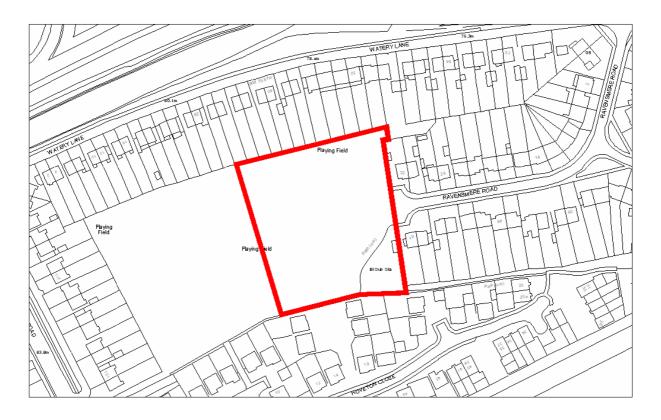
Site Address:	Site Ref:	Survey Date:
Old Crest, Smallwood	LP01	



Ownership Details:	Site Area: 0.31ha	
Redditch Borough Council	<b>Grid Ref</b> : SP0414 6709	
Current Land Use:		
Vacant		
Surrounding Land Uses:		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3  New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Det	ails: 08/002 submitted for residential devt (21-2-08) (Refused)	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	$\checkmark$
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	_ = = = = = = = = = = = = = = = = = = =
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
Yes and cannot be overcome	
1	

Are there TPOs on site?	
No	
A : I TDO	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No Yes	
165	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Details
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Information Organisation	
Infrastructure Capacity	Deteile
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	
Cumolent initiastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	
NO access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Dotallo
No compatibility issues	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	$\checkmark$
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	$\checkmark$
Therefore available within <b>0 - 5 years</b>	•
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	$\checkmark$
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	$\checkmark$
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	LP allocation = 24

Site Address:	Site Ref:	Survey Date:
Brush Factory, Evesham Road, Crabbs Cross	LP02	



Ownership Details:	Site	<b>Area:</b> 0.09ha
Private (dual ownership)	Grid	d Ref: SP04136473
Current Land Use:		
Vacant - was in employment use		
Surrounding Land Uses:		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report BORLP3  New Source: (e.g. landowner, developer etc)	rt, omission	site, other)
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:	Details:	10 dwellings under construction
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes: Site under construction - no need to assess suitability		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>✓</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
O'mail' and a decreasing at that are not be mail' acted	
Significant adverse impact that cannot be mitigated	
Constains a billion	
Sustainability:	
Access to Public Transport	Details
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Over boom (waiking distance) of inchedive service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
D / 000 14000	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	T
None	
Contamination that can be overcome through land	
remediation	
Tomodiation	
High level of contamination that cannot be realistically	
mitigated	
95.00	
Are there any Physical Constraints on site?	1
No	
Yes, but can be overcome	
Yes and cannot be overcome	

Are there TPOs on site?		
No		
A single TPO		
Group TPO		
Is there a Public Right of Way on the site?		
No		
Yes		
Γ		
Open Space & Recreation		
Would the site result in the loss of these facilities?	Details	
No		
Vac but indication of replacement provision passible		
Yes, but indication of replacement provision possible		
on, next to or near to the site as part of the		
Development		
Yes. No possibility of replacement provision		
Employment Land		
Would development of the site result in the loss of	Details	
employment land?		
No		
Yes - <u>demonstrated</u> that land will not come forward for		
employment uses		
Yes - land is not likely to come forward for employment uses		
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses		
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity		
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing	Details	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development	Details	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to	Details	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer	Details	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	Details	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic	Details	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	Details	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	Details	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access		
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access Can the site be accessed by vehicle from the highway?	Details	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access		
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road		
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track		
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road		
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track No access		
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses	Details	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be		
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be	Details	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track No access  Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?  No compatibility issues	Details	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details	

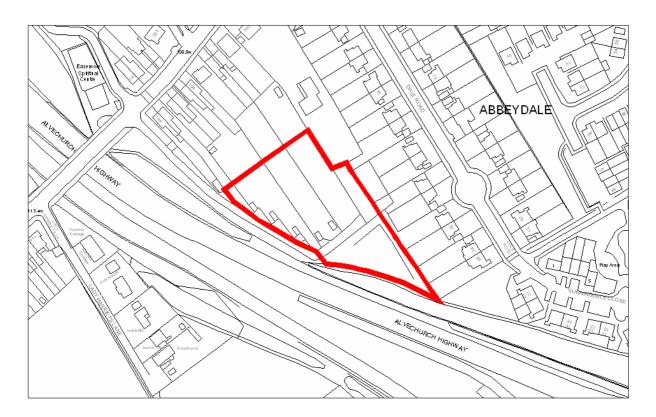
Stage C	
Availability	
Is the site immediately available for development?	
Yes	$\checkmark$
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	<b>√</b>
Therefore available within <b>0 - 5 years</b>	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	$\checkmark$
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	10 dwellings u/c

Site Address:	Site Ref:	Survey Date:
Rear of 144-162 Easemore Road	LP03	



Ownership Details:	Site Area: 0.43ha		
Alcester Property Developments Ltd	Grid Ref: SP0471 6802		
Current Land Use:			
Disused gardens			
Surrounding Land Uses: Residential			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, or BORLP3  New Source: (e.g. landowner, developer etc)	nission site, other)		
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:   Deta	nils: 07/152 - 24 dwellings		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
0	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Over 600m (walking distance) of inenective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Less than f.5km	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
No	
Vac hut and he average:	
Yes, but can be overcome	
Yes and cannot be overcome	
Tes and Cannot be overcome	

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Onen Space & Boarcation	
Open Space & Recreation	Deteile
Would the site result in the loss of these facilities?	Details
NO	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Tes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Dotaile
No	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infractructure constraints that would require investment to	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
·	
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	
Indignificant or moderate compatibility issues	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
one for residential)	

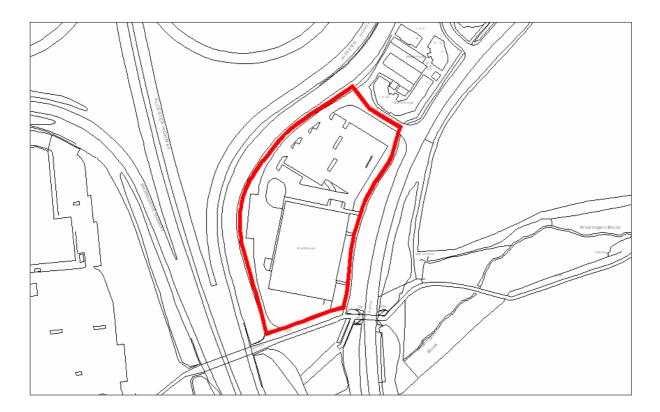
Stage C	
Availability	
Is the site immediately available for development?	
Yes	$\checkmark$
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	$\checkmark$
Therefore available within <b>0 - 5 years</b>	•
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	<b>✓</b>
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	24 dwellings with pp

Site Address:	Site Ref:	Survey Date:
Former Megabowl site	LP04	



Ownership Details:	Site Area: 1.17ha
Private	<b>Grid Ref</b> : SP0464 6557
Current Land Use:	
Redeveloped employment site for residential us	ses
Surrounding Land Uses:	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, or BORLP3	nission site, other)
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:   Det	ails: 05/552 & 07/092 - 89 dwellings under construction
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes: Site under construction, no need to asses suita	bility

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	✓
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>√</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
Yes and cannot be overcome	

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Γ	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Was but halfastlan of mala annual mandalan manalida	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Infrastructure Capacity Is the site considered adequately served by existing	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access	
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access Can the site be accessed by vehicle from the highway?	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access	
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road	
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track	
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road	
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track No access	
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track No access  Compatibility with adjoining uses	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants Highway Access Can the site be accessed by vehicle from the highway? Direct access to main/adopted road Access to unadopted road/track No access  Compatibility with adjoining uses Would development of the site for residential uses be	
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants Highway Access Can the site be accessed by vehicle from the highway? Direct access to main/adopted road Access to unadopted road/track No access  Compatibility with adjoining uses Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants Highway Access Can the site be accessed by vehicle from the highway? Direct access to main/adopted road Access to unadopted road/track No access  Compatibility with adjoining uses Would development of the site for residential uses be	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track No access  Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?  No compatibility issues	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants Highway Access Can the site be accessed by vehicle from the highway? Direct access to main/adopted road Access to unadopted road/track No access  Compatibility with adjoining uses Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details

Stage C	
Availability	
Is the site immediately available for development?	
Yes	$\checkmark$
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within <b>0 - 5 years</b>	$\checkmark$
ADR	
Therefore available within 5 - 10 years	
Green Belt	·
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	<b>√</b>
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	$\checkmark$
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	89 dwellings u/c

Site Address:	Site Ref:	Survey Date:
Windsor Road Gas Works	LP05	



Ownership Details:	Site Area: 5.68ha
Private	Grid Ref: SP0393 6838
Current Land Use:	
Site clearance / remediation complete. Installat	ion of services underway
Surrounding Land Uses: Employment	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, o BORLP3	mission site, other)
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:   Det	ails: 06/484 & 06/541 - 255 dwellings (2 phases)
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes: Groundwork in progress	

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	$\checkmark$
No: No significant adverse impact on biodiversity	<b>√</b>
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>✓</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
0 4 1 1 114	
Sustainability:	
Access to Public Transport	1
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Over boom (walking distance) of interfective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	-
Less triair i.oniii	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	1
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Contamination that can be overcome through land	
remediation	
Link level of contenting that connect he regulationly	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
Are there any Physical Constraints on site?	1
No	
Yes, but can be overcome	
1 63, Dut Call De Overcome	
Voc and cannot be aversome	

A (I TDQ ': 0	
Are there TPOs on site?	T
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	<u> </u>
No	
Yes	
163	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Details
NO	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
res. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Details
No	
NO	
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	2 otalio
adequately served?	
Sufficient infrastructure in place to serve development	
·	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
A coope to the adopted read/treets	
Access to unadopted road/track	
No access	
On any of the History and the Alberta transport	
Compatibility with adjoining uses	Datalla
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	
Insignificant or moderate compatibility issues	
Insignificant or moderate compatibility issues  Residential development considered incompatible (discount	
site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	$\checkmark$
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	<b>√</b>
Therefore available within <b>0 - 5 years</b>	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	<b>√</b>
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	<b>✓</b>
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	255 dwellings with pp

Site Address:	Site Ref:	Survey Date:
Mayfield Works, The Mayfields	LP06	



Ownership Details:	Site Area: 0.19ha
	Grid Ref: SP0393 6672
Current Land Use:	
Vacant	
Surrounding Land Uses: Residential	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, of BORLP3 windfall commitment  New Source: (e.g. landowner, developer etc)	omission site, other)
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:   De	tails: 06/187 - 18 dwellings
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes: Ground works underway	

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>✓</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
	Botano
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Over boom (waiking distance) of incheditive service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	1
Less than 1.5km	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Between 600m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	1
Less than outil	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery  Level of Contamination on Site:	
None	
Contemination that can be avaraged through land	
Contamination that can be overcome through land remediation	
Terrieulation	
Like level of contamination that connet he realistically	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	T
No	
Yes, but can be overcome	
Yes and cannot be overcome	

Are there TPOs on site?	
No	
A single TDO	
A single TPO	
Group TPO Is there a Public Right of Way on the site?	
No	
Yes	
100	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
A second to the depth of wood/twools	
Access to unadopted road/track	
No access	
Compatibility with adjaining uses	
Compatibility with adjoining uses  Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	
The companionity located	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	<del></del>
site for residential)	

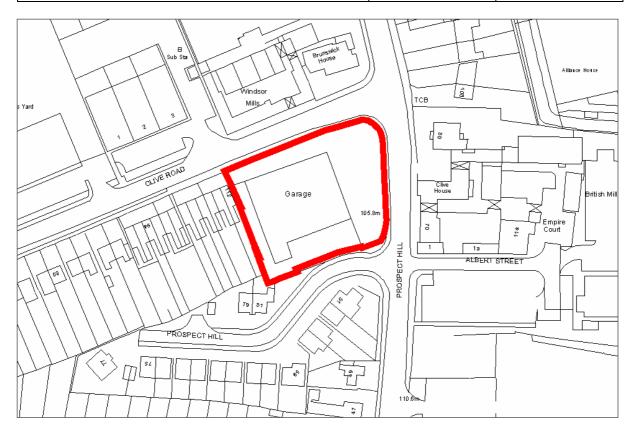
Stage C	
Availability	
Is the site immediately available for development?	
Yes	$\checkmark$
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within <b>0 - 5 years</b>	$\checkmark$
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	<b>√</b>
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	$\checkmark$
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	18 dwellings with pp

Site Address:	Site Ref:	Survey Date:
Johnsons Cars, Clive Road	LP07	



Ownership Details:	Site	e Area:	0.32ha
Mr Mike Berwick	Gri	d Ref:	SP0415 6810
Current Land Use:			
Car Showroom			
Surrounding Land Uses: Residential & employment			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WY BORLP3 windfall site  New Source: (e.g. landowner, developer etc.)		ı site, other)	
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:	Details:	06/247	- 24 dwellings
Outline Planning Permission:	]		
Previous Local Plan Allocation:	]		
Additional Information/site notes:			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	✓
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?  Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	<b>√</b>

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Opportunity to enhance/no significant adverse impact

Significant adverse impact (mitigation to be explored)
Significant adverse impact – site will be discounted unless it

can be demonstrated that mitigation can be successfully

Yes:

introduced

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
0 4 1 1 114	
Sustainability:	
Access to Public Transport	1
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Over boom (walking distance) of interfective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	1
Less than f.okin	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	1
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Contamination that can be overcome through land	
remediation	
Link level of contenting that connect he regulationly	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
Are there any Physical Constraints on site?	1
No	
Yes, but can be overcome	
1 63, Dut Call De Overcome	
Voc and connet he aversome	

	T
A II TOO 'I O	
Are there TPOs on site?	T
No A single TDO	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
Yes	
165	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	2 ottaine
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Tree it a presentativy of replacement promoters	L
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infractive Conscitu	
Infrastructure Capacity	Dataila
Is the site considered adequately served by existing	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track  No access	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?  No compatibility issues	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?  No compatibility issues  Insignificant or moderate compatibility issues	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?  No compatibility issues	Details

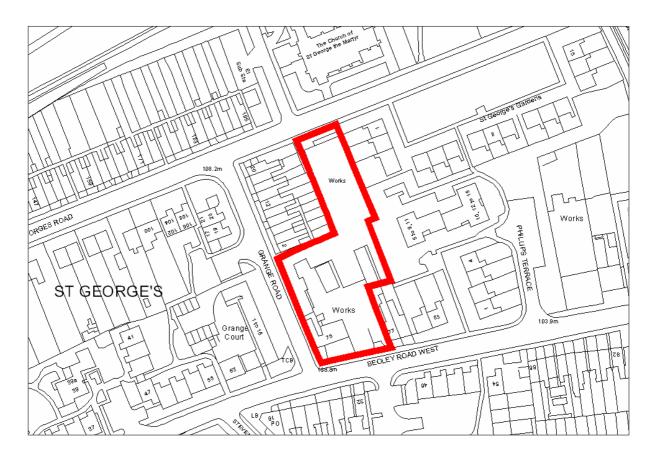
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	$\checkmark$
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within <b>0 - 5 years</b>	$\checkmark$
ADR	
Therefore available within 5 - 10 years	
Green Belt	·
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	24 dwellings with pp

Site Address:	Site Ref:	Survey Date:
Grange Works, Grange Road	LP08	



Ownership Details:	Site Area: 0.26ha
Owens	<b>Grid Ref</b> : SP0483 6758
Current Land Use:	
Disused employment unit  Surrounding Land Uses: Residential	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, of BORLP3 windfall site  New Source: (e.g. landowner, developer etc)	mission site, other)
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:   Det	ails: 06/494 - 22 dwellings
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	$\checkmark$
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
[a	
Sustainability:	
Access to Public Transport	1 5
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Over 600m (waiking distance) or interfective service	1
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Least than 1.5km	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
D + 000 14000	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:  None	1
None	
Contamination that can be overcome through land	
remediation	
Tomodation	
High level of contamination that cannot be realistically	
mitigated	
- migatos	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
Yes and cannot be overcome	
	1

Are there TPOs on site?	
No	
A single TDO	
A single TPO	
Group TPO  In there a Public Pight of Way on the cite?	
Is there a Public Right of Way on the site?	
Yes	
165	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Dotailo
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Information Organists	
Infrastructure Capacity	Deteile
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	
Cambient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
·	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	1
140 compatibility located	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

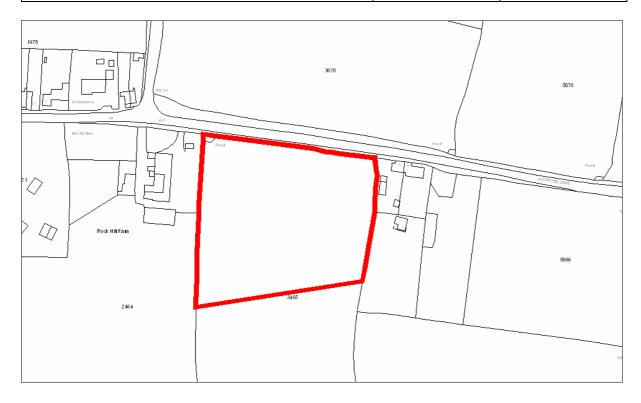
Stage C	
Availability	
Is the site immediately available for development?	
Yes	$\checkmark$
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	$\checkmark$
Therefore available within <b>0 - 5 years</b>	•
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	<b>✓</b>
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	$\checkmark$
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	22 dwellings u/c

Site Address:	Site Ref:	Survey Date:
Land adjacent to Rockhill Farm, Feckenham	LP09	



Ownership Details:	Site Area: 0.92ha
RSL	Grid Ref: SP0134 6168
Current Land Use:	
Agriculture	
Surrounding Land Uses: Rural village and farmland	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, on BORLP3 windfall commitment  New Source: (e.g. landowner, developer etc)	nission site, other)
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:   Deta	ails: 07/005 - 10 dwellings
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes: Under construction	

