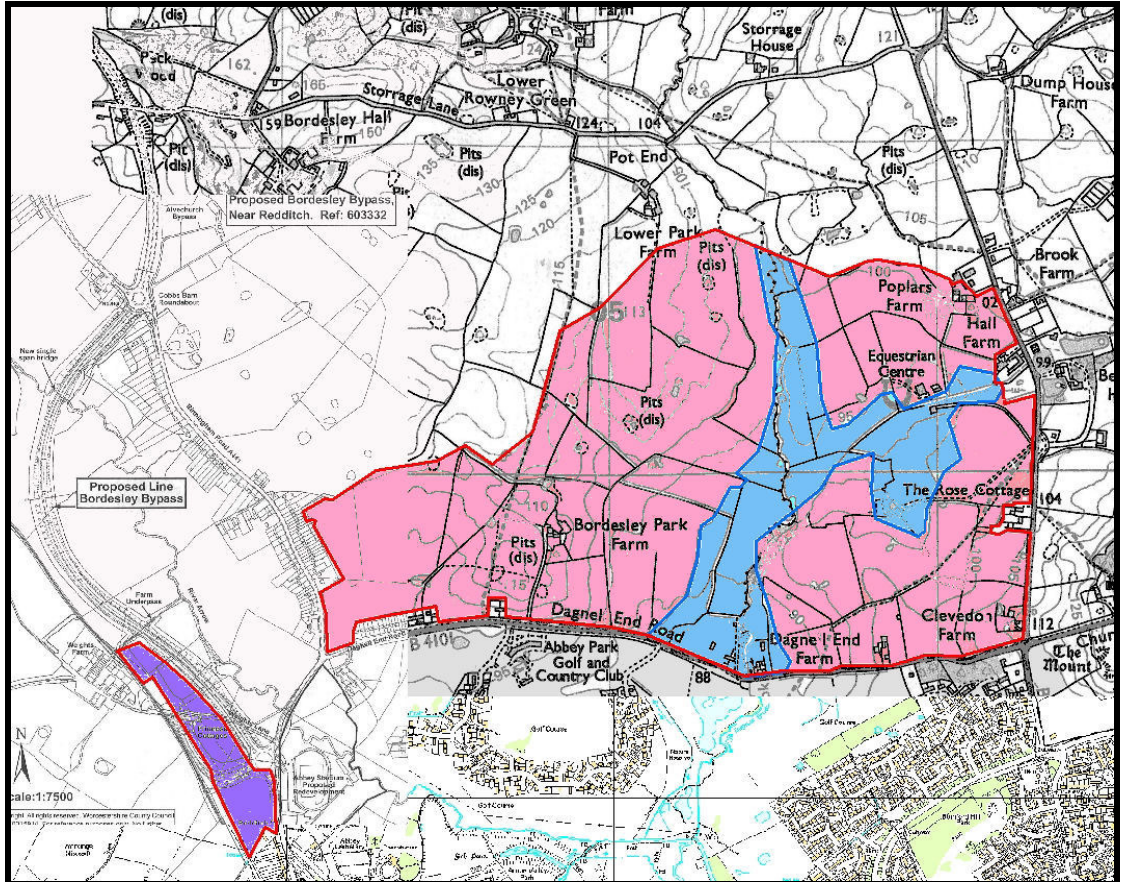


7 RECOMMENDATION

- 7.01 Whilst all the options for urban extensions are to a greater or lesser degree harmful we consider that a concentration of development at Bordesley Park demonstrates the greatest opportunity to accommodate either development option within manageable impacts.
- 7.02 The site is within the designated Green Belt but we are of the opinion that this section is less vulnerable than the Green Belt that separates Redditch from Astwood Bank or Studley and the topography of the area assists in containing the development and minimising the impacts on the surrounding countryside which would be the case at Webheath, Brockhill or Foxlydiate Woods.
- 7.03 We are of the view that it is important that development is concentrated in a single development to maximise the potential for the provision of local services including high quality public transportation and well designed routes for pedestrians and cyclists and in so doing minimising the need for journeys by car.