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	Provides 100% affordable units, therefore exception to exclusion
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	$\checkmark$
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities: Less than 800m	T
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Leas than oom	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
Yes and cannot be overcome	
1	

Are there TPOs on site?	
No	
A single TPO	
•	
Group TPO Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Botano
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	
F	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

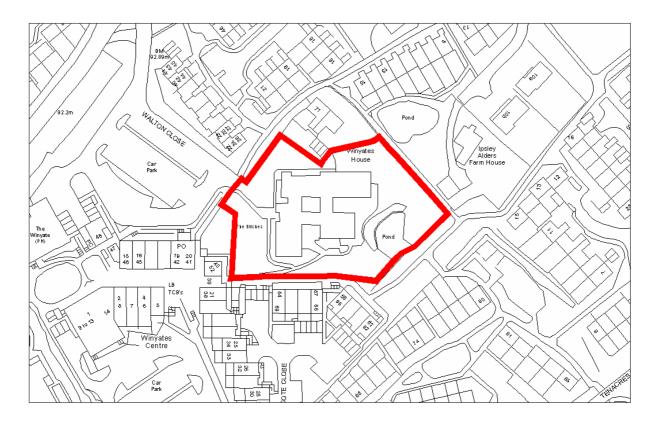
Stage C		
Availability		
Is the site immediately available for development?		
Yes	$\checkmark$	
No		
What is the predominant land type on the site?	Details	
Brownfield or Greenfield within or adjacent to a settlement		
Therefore available within <b>0 - 5 years</b>		
ADR		
Therefore available within 5 - 10 years		
Green Belt	✓ Provides 100%	
Therefore available beyond 10 years		
	affordable units, therefore available in 0-5 years	
A 12 199		

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	<b>✓</b>
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	<b>✓</b>
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	10 dwellings u/c

Site Address:	Site Ref:	Survey Date:
Walton Close, Winyates West	LP10	



Ownership Details:	Site Area: 0.48ha
RSL	<b>Grid Ref</b> : SP0733 6729
Current Land Use:  Demolished old peoples home	
Surrounding Land Uses: Residential and district centre	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, o BORLP3 windfall site  New Source: (e.g. landowner, developer etc)	mission site, other)
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: 🖂 Det	ails: 07/275 - 19 dwellings
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	

Details
<b>√</b>

Biodiversity, Geodiversity & Heritage		
Is a scheduled Ancient Monument located on the site?	Details	
Yes: Site will be discounted		
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>	
No: No significant adverse impact on biodiversity	✓	
Yes:		
Opportunity to enhance/no significant adverse impact		
Significant adverse impact (mitigation to be explored)		
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced		

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	$\checkmark$
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	_ 5.55
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	<u></u>
Less than 800m	
D	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Out to a first that are the consequent through to a	
Contamination that can be overcome through land	
remediation	
I link level of contemporation that connect he realistically	
High level of contamination that cannot be realistically	
mitigated	
A (I D) : 10 ( : 1 0 )	
Are there any Physical Constraints on site?	T
No	
Y I I	
Yes, but can be overcome	
V 1 (1	
Yes and cannot be overcome	

Are there TPOs on site?	
No	
A : 1 TD0	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
0 0 0 0	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
•	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Dotailo
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	
Insignificant or moderate compatibility issues	
Insignificant or moderate compatibility issues Residential development considered incompatible (discount	

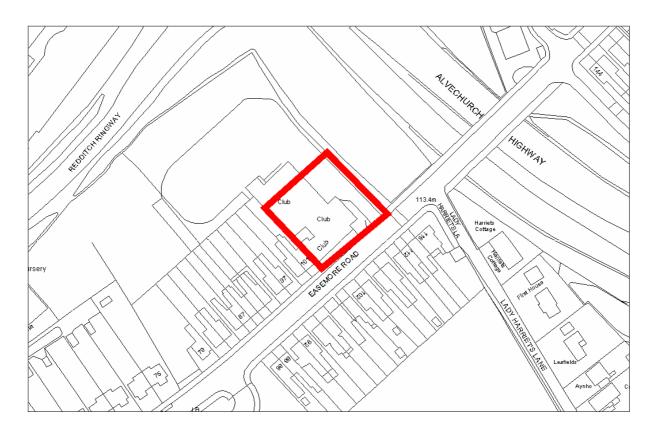
Stage C	
Availability	
Is the site immediately available for development?	
Yes	$\sqrt{}$
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within <b>0 - 5 years</b>	<b>√</b>
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	$\checkmark$
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	$\checkmark$
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	19 dwellings with pp

Site Address:	Site Ref:	Survey Date:
Community House, Easemore Road	LP11	



Ownership Details:		Site Area:	0.11ha
Redditch Borough Council		Grid Ref:	SP0451 6801
Current Land Use:			
Community Centre			
Surrounding Land Uses: Residential			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, BORLP3 windfall site  New Source: (e.g. landowner, developer)	•	ission site, other	·)
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:	□ Deta	ils: 05/30	1 ol - 6 dwellings
Outline Planning Permission:	$\boxtimes$		
Previous Local Plan Allocation:			
Additional Information/site notes	<b>3:</b>		

Details
<b>✓</b>

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>✓</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	_ 5.55
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
· · · · ·	
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
D	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Contamination that can be overcome through land	
remediation	
I link level of contemporation that connect he realistically	
High level of contamination that cannot be realistically	
mitigated	
A (I D) : 10 ( : 1 0 )	
Are there any Physical Constraints on site?	
No	
Y I I	
Yes, but can be overcome	
V 1 (1	
Yes and cannot be overcome	

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
163	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Details
140	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Tes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Details
No	
140	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	Details
	פווכזסוו ו
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Details
Direct access to main/adopted road	Details
Direct access to main/adopted road  Access to unadopted road/track	Details
Direct access to main/adopted road	Details
Direct access to main/adopted road  Access to unadopted road/track  No access	Details
Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses	
Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be	Details
Access to unadopted road/track No access  Compatibility with adjoining uses Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	
Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be	
Access to unadopted road/track No access  Compatibility with adjoining uses Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	
Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?  No compatibility issues	

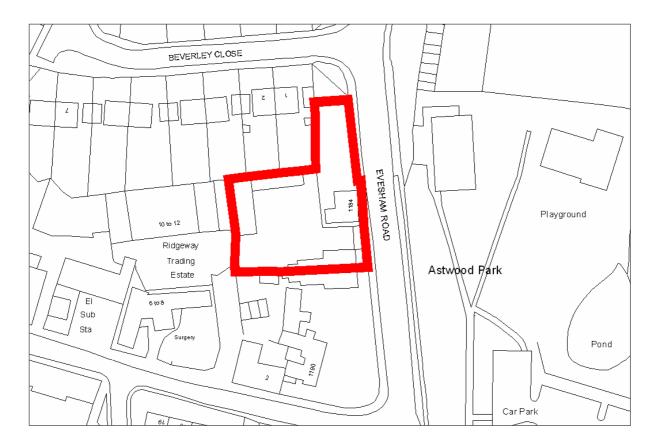
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	$\checkmark$
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	$\overline{\hspace{1cm}}$
Therefore available within <b>0 - 5 years</b>	•
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	$\checkmark$
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	<b>✓</b>
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	6 dwellings with pp

Site Address:	Site Ref:	Survey Date:
1184-1186 Evesham Road, Astwood Bank	LP12	



Ownership Details:		Site Area:	0.12ha
Private		Grid Ref:	SP0433 6249
Current Land Use:			
Employment			
Surrounding Land Uses: Residential			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3 windfall site  New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)  Detailed Planning Permission:	⊠ Deta		0 & 05/089 vellings
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes Under construction	:		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	$\checkmark$
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Overtain all 199	
Sustainability:	
Access to Public Transport	Deteile
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Potusion 1 Ekm and 2km	
Between 1.5km and 3km Over 3km	
Walking distance to nearest local retail facilities:	<u> </u>
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	1
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	I.
Level of Contamination on Site:	
None	
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
Are there any Physical Constraints on site?	1
No	
Yes, but can be overcome	
1. 33, Sat oan So oversome	
Vas and cannot be overcome	

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Was but in Parties of each assessment and in its income will	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses  Infrastructure Capacity	
Yes - land is likely to come forward for employment uses  Infrastructure Capacity Is the site considered adequately served by existing	Details
Yes - land is likely to come forward for employment uses  Infrastructure Capacity  Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Yes - land is likely to come forward for employment uses  Infrastructure Capacity  Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants Highway Access	
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access Can the site be accessed by vehicle from the highway?	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants Highway Access	
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road	
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track	
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road	
Infrastructure Capacity  Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track  No access	
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants Highway Access Can the site be accessed by vehicle from the highway? Direct access to main/adopted road  Access to unadopted road/track No access  Compatibility with adjoining uses	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants Highway Access Can the site be accessed by vehicle from the highway? Direct access to main/adopted road Access to unadopted road/track No access  Compatibility with adjoining uses Would development of the site for residential uses be	
Infrastructure Capacity  Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants Highway Access Can the site be accessed by vehicle from the highway? Direct access to main/adopted road Access to unadopted road/track No access  Compatibility with adjoining uses Would development of the site for residential uses be	Details
Infrastructure Capacity  Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?  No compatibility issues	Details
Infrastructure Capacity  Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?  Sufficient infrastructure in place to serve development  Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details

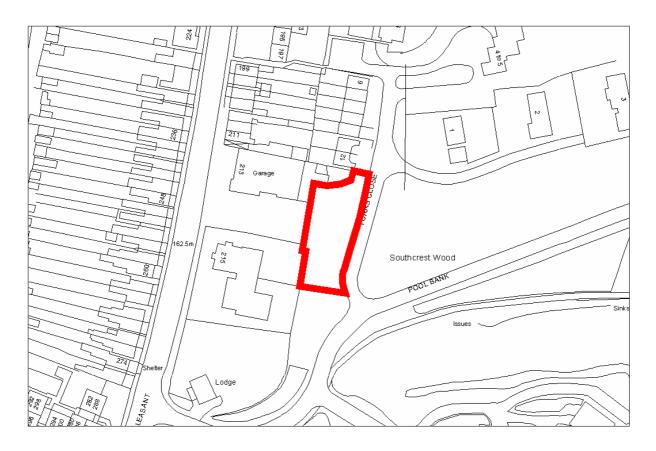
Stage C	
Availability	
Is the site immediately available for development?	
Yes	$\checkmark$
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within <b>0 - 5 years</b>	$\checkmark$
ADR	
Therefore available within 5 - 10 years	
Green Belt	·
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	<b>√</b>
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	$\checkmark$
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	9 dwellings u/c

Site Address:	Site Ref:	Survey Date:
Land off Torrs Close	LP13	



Ownership Details:		Site Area:	0.09ha
S Ananthram		Grid Ref:	SP0390 6655
Current Land Use:			
Waste land			
Surrounding Land Uses: Residential			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, BORLP3 windfall site  New Source: (e.g. landowner, developer e	•	ission site, other	·)
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:	□ Deta	ils: 06/37	1 - 6 dwellings
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes	::		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	✓
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>✓</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	2 otalio
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
opportunity to ormanos/no autoros impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
• • • • • • • • • • • • • • • • • • • •	
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
Yes and cannot be overcome	
ı	

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Was that in the Carlot and as a second manifely managed to	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
A secret superdented we address of	
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	<u> </u>
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	
Indignificant or maderate commetted the trans-	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

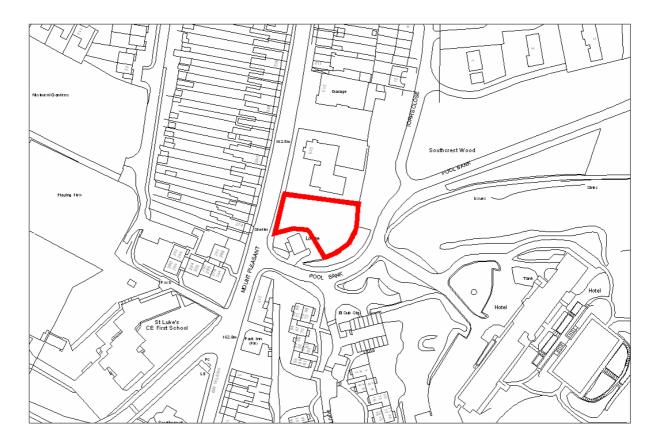
Stage C	
Availability	
Is the site immediately available for development?	
Yes	$\checkmark$
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	<b>√</b>
Therefore available within <b>0 - 5 years</b>	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	$\checkmark$
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	6 dwellings with pp

Site Address:	Site Ref:	Survey Date:
Adjacent The Lodge, Pool Bank	LP15	



Ownership Details:		Site Area:	0.1ha
Bradley Design Homes		Grid Ref:	SP0386 6650
Current Land Use:			
Residential			
Surrounding Land Uses: Residential			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, BORLP3 windfall site  New Source: (e.g. landowner, developer)	•	ission site, othe	r)
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:	□ Deta	ils: 07/20	1 - 5 dwellings
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes	<b>3:</b>		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>√</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	_ 5.55
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
· · · · · ·	
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	<u></u>
Less than 800m	
D	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Out to a first that are the consequent through to a	
Contamination that can be overcome through land	
remediation	
I link level of contemporation that connect he realistically	
High level of contamination that cannot be realistically	
mitigated	
A (I D) : 10 ( : 1 0 )	
Are there any Physical Constraints on site?	
No	
Y I I	
Yes, but can be overcome	
V 1 (1	
Yes and cannot be overcome	

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
·	
Yes. No possibility of replacement provision	
Γ=	
Employment Land	Dataila
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	Dataila
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	
140 000035	<u>L</u>
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Dotano
No compatibility issues	
55	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	$\checkmark$
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	$\checkmark$
Therefore available within <b>0 - 5 years</b>	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	$\checkmark$
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	5 dwellings u/c

Site Address:	Site Ref:	Survey Date:	
Land at Tidbury Close, Walkwood	LP16		



Ownership Details:		Site Area:	0.12ha		
Charles Martin Homes		Grid Ref:	SP0323	6480	
Current Land Use:					
Open Space					
Surrounding Land Uses: Residential					
Character of Surrounding Area:					
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3 windfall site  New Source: (e.g. landowner, developer etc)					
Relevant Planning History: (including most recent ownership details)					
Detailed Planning Permission:	□ Deta	ils: 07/21	4 - 6 dwell	lings	
Outline Planning Permission:					
Previous Local Plan Allocation:					
Additional Information/site notes:					

Details
<b>✓</b>

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>√</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
Yes and cannot be overcome	
1	

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
100	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infractructure Conscitu	
Infrastructure Capacity Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	5
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	
NO access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Botano
No compatibility issues	
1 1	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	$\checkmark$
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	$\checkmark$
Therefore available within <b>0 - 5 years</b>	
ADR	
Therefore available within <b>5 - 10 years</b>	
Green Belt	
Therefore available beyond <b>10 years</b>	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	<b>✓</b>
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	6 dwellings with pp

Site Address:	Site Ref:	Survey Date:
Land adjacent to Castleditch Lane/Pheasant Lane	LPX02	3.9.2008







Ownership Details:	Site Area: 0.52 ha
(Godfrey Davies) English Partnerships Jordan House West Hall Court Hall Park West Telford TF3 4NN	Grid Ref: SP04446495
Current Land Use:	
Open Space	
Surrounding Land Uses:	
Open Space and Residential	
Character of Surrounding Area:	
Peaceful residential area with mix of medium an parkland opposite	d low density dwellings and
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)
Additional LP3 Site	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:   Deta	nils:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
Policy B(HSG).1 (19 dwellings) Situated close to the predominantly private residuet and fronting Oakenshaw Park. To the eas detached dwellings, to the south west, 3 bed detached detac	t of the site - very large 4 bed

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	Good hedgerows along west and south-eastern sides. This site borders Oakenshaw Spinney which is a "Special Wildlife Site".
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	Ditch which drains site runs along western hedge line. Fields act as a flood plain for Oakenshaw Spinney, soaking up water & preventing flash flooding through the wood & properties below.
Zone 2 – Low to medium risk (mitigation to be explored)	

Zone 3 – High risk – Site will be discounted unless it can be
demonstrated that mitigation can be successfully introduced

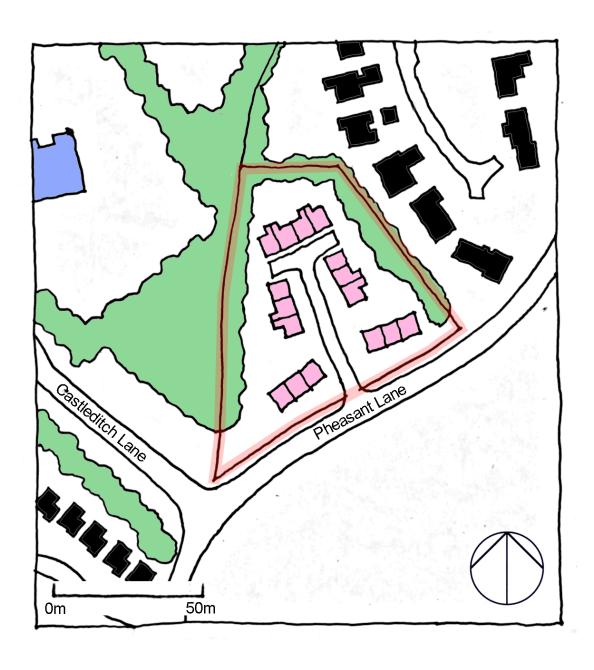
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER – Further evaluation
impact on the existing character of the Settlement?	may be required prior to
	development
Opportunity to enhance/no adverse impact	Hedgerows would need to
	be retained to north west of
	site where it abuts
	Oakenshaw Spinney.
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	T
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	$\checkmark$
Petween 400m and 900m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Cross com (manining anotamos) or monocare common	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	$\checkmark$
Between 1.5km and 3km	
Over Street	
Over 3km	
Walking distance to nearest local retail facilities:	<u> </u>
Less than 800m	
2000 than occin	
Between 800m and 1600m	_/
	<b>Y</b>
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	$\checkmark$
Between 800m and 1600m	
Bottoon doom and room	
Over 1600m	

Constraints to Delivery	
Level of Contamination on Site:	
None	$\checkmark$
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	✓
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	✓
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	<b>√</b>
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	<b>√</b>
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	Dat "
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	<b>√</b>

overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway? Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?  No compatibility issues  Residential development considered incompatible (discount site for residential)  Stage C  Availability  Is the site immediately available for development?  Yes  No  What is the predominant land type on the site?  Details  Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR  Therefore available within 5 - 10 years  Green Belt Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development  Yes, or issues which can be resolved within 10 years  No, issues which cannot be resolved  Appropriate timeframe for development?  Details  Posential Residential Yield  Appropriate Density  Total number of Dwellings  13 - 22	Infrastructure constraints that would require investment to	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access Can the site be accessed by vehicle from the highway? Details Direct access to main/adopted road  Access to unadopted road/track No access  Compatibility with adjoining uses Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses? No compatibility issues Insignificant or moderate compatibility issues Residential development considered incompatible (discount site for residential)  Stage C  Availability Is the site immediately available for development?  Yes  No What is the predominant land type on the site? Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR Therefore available within 5 - 10 years  Green Belt Therefore available beyond 10 years  Achievability Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  Achievability Possibly, or with issues which can be resolved within 10 years  No, issues which cannot be resolved  Appropriate timeframe for development?  Details  Postential Residential Yield Appropriate Density  Total number of Dwellings		
Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?  No compatibility issues  Insignificant or moderate compatibility issues  Residential development considered incompatible (discount site for residential)  Stage C  Availability  Is the site immediately available for development?  Yes  No  What is the predominant land type on the site?  Details  Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR  Achievability  Willingness of landowner to progress site for development  Possibly, or with issues which can be resolved within 10 years  No, issues which cannot be resolved  Appropriate timeframe for development?  Potential Residential Yield  Appropriate Density  Total number of Dwellings		
Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?  No compatibility issues  Insignificant or moderate compatibility issues  Residential development considered incompatible (discount site for residential)  Stage C  Availability  Is the site immediately available for development?  Yes  No  What is the predominant land type on the site?  Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR  Therefore available within 5 - 10 years  Green Belt  Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development  Yes, or issues which can be resolved within 5 years  No, issues which cannot be resolved within 10 years  Appropriate timeframe for development?  Details  O-5 years  10years  Potential Residential Yield  Appropriate Density  Total number of Dwellings		
Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?  No compatibility issues  Insignificant or moderate compatibility issues  Residential development considered incompatible (discount site for residential)  Stage C  Availability  Is the site immediately available for development?  Yes  No  What is the predominant land type on the site?  Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR  Therefore available within 5 - 10 years  Green Belt Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development  Yes, or issues which can be resolved within 5 years  No, issues which cannot be resolved within 10 years  Appropriate timeframe for development?  Details  O-5 years  10 years  10 years  Potential Residential Yield  Appropriate Density  Total number of Dwellings	grants	
Direct access to main/adopted road  Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?  No compatibility issues  Insignificant or moderate compatibility issues  Residential development considered incompatible (discount site for residential)  Stage C  Availability  Is the site immediately available for development?  Yes  No  What is the predominant land type on the site?  Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR  Therefore available within 5 - 10 years  Green Belt  Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development  Yes, or issues which can be resolved within 5 years  No, issues which cannot be resolved within 10 years  Appropriate timeframe for development?  Details  Possibly, or with issues which can be resolved within 10 years  Appropriate timeframe for development?  Details  Total number of Dwellings	Highway Access	
Access to unadopted road/track  No access  Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?  No compatibility issues  Insignificant or moderate compatibility issues Residential development considered incompatible (discount site for residential)  Stage C  Availability  Is the site immediately available for development?  Yes  No  What is the predominant land type on the site?  Details  Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR  Therefore available within 5 - 10 years  Green Belt  Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development  Yes, or issues which can be resolved within 5 years  No, issues which cannot be resolved within 10 years  Appropriate timeframe for development?  Details  Appropriate timeframe for development?  Details  Details  Total number of Dwellings		Details
No access	Direct access to main/adopted road	$\checkmark$
Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?  No compatibility issues  Insignificant or moderate compatibility issues  Residential development considered incompatible (discount site for residential)  Stage C  Availability  Is the site immediately available for development?  Yes  No  What is the predominant land type on the site?  Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR  Green Belt Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development  Yes, or issues which can be resolved within 5 years  No, issues which cannot be resolved within 10 years  Appropriate timeframe for development?  Details  Details  O-5 years  5-10 years  10 years  Total number of Dwellings	·	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?  No compatibility issues  Residential development considered incompatible (discount site for residential)  Stage C  Availability  Is the site immediately available for development?  Yes  No  What is the predominant land type on the site?  Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR  Therefore available within 5 - 10 years  Green Belt Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development  Yes, or issues which can be resolved within 10 years  No, issues which cannot be resolved  Appropriate timeframe for development?  Details  Details  Postalis  Details  Total number of Dwellings	No access	
compatible with existing and/or proposed adjoining uses?  No compatibility issues  Insignificant or moderate compatibility issues Residential development considered incompatible (discount site for residential)  Stage C  Availability Is the site immediately available for development?  Yes  No  What is the predominant land type on the site?  Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR Therefore available within 5 - 10 years  Green Belt Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  Possibly, or with issues which can be resolved within 10 years  Appropriate timeframe for development?  Details  Details  O-5 years  5-10 years  10years +  Potential Residential Yield  Appropriate Density  Total number of Dwellings	Compatibility with adjoining uses	
Insignificant or moderate compatibility issues  Residential development considered incompatible (discount site for residential)  Stage C  Availability  Is the site immediately available for development?  Yes  No  What is the predominant land type on the site?  Details  Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR  Therefore available within 5 - 10 years  Green Belt Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development  Yes, or issues which can be resolved within 5 years  Ves, or issues which can be resolved within 10 years  No, issues which cannot be resolved  Appropriate timeframe for development?  Details  O-5 years  5-10 years  Potential Residential Yield  Appropriate Density  Total number of Dwellings	·	Details
Residential development considered incompatible (discount site for residential)  Stage C  Availability  Is the site immediately available for development?  Yes  No  What is the predominant land type on the site?  Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR Therefore available within 5 - 10 years  Green Belt Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development  Yes, or issues which can be resolved within 5 years  No, issues which cannot be resolved  Appropriate timeframe for development?  Details  O-5 years  5-10 years  Potential Residential Yield  Appropriate Density  Total number of Dwellings	No compatibility issues	✓
Stage C  Availability Is the site immediately available for development?  Yes  No  What is the predominant land type on the site? Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR Therefore available within 5 - 10 years  Green Belt Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development  Yes, or issues which can be resolved within 5 years  No, issues which cannot be resolved within 10 years  Appropriate timeframe for development?  Details  Appropriate timeframe for development?  Details  Details  O-5 years  10 years  Potential Residential Yield  Appropriate Density  Total number of Dwellings	· · · · · · · · · · · · · · · ·	
Availability  Is the site immediately available for development?  Yes  No  What is the predominant land type on the site?  Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR Therefore available within 5 - 10 years  Green Belt Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  No, issues which cannot be resolved  Appropriate timeframe for development?  Details  Appropriate timeframe for development?  Details  Details  O-5 years  Fotential Residential Yield  Appropriate Density  Total number of Dwellings		
Availability  Is the site immediately available for development?  Yes  No  What is the predominant land type on the site?  Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR Therefore available within 5 - 10 years  Green Belt Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  No, issues which cannot be resolved  Appropriate timeframe for development?  Details  Appropriate timeframe for development?  Details  Details  O-5 years  Fotential Residential Yield  Appropriate Density  Total number of Dwellings		
Is the site immediately available for development?  Yes  No  What is the predominant land type on the site?  Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR Therefore available within 5 - 10 years  Green Belt Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  No, issues which cannot be resolved  Appropriate timeframe for development?  Details  Appropriate timeframe for development?  Details  O-5 years  Jetails  Details  Potential Residential Yield  Appropriate Density  Total number of Dwellings		
No  What is the predominant land type on the site?  Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR Therefore available within 5 - 10 years  Green Belt Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  Ves, or issues which can be resolved within 10 years  No, issues which cannot be resolved  Appropriate timeframe for development?  Details  O-5 years  Jetails  Details  O-5 years  Fotential Residential Yield  Appropriate Density  Total number of Dwellings		
No  What is the predominant land type on the site?  Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR Therefore available within 5 - 10 years  Green Belt Therefore available beyond 10 years   Achievability  Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  Yes, or with issues which can be resolved within 10 years  No, issues which cannot be resolved  Appropriate timeframe for development?  Details  0-5 years  5-10 years 10years +  Potential Residential Yield Appropriate Density  Total number of Dwellings		
What is the predominant land type on the site?  Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR Therefore available within 5 - 10 years  Green Belt Therefore available beyond 10 years  Achievability Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  Possibly, or with issues which can be resolved within 10 years  No, issues which cannot be resolved  Appropriate timeframe for development?  Details  Details  O-5 years  Jetails  Details  Total number of Dwellings		
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years  ADR Therefore available within 5 - 10 years  Green Belt Therefore available beyond 10 years  Achievability Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved  Appropriate timeframe for development?  Details  Details  O-5 years  5-10 years 10years +  Potential Residential Yield  Appropriate Density  Total number of Dwellings	No	$\checkmark$
Therefore available within 0 - 5 years  ADR Therefore available within 5 - 10 years  Green Belt Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  Possibly, or with issues which can be resolved within 10 years  No, issues which cannot be resolved  Appropriate timeframe for development?  Details  O-5 years  5-10 years 10years +  Potential Residential Yield  Appropriate Density  Total number of Dwellings		Details
Achievability  Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  Possibly, or with issues which can be resolved within 10 years  No, issues which cannot be resolved  Appropriate timeframe for development?  Details  See letter on P870(1)  Details  O-5 years  Joetails  Potential Residential Yield  Appropriate Density  Total number of Dwellings	<b>↑</b>	$\checkmark$
Therefore available within 5 - 10 years  Green Belt Therefore available beyond 10 years  Achievability Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved  Appropriate timeframe for development? Details 0-5 years  5-10 years 10 years +  Potential Residential Yield Appropriate Density  Total number of Dwellings	•	
Green Belt Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved  Appropriate timeframe for development?  Details 0-5 years  5-10 years 10years +  Potential Residential Yield Appropriate Density  Total number of Dwellings		
Achievability  Willingness of landowner to progress site for development  Yes, or issues which can be resolved within 5 years  Possibly, or with issues which can be resolved within 10 years  No, issues which cannot be resolved  Appropriate timeframe for development?  Details  0-5 years  5-10 years 10years +  Potential Residential Yield  Appropriate Density  Total number of Dwellings		
Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  ✓ See letter on P870(1)  Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved  Appropriate timeframe for development?  Details  O-5 years  5-10 years 10years +  Potential Residential Yield  Appropriate Density  Total number of Dwellings	Therefore available beyond 10 years	
Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  ✓ See letter on P870(1)  Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved  Appropriate timeframe for development?  Details  O-5 years  5-10 years 10years +  Potential Residential Yield  Appropriate Density  Total number of Dwellings	Achievability	
Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved  Appropriate timeframe for development?  Details 0-5 years  5-10 years 10years +  Potential Residential Yield Appropriate Density  Total number of Dwellings		Details
No, issues which cannot be resolved  Appropriate timeframe for development?  0-5 years  5-10 years  10years +  Potential Residential Yield  Appropriate Density  Total number of Dwellings	Yes, or issues which can be resolved within 5 years	✓ See letter on P870(1)
Appropriate timeframe for development?  0-5 years  5-10 years  10years +  Potential Residential Yield  Appropriate Density  Details  Total number of Dwellings		
0-5 years  5-10 years  10years +  Potential Residential Yield Appropriate Density  Total number of Dwellings	No, issues which cannot be resolved	
0-5 years  5-10 years  10years +  Potential Residential Yield Appropriate Density  Total number of Dwellings	Appropriate timeframe for development?	Dotaile
5-10 years 10years +  Potential Residential Yield Appropriate Density  Total number of Dwellings		Details
Potential Residential Yield Appropriate Density  Total number of Dwellings	,	<b>Y</b>
Potential Residential Yield Appropriate Density Total number of Dwellings		
Appropriate Density Total number of Dwellings	ιογοαίο τ	
	Potential Residential Yield	
13 - 22	Appropriate Density	
·		13 - 22

LPX 02 Pheasant Lane

## 0.52ha



#### **HOUSING SITE ANALYSIS FORM**

**Site Address:** 

Former Claybrook School, Matchborough

Site Ref:

2004

LPX04

**Survey Date:** 27.8.08











Ownership Details:	Site Area:	
Westbury Homes	0.74 ha	
	Grid Ref: SP07596625	
Current Land Use:		
Vacant		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Site surrounded predominantly by high der	<del>-</del>	
Previous Source: (e.g. BORLP3, UCS, WYG Rep	port, omission site, other)	
Additional LP3 Site		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:	Details:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes		
Policy B(HSG).1 (20 dwellings)		
School has been demolished and site is currently being used be youths in the evenings – evidence of grafitti.		
Site is flat, surrounded by hedgerows.		
Access may be an issue as Dilwyn Close seems too narrow – possibility of accessing off Millhill Lane / Easenhall Close (roundabout?)		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any of designated international, regional or local value, or affer flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection?	ct habitat for protected
No: No significant adverse impact on biodiversity	<b>√</b>
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted	
unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	$\checkmark$
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it	
can be demonstrated that mitigation can be	
successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environmer	ņt
How would the site affect the setting and character of a Listed Building or Conservation Area? How would	Details HER – Further
the site impact on the existing character of the	evaluation may be
Settlement?	required prior to
	development
Opportunity to enhance/no adverse impact	<b>√</b>
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	<b>✓</b>
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	<b>✓</b>
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	<b>✓</b>
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	ı
Less than 800m	
Between 800m and 1600m	<b>√</b>
Over 1600m	

Constraints to Delivery		
Level of Contamination on Site:		
None	<b>✓</b>	
Contamination that can be overcome through land remediation		
High level of contamination that cannot be realistically mitigated		
Are there any Physical Constraints on site?		
No	<b>√</b>	
Yes, but can be overcome		
Yes and cannot be overcome		
Are there TPOs on site?		
No		
A single TPO		
Group TPO	Warwick TPO 4 & 5	
Is there a Public Right of Way on the site?		
No		
Yes		

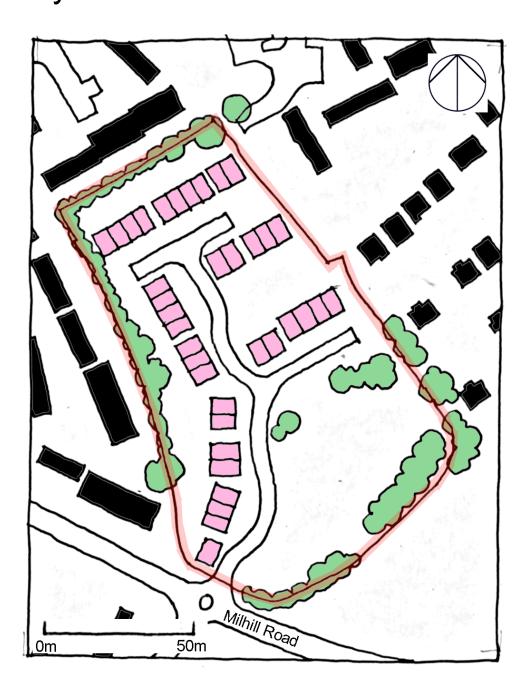
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	May need to use part of ex-playing field for access – perhaps recreation facilities could be incorporated within scheme.
Yes. No possibility of replacement provision	

Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	<b>✓</b>
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	T
Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road	Details
Access to unadopted road/track	
No access	Access an issue at this stage
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	<b>✓</b>
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	

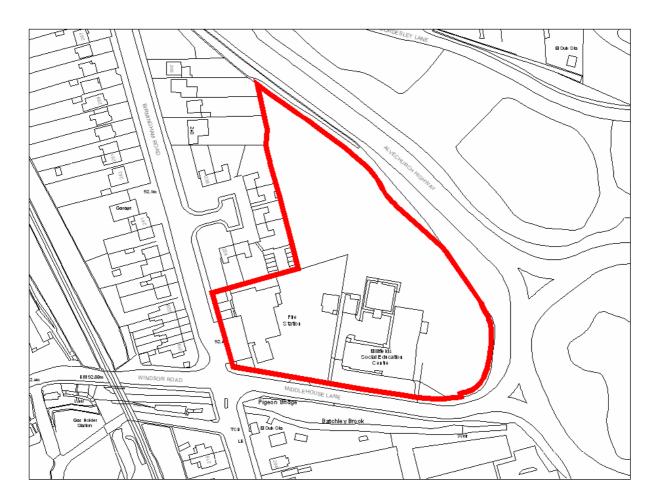
Stage C			
Availability			
Is the site immediately available for dev	elopment?		
Yes	•	•	<b>√</b>
No			
What is the predominant land type on the	ne site?	Details	
Brownfield or Greenfield within or adjacent to a settlement		`	
Therefore available within <b>0 - 5 years</b>			
ADR Therefore available within 5 - 10 years			
Green Belt Therefore available beyond 10 years			
Achievability			
Willingness of landowner to progress site for development		Details	
Yes, or issues which can be resolved within 5 years		`	
Possibly, or with issues which can be resolved within 10 years			
No, issues which cannot be resolved			
Appropriate timeframe for development?		Details	
0-5 years		•	
5-10 years			
10years +			
Potential Residential Yield			
Appropriate Density	Total number of Dwellings		
		19-36	

LPX 04 Claybrook School

# 1.16ha



Site Address:	Site Ref:	Survey Date:
Fire Station & Millfields, Middle House Lane	LPX05	19.2.09