- 7.04 The following plans show the suggested development boundaries to facilitate the RSS Preferred Option and the growth option contained in the Nathaniel Lichfield report. These boundaries may need to be refined at the detailed masterplanning stage. Both options include employment land between the line of the propose Bordesley Bypass and the railway line and shown coloured purple on Plans 19 and 20.
- 7.05 The recommended site boundary (Plan 19) required to meet the RSS Preferred Option does not include the land between Bordesley and the bypass. The development area is 200.6 ha (excluding the 8 ha employment site) of which 36.9 ha is land at risk of flooding.

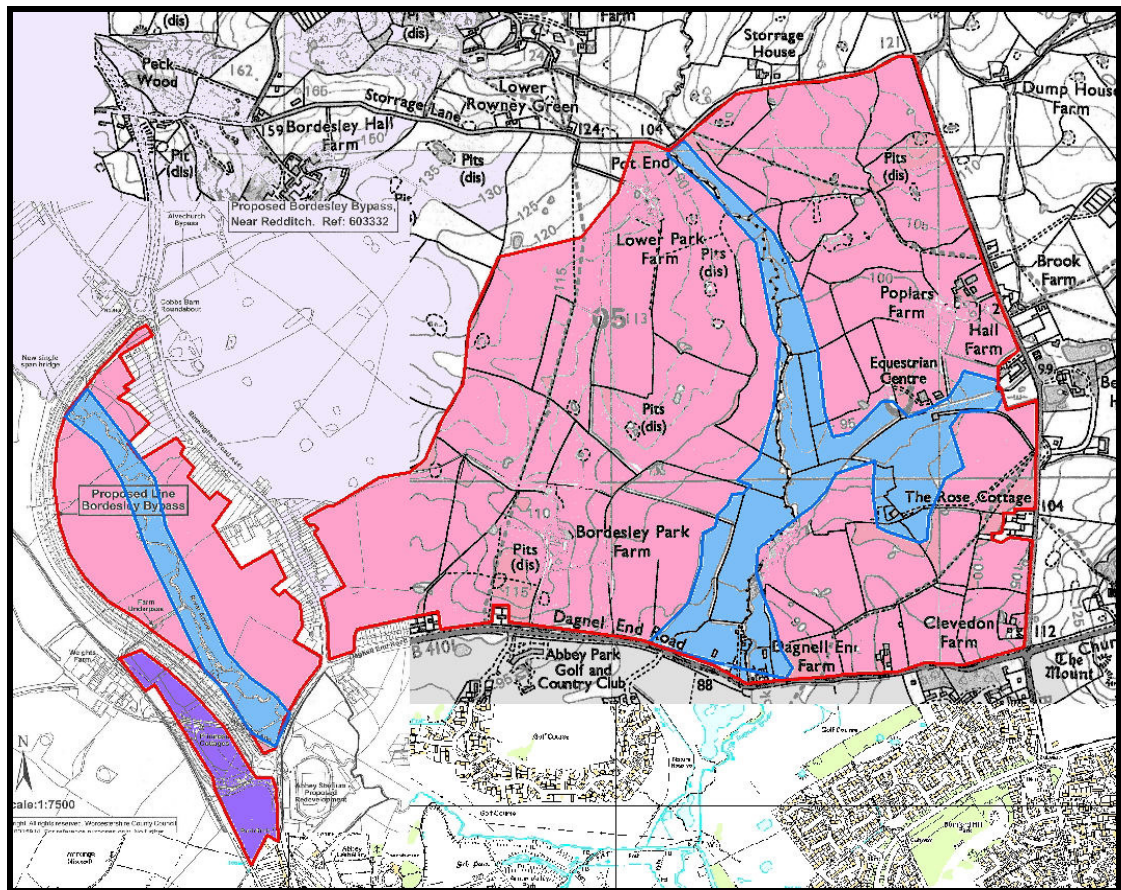


Plan 19 Bordesley Park: RSS Preferred Option



- 7.06 Plan 20 shows that in order to accommodate the high growth option suggested by NLP it would be necessary to include the land to the east of the by-pass and extend Bordesley Park development northwards to Storage Lane. The land required is 316 ha of which 49.4 ha is at risk of flooding.