Ownership Details:	Site Area: 1.36 ha			
Ownership Details:	Site Area. 1.30 lia			
Worcestershire County Council	<b>Grid Ref</b> : SP0415 6859			
Current Land Use:				
Fire Station & Adult Learning Centre				
Surrounding Land Uses:				
Residential & Retail				
Character of Surrounding Area:				
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)				
New Source: (e.g. landowner, developer etc)				
Relevant Planning History: (including most recent ownership details)				
Detailed Planning Permission:   Deta	ils:			
Outline Planning Permission:				
Previous Local Plan Allocation:				
Additional Information/site notes:				

Stage A		
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details	
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough		
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted		
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)		

Biodiversity, Geodiversity & Heritage		
Is a scheduled Ancient Monument located on the site?	Details	
Yes: Site will be discounted		
No: Does the site fall within or significantly affect any other		
site of designated international, regional or local value, or		
affect habitat for protected flora or fauna? Does the site	$\checkmark$	
affect trees, hedgerows or areas of ancient woodland not		
subject to statutory protection?		
No: No significant adverse impact on biodiversity	✓	
Yes:		
Opportunity to enhance/no significant adverse impact		
Significant adverse impact (mitigation to be explored)		
Significant adverse impact – site will be discounted unless it		
can be demonstrated that mitigation can be successfully		
introduced		

Land at risk of Flooding			
Is the site in an area of known flooding risk?	Details		
No: Little/no risk of flooding	See email on file from		
	Clive Wilson		
Yes:			
Zone 1 – Little or no risk			
Zone 2 – Low to medium risk (mitigation to be explored)			
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced			

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	$\checkmark$
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
organicani da roco impactanat carinot do mingato a	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	Details
Less than 400m (walking distance)	$\checkmark$
Between 400m and 800m (walking distance)	
Over 200m (wellking distance) or ineffective convice	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	$\checkmark$
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	$\checkmark$
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	<b>√</b>
Over 1600m	
Over 1000m	

Constraints to Delivery		
Level of Contamination on Site:		
None	$\checkmark$	
Contamination that can be overcome through land remediation		
High level of contamination that cannot be realistically mitigated		
Are there any Physical Constraints on site?		
No	$\checkmark$	
Yes, but can be overcome		
Yes and cannot be overcome		
Are there TPOs on site?		
No	$\checkmark$	
A single TPO		
Group TPO		
Is there a Public Right of Way on the site?		
No	$\checkmark$	
Yes		

Open Space & Recreation		
Would the site result in the loss of these facilities?	Details	
No	$\checkmark$	
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development		
Yes. No possibility of replacement provision		

Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	$\checkmark$
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	5
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	<b>√</b>
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	T 5 . "
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	$\checkmark$
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within <b>0 - 5 years</b>	$\checkmark$
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	$\checkmark$
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	35-58

#### **HOUSING SITE ANALYSIS FORM**

**Site Address:** 

Former Ipsley School Playing Field

Site Ref:

LPX06

**Survey Date:** 

29.8.08







Ownership Details:		Site Area:
Worcestershire County Council		0.93 ha
		<b>Grid Ref</b> : SP04986575
Current Land Use:		
Vacant		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, V	NYG Report, om	ission site, other)
Additional LP3 Site		
New Source: (e.g. landowner, developer e	etc)	
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:	□ Detail	s:
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes		
Policy B(HSG).1 (28 dwellings)		
See comment on LPX07. This site present.	is completely	inaccessible for amenity use at

Development Distribution/Settlement Hierarchy		Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough		
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough		✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted		
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)		
Biodiversity, Geodiversity & Heritage		
Is a scheduled Ancient Monument located site?	on the	Details
Yes: Site will be discounted		
No: Does the site fall within or significantly designated international, regional or local flora or fauna? Does the site affect trees, woodland not subject to statutory protection	value, or affe hedgerows or	ct habitat for protected
weediand net subject to statutery protection	J	
No: No significant adverse impact on biod	iversity	
Yes:		Need to protect hedgerows along boundaries of the site
Opportunity to enhance/no significant adv		
Significant adverse impact (mitigation to b		
Significant adverse impact – site will be di unless it can be demonstrated that mitigat successfully introduced		
Land at risk of Flooding		D. (. 7).
Is the site in an area of known flooding ris No: Little/no risk of flooding	K ?	Details  √
<del></del>		

Stage A

Yes:	T
Zone 1 – Little or no risk	
Zana O. Laurta madium vials (mitigation to be	
Zone 2 – Low to medium risk (mitigation to be	
explored)	
Zone 3 – High risk – Site will be discounted unless it	
can be demonstrated that mitigation can be	
successfully introduced	
Stage B	
Other Environmental Issues:	
	.n4
Impact on the historic, cultural and built environme	Details
How would the site affect the setting and character of	
a Listed Building or Conservation Area? How would	HER – may require further
the site impact on the existing character of the	evaluation prior to development
Settlement?	development
Opportunity to enhance/no adverse impact	<b>√</b>
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
L	<u> </u>
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway	Details
station)?	
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	<b>√</b>
Between 1.5km and 3km	
Dotwood Lown and Chin	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	<b>√</b>
Between 800m and 1600m	
Over 1600m	

Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	<b>√</b>
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	$\checkmark$
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	<b>√</b>
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	<b>√</b>
A single TPO	
Group TPO	

Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	urgent need for open space here, bearing in mind all of the housing
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development  Yes. No possibility of replacement provision	built recently

Is there a Public Right of Way on the site?

No Yes

[ <b>-</b>	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	<b>✓</b>
	·
Yes - demonstrated that land will not come forward	
for employment uses	
Tor employment deed	
Yes - land is not likely to come forward for	
l ·	
employment uses	
Vac land is likely to some femural for employment	
Yes - land is likely to come forward for employment	
uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	<b>√</b>
	·
Infrastructure constraints that would require	
investment to overcome but can probably be	
addressed by developer contributions	
addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require	
Government grants	
Г	
Highway Access	Γ=
Can the site be accessed by vehicle from the	Details
highway?	
Direct access to main/adopted road	<b>✓</b>
Access to unadented read/track	
Access to unadopted road/track	
No access	
One of the little south as the latest areas	
Compatibility with adjoining uses	Γ=
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining	
uses?	
No compatibility issues	<b>✓</b>
	,
Insignificant or moderate compatibility issues	
Residential development considered incompatible	
· · · · · · · · · · · · · · · · · · ·	
(discount site for residential)	

Ctore C		
Stage C		
Availability		
Is the site immediately available for de	veiopment?	
Yes		✓
No		
What is the predominant land type on	the site?	Details
Brownfield or Greenfield within or adja	cent to a	$\checkmark$
settlement		·
Therefore available within <b>0 - 5 years</b>		
ADR		
Therefore available within 5 - 10 years	•	
Green Belt		
Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress s	site for	Details
development	w. e	
Yes, or issues which can be resolved within 5 years		<b>√</b>
Describby any difference which are been	and a least of the land	
Possibly, or with issues which can be resolved within		
10 years		
No, issues which cannot be resolved		
No, issues which cannot be resolved		
Appropriate timeframe for developm	nent?	Details
		/ /
0-5 years		V
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density Total number of Dwellings		
24-40		24-40

1.95ha car park LPX 06/07 Oakenshaw Road Greenlands Drive 50m

#### **HOUSING SITE ANALYSIS FORM**

Site Address:

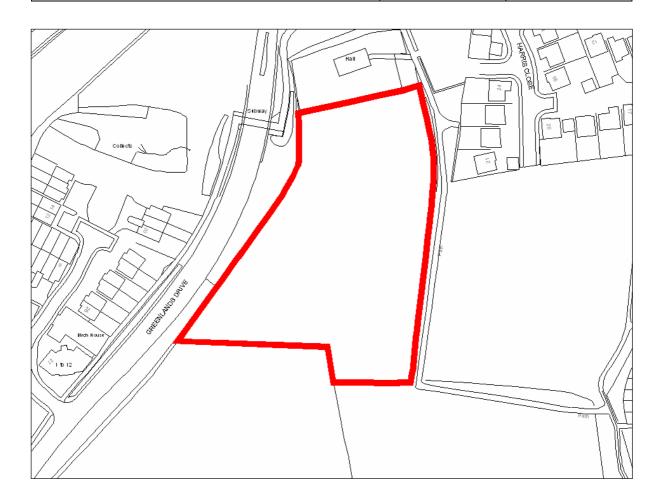
Land South of Scout Hut, Oakenshaw Road

Site Ref:

**Survey Date:** 

LPX07

29.8.08







Ownership Details:  Redditch Borough Council  Redditch Borough Council  1.02 ha  Grid Ref: SP04896577   Current Land Use:  Open Space  Surrounding Land Uses:  Open Space and Residential  Character of Surrounding Area:  Predominantly 3 & 4 Bed detached dwellings  Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)  New Source: (e.g. landowner, developer etc)  Relevant Planning History: (including most recent ownership details)  Detailed Planning Permission:  Detailed Planning Permission:  Previous Local Plan Allocation:  Previous Local Plan Allocation:  Additional Information/site notes  Policy B(HSG).1 (31 dwellings)  Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing work.			
Current Land Use:  Open Space Surrounding Land Uses:  Open Space and Residential Character of Surrounding Area:  Predominantly 3 & 4 Bed detached dwellings Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)  New Source: (e.g. landowner, developer etc)  Relevant Planning History: (Including most recent ownership details)  Detailed Planning Permission: Details:  Outline Planning Permission: Details:  Outline Planning Permission: Details:  Additional Information/site notes  Policy B(HSG).1 (31 dwellings)  Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing	Ownership Details:	Site Area:	
Current Land Use:  Open Space Surrounding Land Uses:  Open Space and Residential Character of Surrounding Area:  Predominantly 3 & 4 Bed detached dwellings Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)  New Source: (e.g. landowner, developer etc)  Relevant Planning History: (including most recent ownership details)  Detailed Planning Permission:  Previous Local Plan Allocation:  Previous Local Plan Allocation:  Additional Information/site notes  Policy B(HSG).1 (31 dwellings)  Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing	Redditch Borough Council	1.02 ha	
Open Space Surrounding Land Uses: Open Space and Residential Character of Surrounding Area:  Predominantly 3 & 4 Bed detached dwellings Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)  New Source: (e.g. landowner, developer etc)  Relevant Planning History: (Including most recent ownership details)  Detailed Planning Permission: Details:  Outline Planning Permission: Details:  Outline Planning Permission: Details:  Additional Information/site notes  Policy B(HSG).1 (31 dwellings)  Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing		Grid Ref: SP04896577	
Open Space and Residential Character of Surrounding Area:  Predominantly 3 & 4 Bed detached dwellings Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)  New Source: (e.g. landowner, developer etc)  Relevant Planning History: (including most recent ownership details)  Detailed Planning Permission: Details:  Outline Planning Permission: Details:  Outline Planning Permission: Details:  Additional Information/site notes  Policy B(HSG).1 (31 dwellings)  Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing	Current Land Use:	<u> </u>	
Open Space and Residential  Character of Surrounding Area:  Predominantly 3 & 4 Bed detached dwellings  Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)  New Source: (e.g. landowner, developer etc)  Relevant Planning History: (Including most recent ownership details)  Detailed Planning Permission:  Detailed Planning Permission:  Previous Local Plan Allocation:  Previous Local Plan Allocation:  Additional Information/site notes  Policy B(HSG).1 (31 dwellings)  Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing	Open Space		
Predominantly 3 & 4 Bed detached dwellings Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)  New Source: (e.g. landowner, developer etc)  Relevant Planning History: (including most recent ownership details)  Detailed Planning Permission: Details:  Outline Planning Permission: Details:  Previous Local Plan Allocation: Details:  Additional Information/site notes  Policy B(HSG).1 (31 dwellings)  Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing	Surrounding Land Uses:		
Predominantly 3 & 4 Bed detached dwellings Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)  New Source: (e.g. landowner, developer etc)  Relevant Planning History: (including most recent ownership details)  Detailed Planning Permission: Details:  Outline Planning Permission: Details:  Previous Local Plan Allocation: Details:  Additional Information/site notes  Policy B(HSG).1 (31 dwellings)  Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing	Open Space and Residential		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)  New Source: (e.g. landowner, developer etc)  Relevant Planning History: (including most recent ownership details)  Detailed Planning Permission: Details:  Outline Planning Permission: Details:  Previous Local Plan Allocation: Details:  Additional Information/site notes  Policy B(HSG).1 (31 dwellings)  Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing	•		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)  New Source: (e.g. landowner, developer etc)  Relevant Planning History: (including most recent ownership details)  Detailed Planning Permission: Details:  Outline Planning Permission: Details:  Previous Local Plan Allocation: Details:  Additional Information/site notes  Policy B(HSG).1 (31 dwellings)  Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing			
Relevant Planning History: (including most recent ownership details)  Detailed Planning Permission:  Detailes:  Outline Planning Permission:  Previous Local Plan Allocation:  Additional Information/site notes  Policy B(HSG).1 (31 dwellings)  Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing			
Relevant Planning History: (including most recent ownership details)  Detailed Planning Permission:  Details:  Outline Planning Permission:  Previous Local Plan Allocation:  Additional Information/site notes  Policy B(HSG).1 (31 dwellings)  Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing	Previous Source: (e.g. BORLP3, UCS, WYG Report, om	sission site, other)	
Detailed Planning Permission:  Details:  Outline Planning Permission:  Previous Local Plan Allocation:  Additional Information/site notes  Policy B(HSG).1 (31 dwellings)  Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing	New Source: (e.g. landowner, developer etc)		
Outline Planning Permission:  Previous Local Plan Allocation:  Additional Information/site notes  Policy B(HSG).1 (31 dwellings)  Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing			
Previous Local Plan Allocation:  Additional Information/site notes  Policy B(HSG).1 (31 dwellings)  Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing	Detailed Planning Permission:	ls:	
Additional Information/site notes  Policy B(HSG).1 (31 dwellings)  Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing	Outline Planning Permission:		
Policy B(HSG).1 (31 dwellings)  Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing	Previous Local Plan Allocation:		
Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing	Additional Information/site notes		
Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing			
dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing	Policy B(HSG).1 (31 dwellings)		
comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing	dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as		

Olage A	ID ( )
Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within or	
adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or	$\checkmark$
adjoining a settlement and is within Redditch Borough	·
Any site (either brownfield, Greenfield or Green Belt)	
that is not within, or adjoining any settlement and is	
within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary	
which may form part of a direction of growth for	
Redditch needs beyond the Redditch Borough	
Boundary	
(site to be assessed under separate study)	
Diadivaraity Candivaraity 9 Haritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the	Details
	Details
site?	
Yes: Site will be discounted	
No. Dogg the gite fell within or significantly effect any of	har aita of
No: Does the site fall within or significantly affect any of	
designated international, regional or local value, or affe	
flora or fauna? Does the site affect trees, hedgerows or	areas or ancient
woodland not subject to statutory protection? ✓	
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	✓ Good hedgerows all the
	_
	way round the site,
	particularly thick
	hedgerows with mature
	trees on the west side (an
	important habitat)
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted	
unless it can be demonstrated that mitigation can be	
successfully introduced	
[	
Land at risk of Flooding	-
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	$\checkmark$

Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environme	nt
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	HER – further evaluation may be required prior to development
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	$\checkmark$
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	<b>√</b>
Over 1600m	

Constraints to Delivery	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	<b>√</b>
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	$\checkmark$
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	

Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	✓ urgent need for open space here, bearing in mind all of the housing built recently
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	
Yes. No possibility of replacement provision	

Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	$\checkmark$
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment uses	
Infractive Consoite	
Infrastructure Capacity	Details
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	
Sufficient infrastructure in place to serve development	
Sumicient infrastructure in place to serve development	<b>V</b>
Infrastructure constraints that would require investment	
to overcome but can probably be addressed by	
developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	T =
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	<b>√</b>
Access to unadopted road/track	
No cocce	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Dotailo
No compatibility issues	/
, , , , , , , , , , , , , , , , , , ,	•
Insignificant or moderate compatibility issues	
3 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	
Residential development considered incompatible	
(discount site for residential)	

Stage C		
Availability		
Is the site immediately available for dev	elopment?	
Yes	•	
No		✓
What is the predominant land type on the		Details
Brownfield or Greenfield within or adjac	ent to a	$\checkmark$
settlement		
Therefore available within 0 - 5 years		
ADR		
Therefore available within 5 - 10 years		
Green Belt		
Therefore available beyond 10 years		
Achievability		15
Willingness of landowner to progress sidevelopment	te for	Details
Yes, or issues which can be resolved within 5 years		<b>√</b>
Possibly, or with issues which can be resolved within		
10 years		
No, issues which cannot be resolved		
Appropriate timeframe for development	ent?	Details
0-5 years		<b>√</b>
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density  Total number of D		Dwellings
		26-44



#### **HOUSING SITE ANALYSIS FORM**

Site Address:	Site Ref:	Survey Date:
Red Lion PH, Church Road, Astwood Bank	PP01	



Ownership Details:	Site Area: 0.12ha
Owens Homes Ltd	<b>Grid Ref</b> : SP0421 6272
Current Land Use:	
Disused public house	
Surrounding Land Uses: Residential	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, or Small site windfall  New Source: (e.g. landowner, developer etc)	mission site, other)
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:   Det	ails: 08/109 - 5 dwellings
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding		
Is the site in an area of known flooding risk?	Details	
No: Little/no risk of flooding	<b>√</b>	
Yes:		
Zone 1 – Little or no risk		
Zone 2 – Low to medium risk (mitigation to be explored)		
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced		

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
[a	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Over boom (walking distance) or inenective service	· <b>L</b>
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Legg that flowin	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
D ( 000 14000	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Contamination that can be overcome through land	
remediation	
Torrodiction	
High level of contamination that cannot be realistically	
mitigated	
- migatou	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
,	
Yes and cannot be overcome	
1	1

Are there TPOs on site?	
No	
A : I TDO	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No Yes	
165	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Details
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Information Organism	
Infrastructure Capacity	Deteile
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	
Cumolent initiastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	
NO access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Dotallo
No compatibility issues	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	$\checkmark$
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	<b>✓</b>
Therefore available within <b>0 - 5 years</b>	•
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

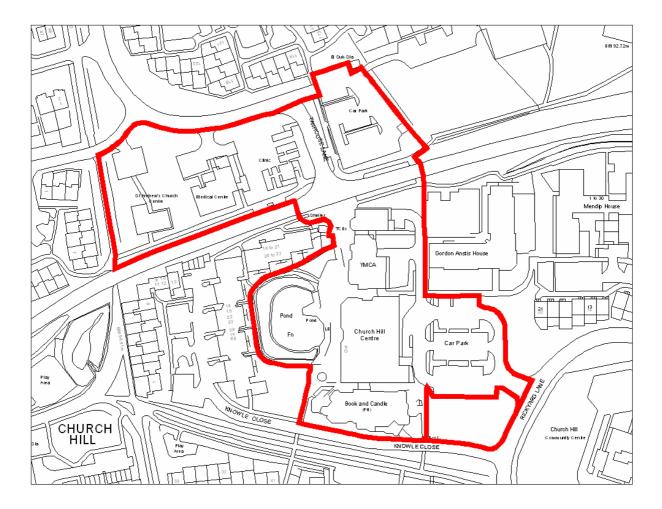
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	<b>✓</b>
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	$\checkmark$
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	5 dwellings with pp

### **HOUSING SITE ANALYSIS FORM**

Site Address:	Site Ref:	Survey Date:
Church Hill District Centre	CS01	27.8.08







Ownership Details:	Site Area:
	0.00 7 0
Redditch Borough Council	2.25 ha
	<b>Grid Ref:</b> SP06526864
Current Land Use:	
Current Land Ose.	
District Centre	
Surrounding Land Uses:	
Residential	
Character of Surrounding Area:	
New town district centre. Jacking dated and in r	and of regeneration
New town district centre – looking dated and in r Previous Source: (e.g. BORLP3, UCS, WYG Report, om	-
Trevious Cource: (e.g. BOREI 5, 005, W16 Report, on	ission site, other)
Core strategy strategic site	
New Source: (e.g. landowner, developer etc)	
Delevent Dienning History	
Relevant Planning History: (including most recent ownership details)	
(moduling most recent emissing detaile)	
Detailed Planning Permission:   Detail	ls:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Trovious Local Flair Allocation.	
Additional Information/site notes	

Stage A			
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details		
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>		
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough			
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted			
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)			
Diadivaraity Candivaraity 9 Haritana			
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details		
Yes: Site will be discounted			
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?			
No: No significant adverse impact on biodiversity	<b>√</b>		
Yes:			
Opportunity to enhance/no significant adverse impact			
Significant adverse impact (mitigation to be explored)			
Significant adverse impact – site will be discounted			
unless it can be demonstrated that mitigation can be successfully introduced			
Land at risk of Flooding			
Is the site in an area of known flooding risk?	Details		
No: Little/no risk of flooding	$\checkmark$		
Yes:			
Zone 1 – Little or no risk			
Zone 2 – Low to medium risk (mitigation to be explored)			
Zone 3 – High risk – Site will be discounted unless it			
can be demonstrated that mitigation can be			
successfully introduced			

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environmer	nt
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER should be contacted prior to development – high sensitivity
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	✓
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	<b>✓</b>
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	<b>√</b>
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	<b>√</b>
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	ı
Less than 800m	<b>√</b>
Between 800m and 1600m	
Over 1600m	

Constraints to Delivery	
Level of Contamination on Site:	
None	<b>√</b>
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	<b>√</b>
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	NT TPO's 5 & 8
Is there a Public Right of Way on the site?	
No	
Yes	✓
Ones Cases 9 Decreation	
Open Space & Recreation  Would the site result in the loss of these facilities?	Details
No	V
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	
Yes. No possibility of replacement provision	

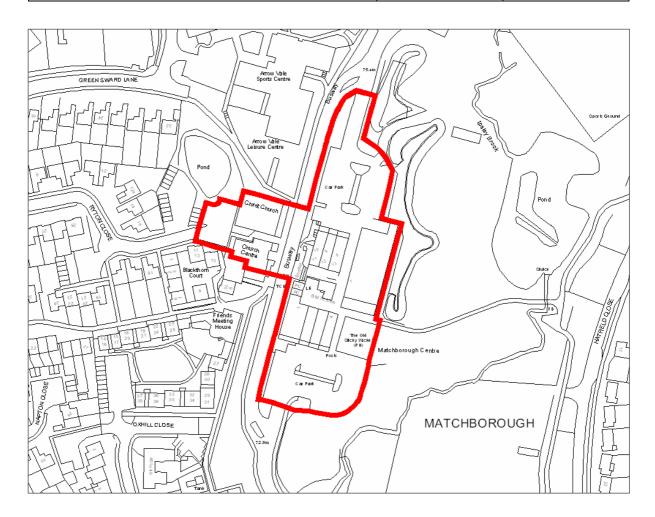
<b>Employment Land</b>	
Would development of the site result in the loss of	Details
employment land?	
No	<b>√</b>
Yes - demonstrated that land will not come forward for	
employment uses	
Voc. land is not likely to some forward for employment	
Yes - land is not likely to come forward for employment uses	
uses	
Yes - land is likely to come forward for employment	
uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	$\checkmark$
·	·
Infrastructure constraints that would require	
investment to overcome but can probably be	
addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
[	
Highway Access	l 5
Can the site be accessed by vehicle from the	Details
highway?	
Direct access to main/adopted road	✓
A 1/4 1	
Access to unadopted road/track	
No coope	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining	Botano
uses?	
No compatibility issues	
The companionty locado	<b>V</b>
Insignificant or moderate compatibility issues	
many issued and the many issued and in the ma	
Residential development considered incompatible	
(discount site for residential)	

Store C				
Stage C				
Availability				
Is the site immediately available for dev	eiopment?			
Yes				
No		✓		
What is the predominant land type on the		Details		
Brownfield or Greenfield within or adjace	ent to a	$\checkmark$		
settlement				
Therefore available within <b>0 - 5 years</b>				
100				
ADR				
Therefore available within 5 - 10 years				
Green Belt				
Therefore available beyond <b>10 years</b>				
•				
Achievability		T =		
Willingness of landowner to progress si	te for	Details		
development				
Yes, or issues which can be resolved within 5 years		<b>√</b>		
Possibly, or with issues which can be re	esolved within			
10 years				
No, issues which cannot be resolved				
		I		
Appropriate timeframe for development?		Details		
0-5 years		<b>√</b>		
5-10 years				
10years +				
Potential Residential Yield				
Appropriate Density Total number of				
		57		



#### **HOUSING SITE ANALYSIS FORM**

Site Address:Site Ref:Survey Date:Matchborough District CentreCS0327.8.08







Ownership Details:	Site Area:			
Redditch Borough Council	0.92 ha			
	Grid Ref: SP0715 6641			
Current Land Use:				
District Centre				
Surrounding Land Uses:				
Open Space and Residential				
Character of Surrounding Area:				
New town district centre – looking dated and in need of regeneration				
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)				
Core strategy strategic site				
New Source: (e.g. landowner, developer etc)				
Relevant Planning History: (including most recent ownership details)				
Detailed Planning Permission:   Detail	ls:			
Outline Planning Permission:				
Previous Local Plan Allocation:				
Additional Information/site notes				
District Centre should ideally be re-developed in much the same way as Church Hill District Centre. However, given the size of this Centre, it is unlikely to yield such a significant number of new units as Church Hill District Centre and without the benefit of a detailed SPD, a considerate estimate of 15 dwellings has been attributed to this site.				

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadiversity Condiversity 9 Heritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any or designated international, regional or local value, or affer flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? ✓	ct habitat for protected
No: No significant adverse impact on biodiversity	✓
Yes:	1
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted	
unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	$\checkmark$
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it	
can be demonstrated that mitigation can be	
successfully introduced	

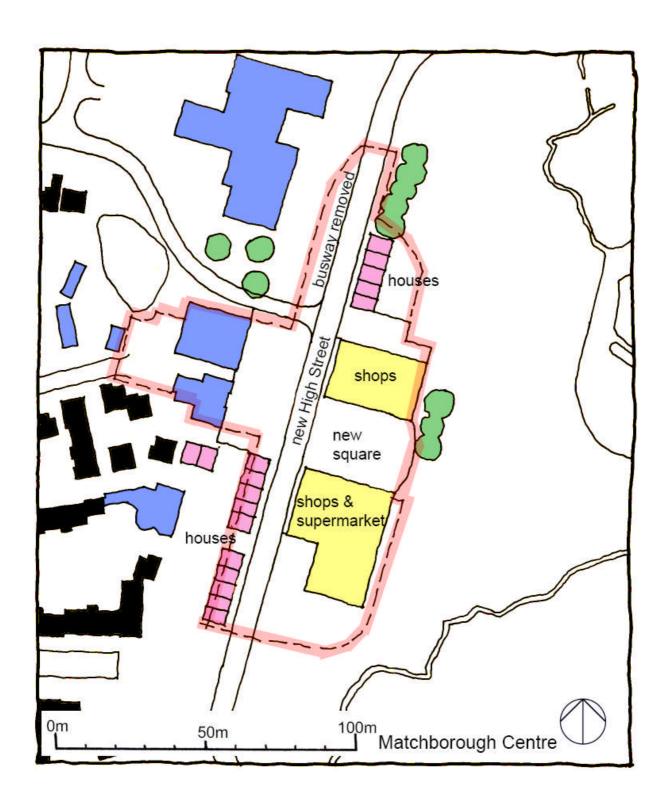
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environmen	nt
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	<b>√</b>
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	<b>√</b>
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	<b>√</b>
Over 1600m	

Constraints to Delivery	
Level of Contamination on Site:	
None	<b>√</b>
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	<b>√</b>
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	NT TPO 14
Is there a Public Right of Way on the site?	
No	
Yes	✓
Open Space & Recreation	Dataila
Would the site result in the loss of these facilities?	Details
No	✓
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	
Yes. No possibility of replacement provision	

<b>Employment Land</b>	
Would development of the site result in the loss of	Details
employment land?	
No	<b>√</b>
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment	
uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	<b>√</b>
Infractive constraints that would require	
Infrastructure constraints that would require	
investment to overcome but can probably be	
addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
grante	
Highway Access	Γ=
Can the site be accessed by vehicle from the	Details
highway?	
Direct access to main/adopted road	✓
Access to was dented used/has als	
Access to unadopted road/track	
No access	
TVO decess	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining	
uses?	
No compatibility issues	$\checkmark$
Insignificant or moderate compatibility issues	
Residential development considered incompatible	
(discount site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	✓
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a	<b>√</b>
settlement	,
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for	Details
development	
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within	
10 years	V
10 years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
Appropriate timeframe for development?	Details
0-5 years 5-10 years	
5-10 years	<b>√</b>
10years +	
Potential Residential Yield	TT
Appropriate Density	Total number of Dwellings
	17

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	17



Site Address:	Site Ref:	Survey Date:
Peterbrook Close	WYG02	3.9.2008





Ownership Details:	Site Area: 0.16 ha	
Redditch Borough Council	Grid Ref: SP04586508	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Predominantly surrounded by 3 & 4 Bed detached	ed dwelling	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
WYG Report – 6 Dwellings		
Assets disposal scheme in for 5 Dwellings		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diodiversity Coediversity & Heritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	hedgerows/shelter belt occurs on 2 sides of the site. Hedgerows would need to be retained to north west of site where it abuts Oakenshaw Spinney.
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding Is the site in an area of known flooding risk?	Dotoilo
· · · · · · · · · · · · · · · · · · ·	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

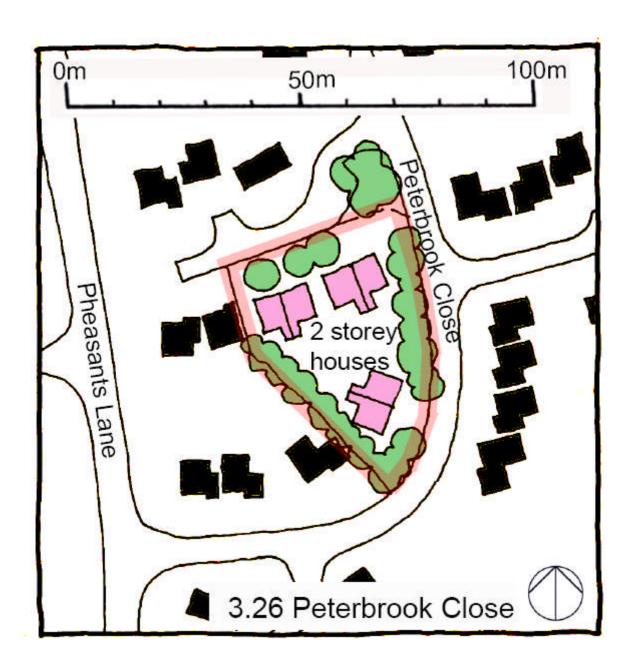
Stage B Other Environmental Issues: Impact on the historic, cultural and built environment How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement? Opportunity to enhance/no adverse impact  Adverse impact/impact but could be mitigated Significant adverse impact that cannot be mitigated  Sustainability: Access to Public Transport Is the site well related to a bus stop (or railway station)? Details Less than 400m (walking distance)  Details  Less than 400m (walking distance)  Over 800m (walking distance) or ineffective service  Access to services and facilities Walking distance to nearest first school: Less than 1.5km
Impact on the historic, cultural and built environment  How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?  Opportunity to enhance/no adverse impact  Adverse impact/impact but could be mitigated  Significant adverse impact that cannot be mitigated  Sustainability:  Access to Public Transport  Is the site well related to a bus stop (or railway station)?  Details  Less than 400m (walking distance)  Over 800m (walking distance) or ineffective service  Access to services and facilities  Walking distance to nearest first school:  Less than 1.5km  Between 1.5km and 3km
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?  Opportunity to enhance/no adverse impact  Adverse impact/impact but could be mitigated  Significant adverse impact that cannot be mitigated  Sustainability:  Access to Public Transport  Is the site well related to a bus stop (or railway station)?  Details  Less than 400m (walking distance)  Between 400m and 800m (walking distance)  Over 800m (walking distance) or ineffective service  Access to services and facilities  Walking distance to nearest first school:  Less than 1.5km  Between 1.5km and 3km
Adverse impact/impact but could be mitigated  Significant adverse impact that cannot be mitigated  Sustainability:  Access to Public Transport  Is the site well related to a bus stop (or railway station)?  Less than 400m (walking distance)  Details  Less than 400m and 800m (walking distance)  Over 800m (walking distance) or ineffective service  Access to services and facilities  Walking distance to nearest first school:  Less than 1.5km
Significant adverse impact that cannot be mitigated  Sustainability:  Access to Public Transport  Is the site well related to a bus stop (or railway station)?  Details  Less than 400m (walking distance)  Details  Over 800m (walking distance)  Access to services and facilities  Walking distance to nearest first school:  Less than 1.5km  Details  V  Between 400m and 800m (walking distance)
Sustainability:  Access to Public Transport  Is the site well related to a bus stop (or railway station)?  Less than 400m (walking distance)  Details  Less than 400m (walking distance)  Over 800m (walking distance) or ineffective service  Access to services and facilities  Walking distance to nearest first school:  Less than 1.5km  Details  Less than 400m (walking distance)
Is the site well related to a bus stop (or railway station)?  Less than 400m (walking distance)  Between 400m and 800m (walking distance)  Over 800m (walking distance) or ineffective service  Access to services and facilities  Walking distance to nearest first school:  Less than 1.5km  ✓  Between 1.5km and 3km
Is the site well related to a bus stop (or railway station)?  Less than 400m (walking distance)  Between 400m and 800m (walking distance)  Over 800m (walking distance) or ineffective service  Access to services and facilities  Walking distance to nearest first school:  Less than 1.5km  Between 1.5km and 3km
Less than 400m (walking distance)  Between 400m and 800m (walking distance)  Over 800m (walking distance) or ineffective service  Access to services and facilities  Walking distance to nearest first school:  Less than 1.5km  Between 1.5km and 3km
Between 400m and 800m (walking distance)  Over 800m (walking distance) or ineffective service  Access to services and facilities  Walking distance to nearest first school:  Less than 1.5km  Between 1.5km and 3km
Over 800m (walking distance) or ineffective service  Access to services and facilities  Walking distance to nearest first school:  Less than 1.5km  Between 1.5km and 3km
Access to services and facilities  Walking distance to nearest first school:  Less than 1.5km  Between 1.5km and 3km
Walking distance to nearest first school:  Less than 1.5km  ✓  Between 1.5km and 3km
Less than 1.5km  Between 1.5km and 3km
Between 1.5km and 3km
Over 3km
Over own
Walking distance to nearest local retail facilities:
Less than 800m  √
Between 800m and 1600m
Over 1600m
Walking distance to nearest health facilities:
Less than 800m ✓
Between 800m and 1600m
Over 1600m
Constraints to Delivery
Level of Contamination on Site:
None V
Contamination that can be overcome through land remediation
High level of contamination that cannot be realistically mitigated

$\checkmark$
✓
$\checkmark$
Details
$\checkmark$
Details
Details  ✓
Details 🗸
Details  Details
<b>✓</b>
Details  V
<b>✓</b>
Details  V
Details  V

Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	$\checkmark$
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	<b>√</b>
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	$\checkmark$
Therefore available within <b>0 - 5 years</b>	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	$\overline{\hspace{1cm}}$

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	5-8

5-10 years 10years +



Site Address:	Site Ref:	Survey Date:
Tanhouse Lane	WYG03	27.8.2008







Ownership Details:	Site Area: 0.57 ha		
Private	<b>Grid Ref:</b> SP0628 6906		
Current Land Use:			
Cleared Residential Site			
Surrounding Land Uses:			
Residential			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	nission site, other)		
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	ils:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
WYG Report – 22 Dwellings			
Site is surrounded by trees as is well-screened. Flat site, cleared and ready for development.			
No issues of over-looking existing adjacent properties.			
May be slight access issues – track would need widening and access crosses existing Icknield Street footpath.			