Plan 20 Bordesley Park: The NLP Growth Option



- 7.07 We have identified areas of employment land at Bordesley (8 ha), Winyates Triangle (11.7 ha) and Ravensbank (10 ha). This is in excess of the 20.3 ha required to meet the requirement of the RSS Preferred Option but insufficient to meet our estimate of 39.6 ha to meet the growth option. However this higher figure is based on a pro rata increase on the RSS figure and this requirement should be reviewed in the light of the outcome of the RBC Employment Land Study.



- 7.08 Neither Winyates Triangle nor Ravensbank are in the Green Belt and 5.8 ha of the Bordesley Employment site is part of the Brockhill ADR. The three areas will also meet different needs with Ravensbank being suited to B2 and B8 uses whilst Bordesley and Winyates Triangle are gateway B1 sites serving the west and east of the town respectively.
- 7.09 In our view the Webheath ADR is not suitable for development due to the poor linkages with the town centre and employment areas, the quality and character of the landscape, the restricted highways network and difficulties in providing foul drainage.
- 7.10 We are also of the opinion that the A435 ADR and non-Green Belt land within Stratford-on-Avon District are peripheral to Redditch and could not be considered as sustainable locations for development. Any major development in this area would have significant impacts on the character and appearance of this Eastern Fringe and bring about the merging of Redditch and Mappleborough Green which we regard as being harmful.
- 7.11 Whilst the Brockhill ADR west of the railway could be regarded as a sustainable location given its proximity to the town centre the site is compromised due to its topography and relationship to the adjoining countryside. The site also has a limited capacity of 308 dwellings based on the North West Redditch masterplan. There is capacity at Bordesley Park to accommodate either growth option and if our recommendation were to be adopted there would be no need to consider additional urban expansion sites within the plan period up to 2026 at the earliest.
- 7.12 For these reasons we recommend that these three sites currently designated as ADRs within the Redditch Local Plan along with that area of land between the A435 ADR and the A435 in Stratford-on-Avon District are added to the Green Belt. The areas are detailed below.