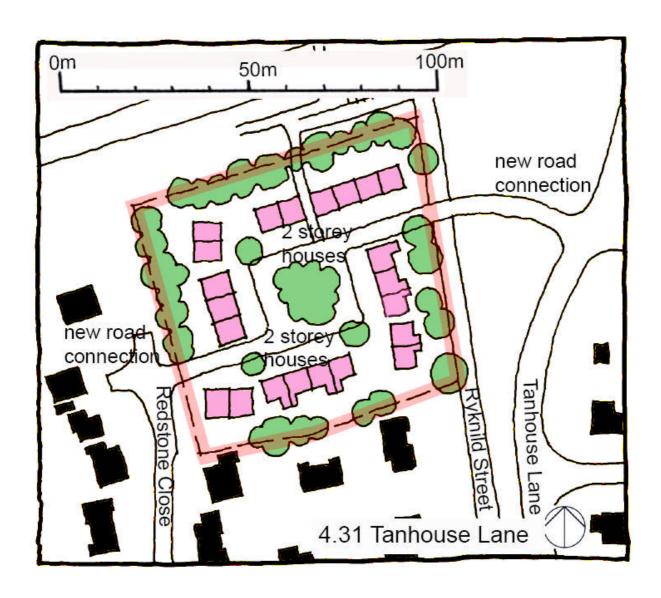
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site? Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	Close by in Redstone Close - Burnet Rose – locally notable
No: No significant adverse impact on biodiversity	<b>√</b>
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>✓</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

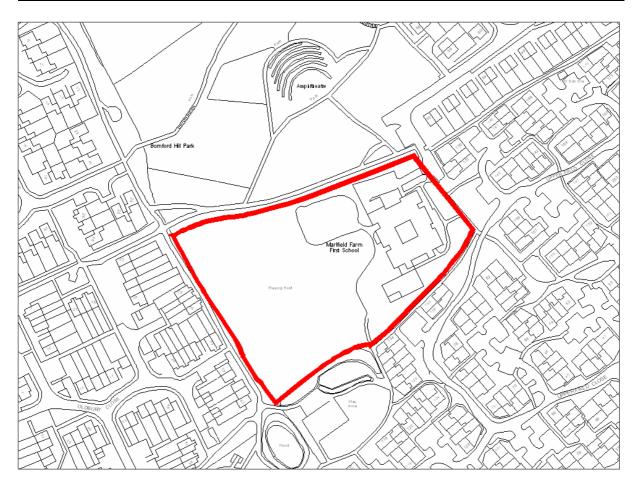
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER should be contacted prior to development – high sensitivity
Opportunity to enhance/no adverse impact	Enhance - previous building was derelict and run down
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓ ✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to complete and facilities	
Access to services and facilities  Walking distance to page of first school:	
Walking distance to nearest first school:  Less than 1.5km	
	<b>V</b>
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

Constraints to Delivery	
Level of Contamination on Site:	
None	$\checkmark$
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	✓
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	NT TPO 5
Is there a Public Right of Way on the site?	
No ✓	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	V
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	
L	<u> </u>
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infractive Canacity	
Infrastructure Capacity	D-1-9-
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to	

overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	D ( )
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
	V
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	$\checkmark$
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	<b>√</b>
	,
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	$\checkmark$
Therefore available within <b>0 - 5 years</b>	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	$\checkmark$
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
No, issues which carriot be resolved	
Appropriate timeframe for development?	Details
0-5 years	
o o years	V
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
•	14-24



Site Address:	Site Ref:	Survey Date:
Marlfield Farm School, Redstone Close	WYG04	3.9.2008







Ownership Details:	Site Area: 1.41 ha
Accord Housing Association	<b>Grid Ref:</b> SP06210 6869
Current Land Use:	
Demolished Primary School	
Surrounding Land Uses:	
Residential and Open Space	
Character of Surrounding Area:	
Mix of open space and residential – majority of r corporation housing.	esidential is high density ex-
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)
WYG Report	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	ils:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
WYG Report – 29 Dwellings	
Site bounded on three sides by high density ex-corporation housing.	
Access via Redstone close, which is private semi-detached development. Due to surrounding high density housing, significant provision should be made for 'useful' open space as part of a comprehensive development scheme.	

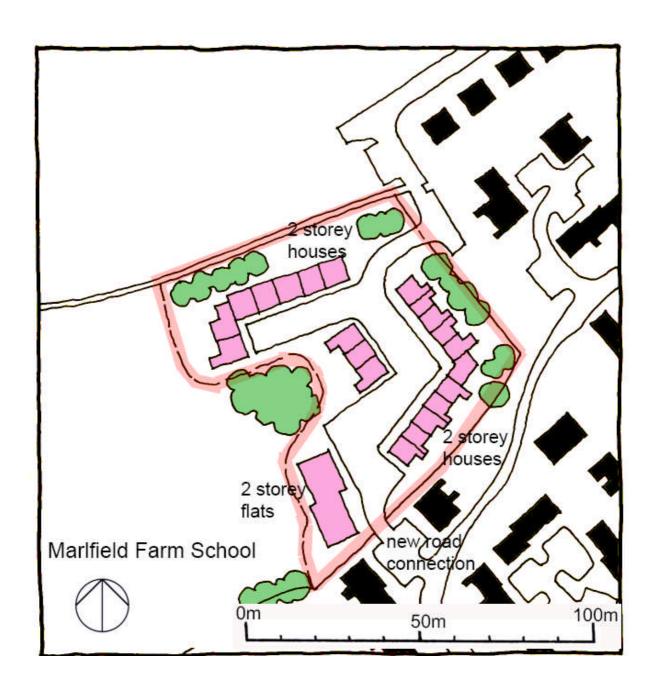
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	$\checkmark$
No: No significant adverse impact on biodiversity	
Yes: Good hedgerows along west and south-eastern sides.	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	Good hedgerows and mature trees all around the north, west & south of site. These shall be protected as they are of high biodiversity value. Pond 29 to south of site has great crested newts (SP061685)
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>✓</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

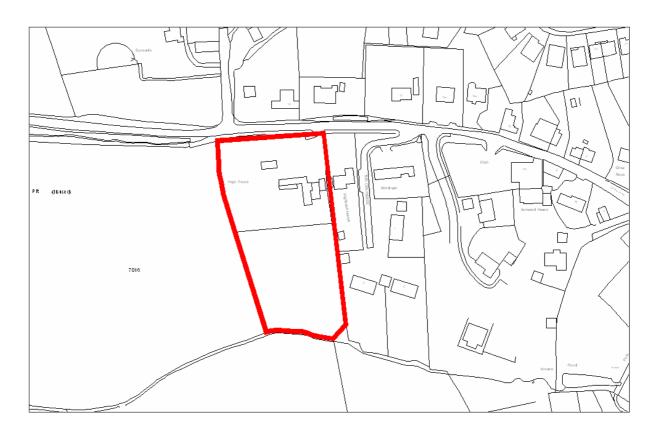
Ctore D	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	Detaile
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site	Details
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	./
opportunity to orinianison to autorio impaiot	¥
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	./
, , ,	V
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	<b>√</b>
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	<b>√</b>
Between 800m and 1600m	
Over 1600m	

Constraints to Delivery	
Level of Contamination on Site:	
None	$\checkmark$
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
No	$\checkmark$
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	NT TPO 8
Is there a Public Right of Way on the site?	
No V	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Details
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	✓
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	<b>√</b>
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	✓

Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	
grants	
Highway Access	<u> </u>
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	/
'	Via Redstone Close
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	$\checkmark$
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	<b>✓</b>
Na	
No What is the prodominant land type on the site?	Details
What is the predominant land type on the site?  Brownfield or Greenfield within or adjacent to a settlement	Details
Therefore available within <b>0 - 5 years</b>	<b>✓</b>
ADR	
Therefore available within <b>5 - 10 years</b>	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	$\checkmark$
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	36-60



Site Address:	Site Ref:	Survey Date:
High Trees, Dark Lane	WYG06	3.9.2008





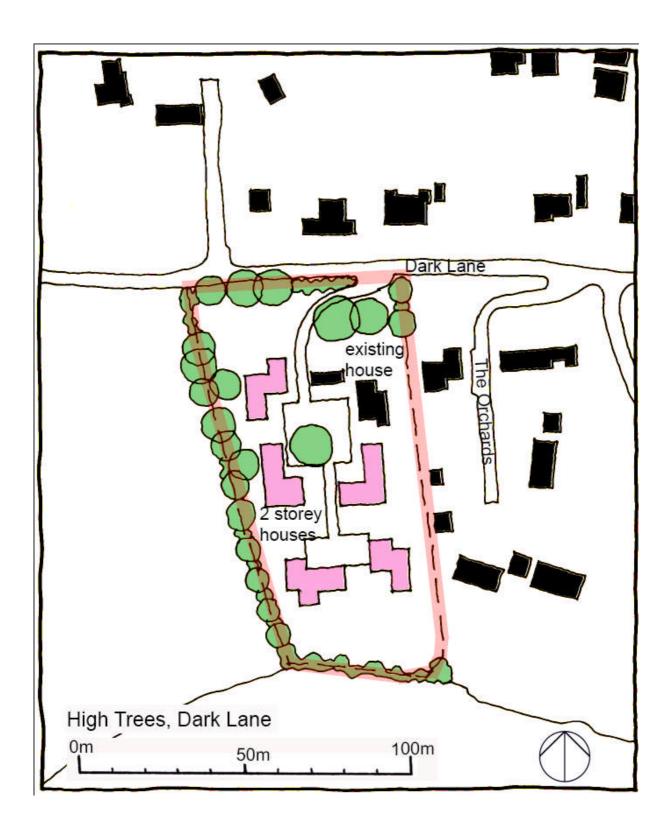
Ownership Details:	Site Area:	0.7 ha
Bradley Design Homes	Grid Ref:	SP03806218
Current Land Use:		
Residential		
Surrounding Land Uses:		
Executive dwellings & traditional village settleme	ent developm	ent
Character of Surrounding Area:		
Rural lane with large 4 & 5 bed dwellings		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	)
WYG Report		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
WYG Report – 6 Dwellings.		
This area has seen a high level of infill/back land development over the last few years on adjacent land.		
Forms part of the Astwood Bank settlement and abuts Green Belt.		
Row of mature pines offers screening to and from Green Belt.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	$\checkmark$
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	$\checkmark$
Adverse impact/impact but could be mitigated	+
Adverse impact impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	D . ::
Is the site well related to a bus stop (or railway station)?	<u>Details</u>
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Detween reem and ecom (maining distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:  Less than 1.5km	
Less than 1.5km	<b>✓</b>
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m  Between 800m and 1600m	
between 600m and 1600m	<b>√</b>
Over 1600m	
Walking distance to nearest health facilities:	1
Less than 800m	$\checkmark$
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	1
None	
Contamination that can be overcome through land	
remediation	<b>V</b>
Torrio di di Circi	
High level of contamination that cannot be realistically	
mitigated	

Are there any Physical Constraints on site?	
No	$\checkmark$
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	Borough of Redditch
Is there a Public Right of Way on the site?	
No	✓
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	<b>√</b>
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	$\checkmark$
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	

Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	$\checkmark$
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
00	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	✓
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	<b>√</b>
Therefore available within 0 - 5 years	•
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	Details
Possibly, or with issues which can be resolved within 10 years	$\checkmark$
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	Dotailo
5-10 years	<b>√</b>
10years +	
Detection Decidential Vistal	
Potential Residential Yield	Total number of Durallings
Appropriate Density	Total number of Dwellings
	5



#### HOUSING SITE ANALYSIS FORM

#### **Site Address:**

Widney House & adjoining land, Bromsgrove Rd

#### Site Ref:

RB003 (incl RB007 & RB038)

### **Survey Date:**

8.9.2008







Ownership Details:	Site Area: 2.24 ha	
Multiple owners	<b>Grid Ref</b> : SP0316 6760	
Current Land Use:		
Industrial & part unused/vacant		
Surrounding Land Uses:		
Residential & Open space		
Character of Surrounding Area:		
Mix of early 20 <sup>th</sup> century residential developmen	t fronting main district distributor	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
New Source: (e.g. landowner, developer etc)		
Landowner		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
RB07 – Site could only be developed as part of a wider scheme as no independent access.		
RB08 – Some scrub land lost which is fenced off from public access.		
Access possible around 108-110 Bromsgrove Road.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?  Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	The eastern side of the site is a nice meadow area. Site is surrounded by good hedges & mature trees
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at viets of Floodings	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	V
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER – Further evaluation
impact on the existing character of the Settlement?	may be required prior to
	development
Opportunity to enhance/no adverse impact	$\checkmark$
	Opportunity to enhance
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	<b>√</b>
Paturage 400m and 900m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Cvor coom (manung ancianos) or monocino con noc	
	1
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	<b>✓</b>
	·
Between 1.5km and 3km	
Over 3km	
Malking distance to prove the plant rate if facilities	
Walking distance to nearest local retail facilities: Less than 800m	
Less than 600m	✓
Between 800m and 1600m	
2 1000	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Operation that are the state of	
Contamination that can be overcome through land	<b>✓</b>
remediation	As employment uses in
	place, would need to
	investigate prior to dev

High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	
	<b>V</b>
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	$\checkmark$
	5
	Public right of way is unlit,
	narrow and unappealing.
	Opportunity to incorporate a
	safer pedestrian route
	through the site as part of
	its design
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Details
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	<b>√</b>
	•
Employment Land	
Employment Land Would development of the site result in the loss of	Details
employment land?	Details
No	
140	✓ Widney Works not
	employment zoned in LP3
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	

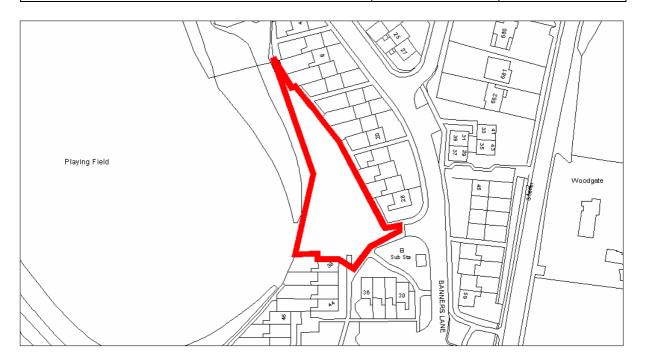
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	$\checkmark$
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	/
. ,	<b>V</b>
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	V51 " " " "
	✓ Relocation of existing
	business tenants could
	slow this
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	✓
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green Belt Therefore eveilable beyond 10 years	
Therefore available beyond <b>10 years</b>	
Therefore available beyond 10 years	
Therefore available beyond 10 years  Achievability	Dotoilo
Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development	Details
Therefore available beyond 10 years  Achievability	Details ✓
Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development  Yes, or issues which can be resolved within 5 years	Details 🗸
Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  Possibly, or with issues which can be resolved within 10	Details 🗸
Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development  Yes, or issues which can be resolved within 5 years  Possibly, or with issues which can be resolved within 10 years	Details 🗸
Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  Possibly, or with issues which can be resolved within 10	Details 🗸
Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved	Details  Details
Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development  Yes, or issues which can be resolved within 5 years  Possibly, or with issues which can be resolved within 10 years	<b>√</b>
Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved  Appropriate timeframe for development?  0-5 years	<b>√</b>
Therefore available beyond 10 years  Achievability Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved  Appropriate timeframe for development? 0-5 years 5-10 years	<b>√</b>
Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved  Appropriate timeframe for development?  0-5 years	<b>√</b>
Therefore available beyond 10 years  Achievability  Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years  Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved  Appropriate timeframe for development?  0-5 years  5-10 years 10years +	<b>√</b>
Therefore available beyond 10 years  Achievability Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved  Appropriate timeframe for development? 0-5 years 5-10 years	<b>√</b>

# RB 003 Widney House

## 2.24ha



Site Address:	Site Ref:	Survey Date:
Land off Banners Lane	L4L01	29.8.2008





Ownership Details:	Site Area: 0.17 ha	
Redditch Borough Council	Grid Ref: SP0416 6393	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Residential, School Field		
Character of Surrounding Area:		
High Density – predominantly Social Housing		
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)	
L4L		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Deta	ails:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
This site is currently being prepared for disposal under the Sites for Disposal initiative. Indicative scheme for 5 dwellings.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>√</b>
No: No significant adverse impact on biodiversity	<b>√</b>
Yes: Good hedgerows along west and south-eastern sides.	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	Dotoilo
Is the site in an area of known flooding risk?  No: Little/no risk of flooding	<u>Details</u>
	<b>√</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

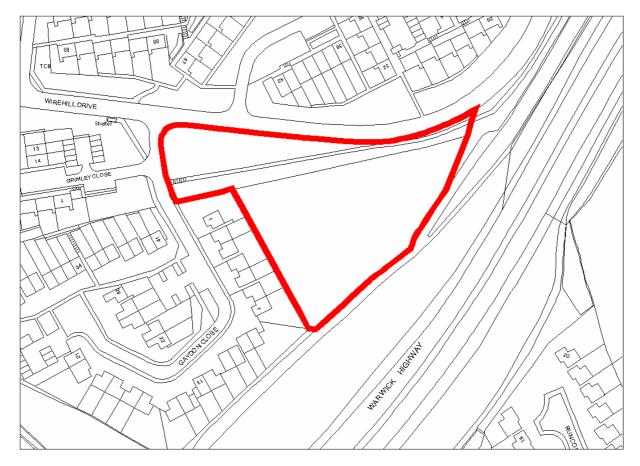
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER – further evaluation
impact on the existing character of the Settlement?	may be required prior to
	development
Opportunity to enhance/no adverse impact	<b>√</b>
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Sustainability: Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	Details
Local train from (waiting distance)	<b>✓</b>
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	$\checkmark$
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	$\checkmark$
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	<b>√</b>
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?	
Are there any Physical Constraints on site?	
INO	✓
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	L
No	
A single TPO	
Group TPO	New Town TPO 28
Is there a Public Right of Way on the site?	
No	<b>√</b>
V.	<b>Y</b>
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Botano
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	✓ Open space not in
	structured use. Site
	adjacent school playing
	fields
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	$\checkmark$
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government grants	

Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	<b>√</b>
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	$\checkmark$
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	$\checkmark$
Therefore available within <b>0 - 5 years</b>	
ADR	
Therefore available within 5 - 10 years	_
Green Belt Therefore available beyond <b>10 years</b>	
Thororor available beyond <b>10 years</b>	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	$\checkmark$
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
50dph would be inappropriate on this site	5



Site Address:	Site Ref:	Survey Date:
Land off Wirehill Drive	L4L02	8.9.2008







Ownership Details:	Site Area: 0.47 ha	
Redditch Borough Council	Grid Ref: SP0492 6613	
Current Land Use:		
Highway verge & Open Space		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
High density ex-corporation units		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	sission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Sloping site, with mature hedgerows dissecting site. Would consider that land to the north of hedgerow should be retained to maintain open feel to area of high density dwellings.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	<b>✓</b>
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>√</b>
No: No significant adverse impact on biodiversity	
Yes: Good hedgerows along west and south-eastern sides.	
Opportunity to enhance/no significant adverse impact	Good hedgerows around the site and a good meadow area – could be developed as a wild flower meadow area.
	Need to retain hedgerow
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Grassland act to soak water up – particularly on slope
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER -further evaluation
impact on the existing character of the Settlement?	may be required prior to
	development
Opportunity to enhance/no adverse impact	No adverse impact if land
	north of hedgerow left open
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Overtein at 196 m	
Sustainability:	
Access to Public Transport	Details
Is the site well related to a bus stop (or railway station)?  Less than 400m (walking distance)	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Detween from and open (maining distance)	
Over 800m (walking distance) or ineffective service	
3	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	$\checkmark$
Detuges 4 Shares and Ohm	_
Between 1.5km and 3km	
Over 3km	
Over skill	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	<b>√</b>
	, v
Over 1600m	
Walking distance to nearest health facilities:	1
Less than 800m	
Between 800m and 1600m	
Detween 800m and 1600m	<b>V</b>
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	$\checkmark$
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	

Are there any Physical Constraints on site?	
No	
Was but and be assessed	
Yes, but can be overcome	$\checkmark$
	Apparently land is made of
	unconsolidated soil from
	when highways were built -
	Investigation needed prior to
	development
Yes and cannot be overcome	
Are there TPOs on site?	
No	
NO	<b>V</b>
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	<ul><li>Currently used be local</li></ul>
	kids - play football on the
	top of the site
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	$\checkmark$
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	$\checkmark$
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	

Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	$\checkmark$
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	<b>√</b>
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Stage C	
Availability  Is the site immediately available for development?	
Yes	
No	
INO	V
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	$\checkmark$
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green Belt Therefore available beyond 10 years	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	2010110
	<b>V</b>
Possibly, or with issues which can be resolved within 10	
years No inques which connet be received	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	Details
, , , , , , , , , , , , , , , , , , ,	V
5-10 years	
10years +	
Potential Residential Yield	T=
Appropriate Density	Total number of Dwellings
	12-20



Site Address:	Site Ref:	Survey Date:
Land to the rear of Poplar Road Shops	UCS1.35	2008







Ownership Details:	Site Area: 0.25 ha		
Redditch Borough Council	Grid Ref: SP02326738		
Current Land Use:			
Rear of shops, garages, parking and scrub/wood	ded area		
Surrounding Land Uses:			
Redidential/commercial			
Character of Surrounding Area:			
Generally run down appearance to the rear of shops. An area of the town's oldest council estates			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
UCS			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:   Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
This site would benefit from complete regeneration. One block of garages has been demolished. Some remaining garages are boarded up. Access to flats above shops is dismal with very poor lighting.			
Opportunity to enhance rear of shops and improve surroundings for existing residents. Would suggest development to the line of retaining wall only to allow planted buffer to SWS/LNR of Foxlydiate Wood.			

Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>✓</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>√</b>
No: No significant adverse impact on biodiversity	
Yes:	<b>√</b>
Opportunity to enhance/no significant adverse impact	"
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully	✓
introduced	Half of the south-western end of the site is woodland & scrubland & a part of Foxlydiate Wood (LNR & SWS). This section should not be built on.

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	$\checkmark$
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

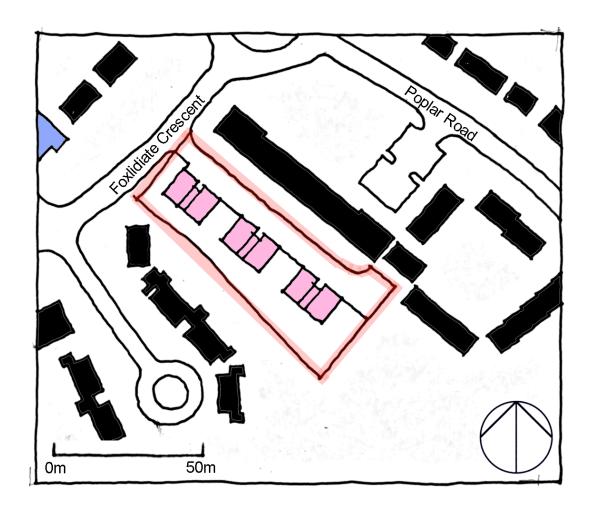
Ctoro D	
Stage B Other Environmental Issues:	
Impact on the historic, cultural and built environment	
	Deteile
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site	Details HER – Further evaluation
impact on the existing character of the Settlement?	may be required prior to development.
Opportunity to ophonoc/po adverse impact	Opportunity to enhance –
Opportunity to enhance/no adverse impact	area in desperate need of
	regeneration.
	regeneration.
Adverse impact/impact but could be mitigated	
Claudificant advance import that connect has militared	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	Details
Less than 400m (walking distance)	<b>√</b>
Between 400m and 800m (walking distance)	
Detween 400m and 000m (waiking distance)	
Over 800m (walking distance) or ineffective service	
Croir coom (maining distance) of menegatre control	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	_/
	•
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	$\checkmark$
Between 800m and 1600m	
Over 1600m	
Wall the state of the second bank to 100 to	
Walking distance to nearest health facilities:	
Less than 800m	<b>√</b>
Between 800m and 1600m	
Detween 600m and 1600m	
Over 1600m	
Over 1000m	
	I
Constraints to Delivery	
Level of Contamination on Site:	
None	<u> </u>
	<b>V</b>
Contamination that can be overcome through land	
remediation	

High level of contamination that cannot be realistically mitigated	
miligated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	<b>√</b>
	Slope of wooded area & 15ft retaining wall
Yes and cannot be overcome	
Are there TPOs on site?	
No	$\checkmark$
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	✓
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	V
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructura Canacity	
Infrastructure Capacity Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	Botails
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	

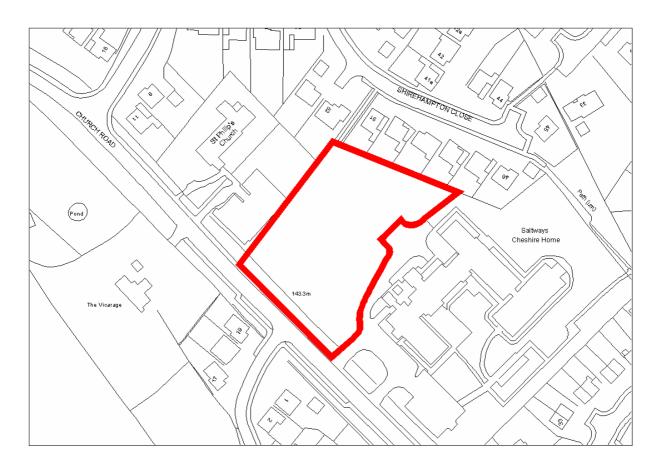
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓ V
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	<b>√</b>
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	✓
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	<b>√</b>
Therefore available within <b>0 - 5 years</b>	•
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	Details
<u> </u>	V
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	8 - 18

# UCS 1.35 Poplar Road

## 0.25ha



Site Address:	Site Ref:	Survey Date:
Land adjacent to Saltways Cheshire Home	UCS 2.14	29.8.2008







Ownership Details:	Site Area: 0.40 ha	
	Grid Ref: SP0156 6671	
Current Land Use:		
Scrub Land		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Site nestled between church and care home		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Planning permission for five dwellings with asso space has been allowed on appeal with the term 2008/073/FUL.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	$\checkmark$
No: No significant adverse impact on biodiversity	✓
Yes: Good hedgerows along west and south-eastern sides.	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
miodoca	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	$\checkmark$
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
	Details
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site	HER – further evaluation
impact on the existing character of the Settlement?	may be required prior to
Impact on the existing character of the Settlement:	development
Opportunity to enhance/no adverse impact	development /
Opportunity to erinance/no daverse impact	V
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
	Details /
Less than 400m (walking distance)	<b>V</b>
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	$\checkmark$
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	<b>√</b>
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	<b>√</b>
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	1
No	<b>√</b>
Yes, but can be overcome	
Yes and cannot be overcome	
1 65 AND CANNOL DE OVERCONNE	

Are there TPOs on site?	
No	$\checkmark$
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No 🗸	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	$\checkmark$
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	$\checkmark$
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	<b>√</b>
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	Dotalla
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	

No access

Compatibility with adjoining uses	T =	
Would development of the site for residential uses be	Details	
compatible with existing and/or proposed adjoining uses?		
No compatibility issues		
Insignificant or moderate compatibility issues	V There has been	
	✓ There has been a	
	recommendation that only	
	bungalows should be sited	
	here to reduce over-looking	
	properties in Shirehampton	
Residential development considered incompatible (discount	close.	
site for residential)		
Site for residential)		
Ctoro C		
Stage C		
Availability		
Is the site immediately available for development? Yes		
res	<b>✓</b>	
No		
What is the predominant land type on the site?	Details	
Brownfield or Greenfield within or adjacent to a settlement	<b>√</b>	
Therefore available within 0 - 5 years	·	
ADR		
Therefore available within 5 - 10 years		
Green Belt		
Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress site for development	Details	
Yes, or issues which can be resolved within 5 years	Details	
•	V	
Possibly, or with issues which can be resolved within 10		
years		
No, issues which cannot be resolved		
	T	
Appropriate timeframe for development?	Details	
0-5 years	<b>√</b>	
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density	Total number of Dwellings	
	I = = = = = = = = = = = = = = = = = = =	

Site Address:	Site Ref:	Survey Date:
Land to the rear of Sandygate Close	UCS 2.16	29.8.2008







Ownership Details:	Site Area: 0.20 ha	
Redditch Borough Council	<b>Grid Ref</b> : SP0197 6681	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)  Detailed Planning Permission:  Detailed Detailed Planning Detailed Detailed Planning Permission:	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:  Mix of flats and medium density housing – some possibly ex-council properties		

Stage A	
Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within or	
adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a	,
settlement and is within Redditch Borough	<b>√</b>
Any site (either brownfield, Greenfield or Green Belt) that is	
not within, or adjoining any settlement and is within Redditch	
Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which	
may form part of a direction of growth for Redditch needs	
beyond the Redditch Borough Boundary (site to be	
assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	<b>√</b>
affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not	
subject to statutory protection?	
· · · · · · · · · · · · · · · · · · ·	
No: No significant adverse impact on biodiversity	✓ Good hedgerows along
	south-eastern side
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
Γ	
Land at risk of Flooding	D
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zono 2. High wink. City will be discounted unlock it and to	
Zone 3 – High risk – Site will be discounted unless it can be	
demonstrated that mitigation can be successfully introduced	

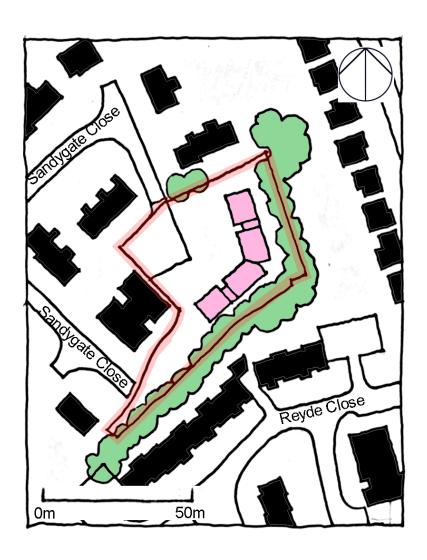
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	<b>√</b>
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
According to the state of the s	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	<b>√</b>
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	<b>√</b>
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?	
No	$\checkmark$
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	<u> </u>
No	
Yes	Footpath through site – tarmac & street lighting
	-
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Acts as a village green  – good landscape/amenity space for local residents.  No play facilities on site – open grassland
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	
F	
Employment Land	T
Would development of the site result in the loss of employment land?	Details
No	<b>√</b>
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	<u> </u>
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	

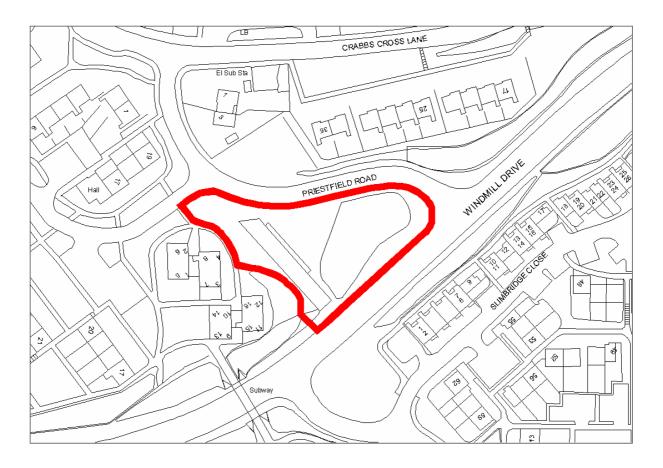
Highway Access Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Details
bliect access to main/adopted road	<b>✓</b>
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	$\checkmark$
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	<b>√</b>
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	<u> </u>
Therefore available within 0 - 5 years	•
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	<b>√</b>
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	$\checkmark$
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	6-10

# UCS 2.16 Sandygate Close

## 0.23ha



Site Address:	Site Ref:	Survey Date:
Land off Priestfield Road	UCS 3.10	29.8.2008







Ownership Details:	Site Area: 0.26 ha		
Redditch Borough Council	<b>Grid Ref:</b> SP0405 6430		
Current Land Use:			
Highway verge / Scrub land			
Surrounding Land Uses:			
Residential			
Character of Surrounding Area:			
Flats and elderly persons bungalows plus ex-consemis	uncil housing and traditional 1950's		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:   Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
This site borders the original road from Crabbs Cross Lane and is flanked by Windmill Drive & Priestfield Road.			
Small area of land which would suit small development of single storey units only (due to topography of site). Biodiversity issues have been raised, however site hardly constitutes a 'meadow'.			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	$\checkmark$
affect trees, hedgerows or areas of ancient woodland not	ř
subject to statutory protection?	
No: No significant adverse impact on biodiversity	<b>√</b>
	Meadow (?) identified by
	local CPRE Chairperson.
Yes:	local of the offanjorson.
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	$\checkmark$
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER – further evaluation
impact on the existing character of the Settlement?	may be required prior to
	development
Opportunity to enhance/no adverse impact	✓ No adverse impact
	nio davoros impast
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Overtein at 196 m	
Sustainability:	
Access to Public Transport	Dotoilo
Is the site well related to a bus stop (or railway station)?  Less than 400m (walking distance)	Details
Less than 400m (walking distance)	$\checkmark$
Between 400m and 800m (walking distance)	
Detwoon foom and ooom (waiking distance)	
Over 800m (walking distance) or ineffective service	
of the Company of the	
	•
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	$\checkmark$
	·
Between 1.5km and 3km	
Over 3km	
Walking distance to pearant legal retail facilities:	
Walking distance to nearest local retail facilities: Less than 800m	
Less triair oooni	
Between 800m and 1600m	
Detwoon doom and room	V
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	$\checkmark$
Between 800m and 1600m	· ·
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
110110	<b>v</b>
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	

Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	√ Topography
Was and associate associate	-1-3-1
Yes and cannot be overcome	
Are there TPOs on site?	1
No	
	•
A single TPO	
Group TPO Is there a Public Right of Way on the site?	
No V	
Yes	
Open Space & Recreation	T =
Would the site result in the loss of these facilities?	Details
No	<b>√</b>
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
res. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	<b>√</b>
	·
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	$\checkmark$
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	$\checkmark$
Access to unadopted road/track	
No access	
400000	L

Compatibility with adjoining uses	
Would development of the site for residential uses be Details	
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	$\checkmark$
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	$\checkmark$
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	$\checkmark$
Therefore available within <b>0 - 5 years</b>	<b>Y</b>
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond <b>10 years</b>	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	$\checkmark$
Possibly, or with issues which can be resolved within 10	
years	

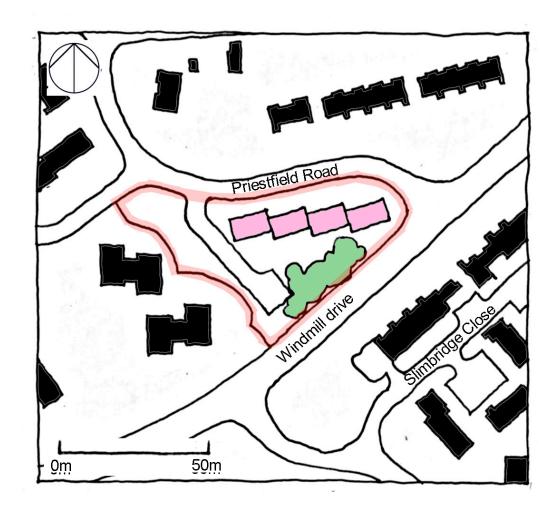
Appropriate timeframe for development?	Details
0-5 years	$\checkmark$
5-10 years	
10years +	

No, issues which cannot be resolved

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	4-13

# UCS 3.10 Priestfield Road

## 0.26ha



Site Address:	Site Ref:	Survey Date:
Land off Hunt End Lane	UCS 3.23	3.9.2008







Ownership Details:	Site Area: 1.65 ha	
Redditch Borough Council	<b>Grid Ref</b> : SP0345 6430	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Residential, open space and employment		
Character of Surrounding Area:		
Private 3 and 4 bedroom detached residential ar	nd a small scale industrial area	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Some scope to develop the open areas of this site. Majority of the site is steep and wooded and would need to be retained as a buffer between residential uses & nearby industrial estate.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadivareity Condiversity 9 Haritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	 Details
Yes: Site will be discounted	Dotano
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes: Good hedgerows along west and south-eastern sides.	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding		
Is the site in an area of known flooding risk?	Details	
No: Little/no risk of flooding	<b>✓</b>	
Yes:		
Zone 1 – Little or no risk		
Zone 2 – Low to medium risk (mitigation to be explored)		
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced		