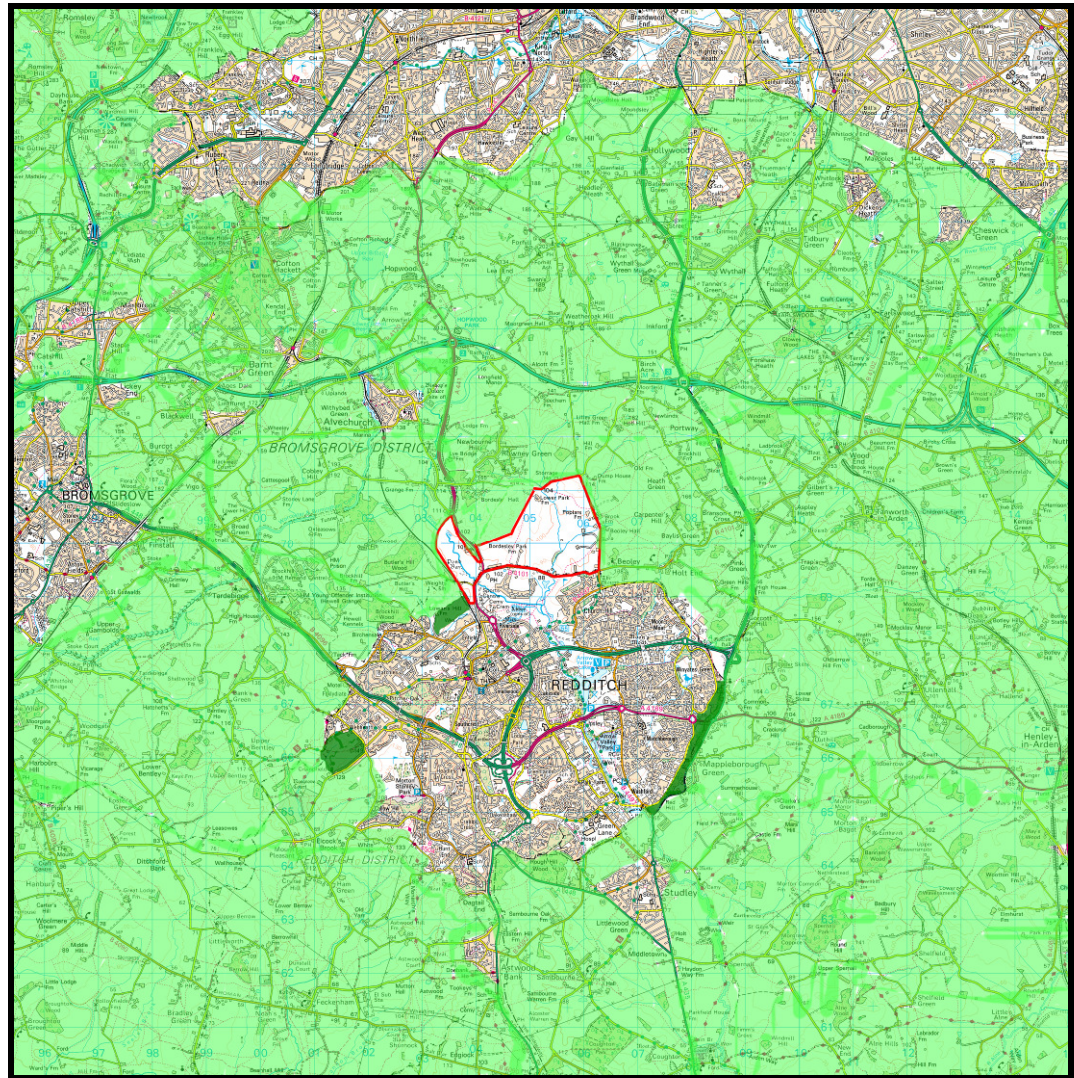
Brockhill ADR (west of the railway)	17.5 ha
Webheath ADR	47.3 ha
A435 ADR	32.4 ha
Land to west of A435 in Stratford-on-Avon	14.8 ha
Total	112 ha

- 7.13 In our opinion the addition of these sites would strengthen the Green Belt around Redditch and, in particular, the safeguarding of the slopes at Brockhill and maintaining the screen between the A435 and Redditch will be highly beneficial in restricting the appearance of urban sprawl.
- 7.14 These additions would in part compensate for the loss of Green Belt at Bordesley Park which would amount to 202.8 ha for the RSS Preferred Option and 318.2 ha for the NLP Growth strategy (in both cases including 2.2 ha of employment land not included within the Brockhill ADR).
- 7.15 Both the RSS Preferred Option, which results in 4,170 dwellings being constructed outside the existing urban area, and the NLP Growth Option which would require 6,670 dwellings involves an inevitable major incursion into the countryside requiring a significant alteration to the Green Belt. In our opinion, this recommended strategy safeguards environmentally valuable assets whilst minimising the extent and effects of the incursion.
- 7.16 The following map shows the Green Belt around Redditch with the worst case scenario, the NLP growth option, edged red and the ADRs coloured Green. Whilst this demonstrates that this would amount to a major incursion in to the Green Belt, the gap between Redditch and Birmingham is substantial and able to accommodate this level of development without threat of coalescence. The map also shows that the gap between Redditch and Bromsgrove would be less able to accommodate this level of growth and



that the gap between Redditch and Astwood Bank and Studley would be lost if development was concentrated to the south.

7.17 **Plan 21: The Green Belt Around Redditch**



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