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER – further evaluation
impact on the existing character of the Settlement?	may be required prior to
	development
Opportunity to enhance/no adverse impact	√ No adverse impact
	·
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	D-1-9-
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	$\checkmark$
Between 400m and 800m (walking distance)	
Detween 400m and 600m (waiking distance)	
Over 800m (walking distance) or ineffective service	
Grand (name)	
	·
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	$\checkmark$
Between 1.5km and 3km	
Over 3km	
Over Skill	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	<b>√</b>
	·
Over 1600m	
AAC III.' P. c. c. c. c. lol. 6, 199	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	<u> </u>
	•
Constraints to Delivery	
Constraints to Delivery	
Level of Contamination on Site:	
None	<b>√</b>
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	

Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	√Tank
Yes and cannot be overcome	- Carin
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ New Town TPO 29
Is there a Public Right of Way on the site?	
No	
Yes	$\checkmark$
	<u> </u>
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	<b>√</b>
Vec but indication of replacement provision possible	,
Yes, but indication of replacement provision possible on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Tes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	$\checkmark$
	<u> </u>
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government grants	
Highway Access	<u> </u>
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	<b>√</b>
Access to unadopted road/track	,
Access to unadopted road/track No access	
LINU 400E35	1

Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	<b>✓</b>
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	$\checkmark$
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	$\checkmark$
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

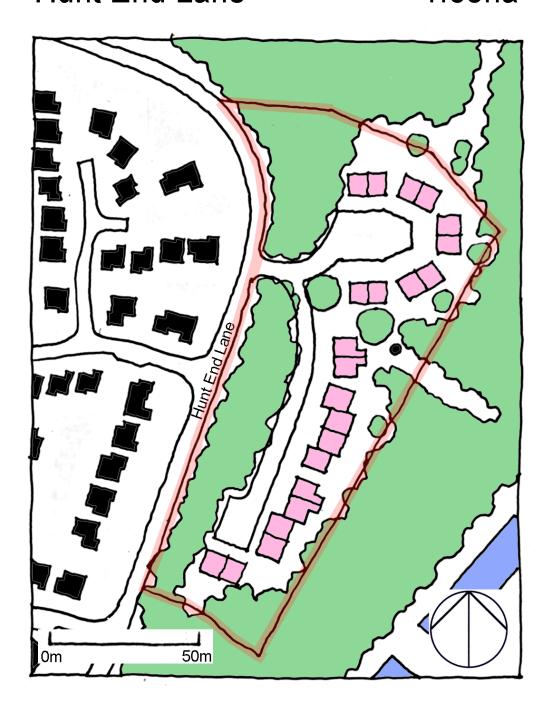
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	<b>✓</b>
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	$\checkmark$
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
Development at 30 dph+ may not be appropriate due to net	22-70
developable area of site. Further investigation needed.	

# UCS 3.23 Hunt End Lane

## 1.65ha



Site Address:	Site Ref:	Survey Date:
Land East of Longfellow Close	UCS 3.43	29.8.2008







Ownership Details:	Site Area: 0.30 ha	
Redditch Borough Council	<b>Grid Ref</b> : SP03456517	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
1990's 3 and 4 bed private houses		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Part of Wharrage Brook Park.		
Site gently slopes towards the public footpath along The Wharrage. The Close finishes short on this side of the road with an additional 5 dwellings on the opposite side with open views on to this site. Would suggest that a single row of about 5 dwellings on this site would balance the street scene without overcrowding existing layout.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding		
Is the site in an area of known flooding risk?	Details	
No: Little/no risk of flooding		
Yes:		
Zone 1 – Little or no risk	Being an area of grassland, will soak up water and minimise flooding - especially important as on a slope leading down to a brook	
Zone 2 – Low to medium risk (mitigation to be explored)		
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced		

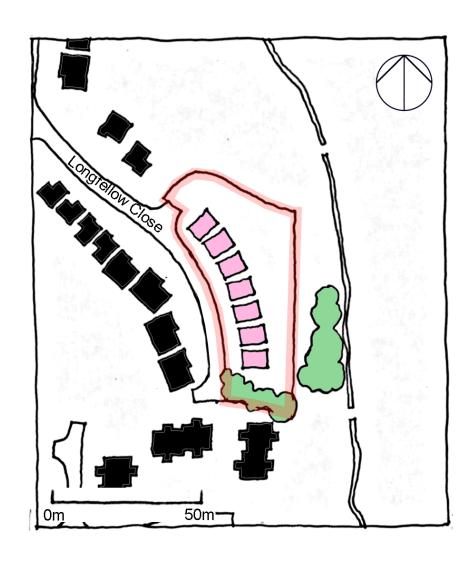
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	<b>√</b>
	No adverse impact
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:  Less than 1.5km	
	<b>√</b>
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	$\checkmark$
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land	

remediation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
No	
140	
Vos. hut can ha aversama	
Yes, but can be overcome	✓
	Need to check flooding –
	could be why site hasn't
	been developed in the past
Yes and cannot be overcome	been developed in the past
Tes and cannot be overcome	
Are there TDOs on site?	
Are there TPOs on site?	
No	✓
===	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	<b>√</b>
	•
	Footpath joins footpath
	along The Wharrage
Open Space & Recreation – Part of Wharrage Brook Park O	pen Space
Would the site result in the loss of these facilities?	Details
No	Dotailo
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the development	
on, next to or near to the site as part of the development	
Yes. No possibility of replacement provision	√
and a state of the	•
	Acts as a buffer between
	housing, woodland strip
	and the brook.
	Open space, but has no
	high recreational value –
	May need to investigate site
	for habitats prior to
	development
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	$\checkmark$
	·
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
1.00 Taria to likely to come forward for employment uses	1
Infrastructure Canacity	
Infrastructure Capacity	Details
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	

Sufficient infrastructure in place to serve development	<u> </u>
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	T =
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	./
· · · · · ·	V
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Stage C	
Availability	
Is the site immediately available for development?  Yes	
No	
	V
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	<b>√</b>
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years  Green Belt	
Therefore available beyond <b>10 years</b>	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	$\checkmark$
Describition of with increase which can be reached within 40	•
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	<b>√</b>
5-10 years	
10years +	
Detential Decidential Vista	
Potential Residential Yield	Tatal areas (B. W
Appropriate Density	Total number of Dwellings
	7-15

# UCS 3.43 Longfellow Close

# 0.30ha



#### HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land between Brooklands Lane & OffenhamUCS 4.3627.8.2008





Close



Ownership Details:	Site Area: 1.33 ha	
Redditch Borough Council	<b>Grid Ref</b> : SP05786839	
Current Land Use:		
AVP – Open scrub land		
Surrounding Land Uses:		
Adjacent houses and district distributor		
Character of Surrounding Area:		
Detached family homes (adjacent) & Ex-corpora from view)	tion homes (opposite but screened	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Site flat with gentle slope NW-SE. Would offer natural extension to existing residential area.		
Possibly access off southern edge of site and wider part of Brooklands Lane – reroute bridleway.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadiranity Conditionalty O Hautona	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes: Good hedgerows along west and south-eastern sides.	
Opportunity to enhance/no significant adverse impact	$\checkmark$
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	Dotoilo
Is the site in an area of known flooding risk?	<u>Details</u>
No: Little/no risk of flooding	<b>√</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

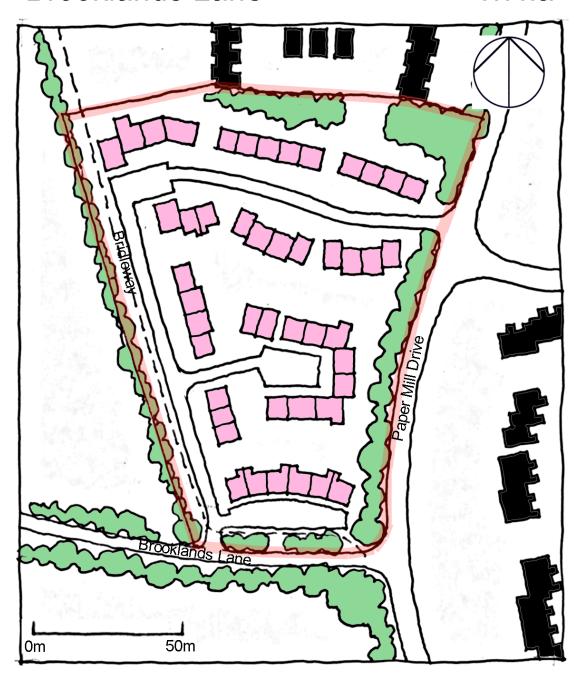
Stage P		
Stage B		
Other Environmental Issues:		
Impact on the historic, cultural and built environment	D ( !!	
How would the site affect the setting and character of a	Details	
Listed Building or Conservation Area? How would the site	HER – Further evaluation	
impact on the existing character of the Settlement?	may be required prior to development	
Opportunity to ophonos/po adverse impact	No adverse impact	
Opportunity to enhance/no adverse impact	No adverse impact	
Adverse impact/impact but could be mitigated		
Significant adverse impact that cannot be mitigated		
Constain a billion		
Sustainability:		
Access to Public Transport	Dotoilo	
Is the site well related to a bus stop (or railway station)?	Details	
Less than 400m (walking distance)	$\checkmark$	
Between 400m and 800m (walking distance)		
between 400m and 600m (walking distance)		
Over 800m (walking distance) or ineffective service		
Over boom (walking distance) of inelective service		
Access to services and facilities		
Walking distance to nearest first school:		
Less than 1.5km		
	<b>V</b>	
Between 1.5km and 3km		
Over 3km		
Walking distance to nearest local retail facilities:		
Less than 800m	$\checkmark$	
	·	
Between 800m and 1600m		
Over 1600m		
AAA-II. San alista aan ta aan aan ah aan ida Kaasiida a		
Walking distance to nearest health facilities:		
Less than 800m	<b>√</b>	
Paturan 200m and 1600m		
Between 800m and 1600m		
Over 1600m		
Over 1600III		
	1	
Constraints to Delivery		
Level of Contamination on Site:		
None	/	
	<b>Y</b>	
Contamination that can be overcome through land		
remediation		

High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
Are there any Physical Constraints on site?	
No	<b>√</b>
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	<b>√</b>
'	
	New Town TPO 21
Is there a Public Right of Way on the site?	T
No	
Yes	$\checkmark$
	Bridleway along southern &
	western boundaries
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	<b>√</b>
on, next to or near to the site as part of the	Dodalla matha anadal ha
Development	Bridle path could be
	excluded from development area – no other uses visual
	on site
Yes. No possibility of replacement provision	on site
1 co. 140 possibility of replacement provision	<u> </u>
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Dotails
No	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
1 cs - land is likely to come forward for employment uses	<u> </u>
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	<b>√</b>
Infractructure constraints that would require investment to	,
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer	
contributions	
00/11/10/01/10	

	1	
Significant infrastructure constraints, i.e. strategic		
infrastructure required which may require Government		
grants		
Highway Access		
Can the site be accessed by vehicle from the highway?	Details	
Direct access to main/adopted road	<b>√</b>	
Access to unadopted road/track		
No access		
Compatibility with adjoining uses		
Would development of the site for residential uses be	Details	
compatible with existing and/or proposed adjoining uses?	Botano	
No compatibility issues	/	
Two compatibility locates	<b>V</b>	
Insignificant or moderate compatibility issues		
Residential development considered incompatible (discount site for residential)		
Stage C		
Availability		
Is the site immediately available for development?		
Yes		
No		
INO	<b>✓</b>	
What is the predominant land type on the site?	Details	
Brownfield or Greenfield within or adjacent to a settlement	<b>✓</b>	
Therefore available within <b>0 - 5 years</b>	,	
ADR		
Therefore available within 5 - 10 years		
Green Belt		
Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress site for development	Details	
Yes, or issues which can be resolved within 5 years	√ ·	
Possibly, or with issues which can be resolved within 10		
years		
No, issues which cannot be resolved		
Appropriate timeframe for development?	Details	
0-5 years	<b>√</b>	
5 10 years	•	
5-10 years		
10years +		
Potential Residential Yield		
	Total number of Describe	
Appropriate Density	Total number of Dwellings	
	40-57	

UCS 4.36 Brooklands Lane

## 1.7ha



Site Address:	Site Ref:	Survey Date:
Land off Lady Harriet's Lane	UCS 5.20	8.9.2008







Ownership Details: Worcestershire County Council	<b>Site Area:</b> 0.43 ha <b>Grid Ref:</b> SP04666791	
Current Land Use:		
Open Space  Surrounding Land Uses:  Residential & High School Playing Fields		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta  Outline Planning Permission:	IIIS:	
Previous Local Plan Allocation:		
Additional Information/site notes:		
Semi natural space approached via un-adopted track.  Access issues with visibility splay for road serving around 10 dwellings – should not be a problem.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	

Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	$\checkmark$
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	
Yes:	✓
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	Good hedgerows around site. Also valuable & historical "Green Lane" along western boundary
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>✓</b>
	All grass land helps to soak up water & prevent flooding
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	Could be ecological area
impact on the existing character of the Settlement?	for local high school & local
	population as lack of green
	space in this area of town

Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	•
Less than 800m	<b>√</b>
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	_1
No	
Yes, but can be overcome	

Yes and cannot be overcome	/
res and cannot be overcome	<b>√</b>
	Access to adopted road
Are there TPOs on site?	
No	$\checkmark$
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	<b>√</b>
Yes	
Open Space & Recreation — Site is not currently open to the	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	<b>√</b>
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	$\checkmark$
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	_/
overcome but can probably be addressed by developer	•
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Dotails
Access to unadopted road/track	<b>✓</b>
No access	
·	
Compatibility with adjoining uses	

Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	$\checkmark$
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	$\checkmark$
Therefore available within <b>0 - 5 years</b>	ř
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

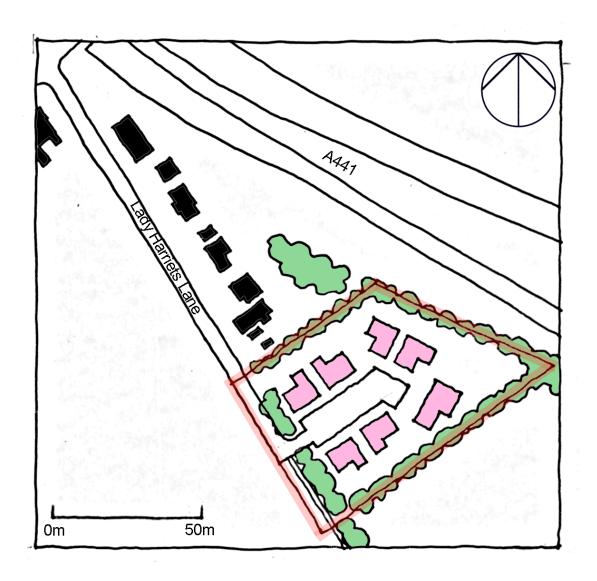
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	<b>✓</b>
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
Densities at 30 dph + would be inappropriate for junction	7-10
layout – no opportunity to improve	

UCS 5.20 Lady Harriets Lane

0.43ha



#### HOUSING SITE ANALYSIS FORM

#### **Site Address:**

Land at McDonald's Island

#### Site Ref:

UCS 8.10, UCS 8.46 & part of UCS 8.47

## **Survey Date:**

3.9.2008







Ownership Details:	Site Area: 3.04 ha		
Redditch Borough Council	<b>Grid Ref</b> : SP05056483		
Current Land Use:			
Open Space			
Surrounding Land Uses:			
Residential, B1 employment & road traffic junction	on		
Character of Surrounding Area:			
Part of this site fronts onto the busy McDonald's Island. Site is raised in comparison to the surrounding area, but is not so steep to deter development.			
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)		
UCS			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	ils:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
This site, 8.47 and western part of 8.10 – assessed together. Eastern part of 8.47 has been dropped.			
Site does not benefit from natural hedgerows along perimeter as does Kempsford Close, so there is little to stop traffic noise. Would suggest development only up to ETL as beyond this, land drops significantly away to pit area.			
Part of site to east is dense undergrowth which may have some local historic interest as it is thought to be the remains of an old garden.			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	$\checkmark$
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Piodiversity Coediversity & Heritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes: Good hedgerows along west and south-eastern sides.	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	$\checkmark$
	Good area of scrub habitat, old orchard habitat & grass land habitat. Old remnant garden & silt possible – historic interest
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully introduced	
Land at viola of Flanding	
Land at risk of Flooding	Dotoilo
Is the site in an area of known flooding risk?  No: Little/no risk of flooding	Details  √
Yes·	

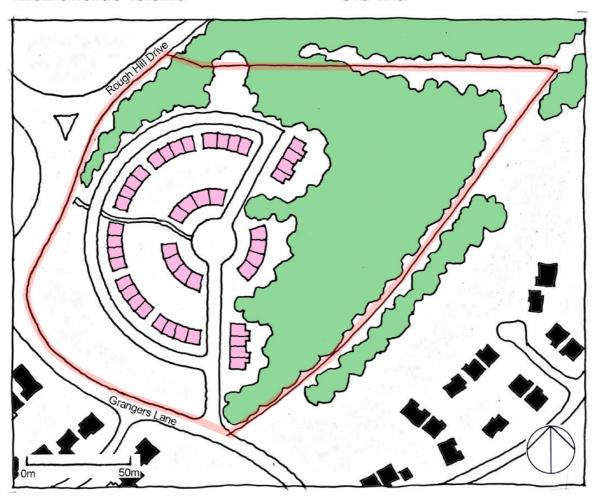
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER should be contacted prior to development - sensitive area
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	✓
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities:	·
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Contamination that can be overcome through land remediation	
High level of contemination that connet be realistically	

mitigated	
Are there any Physical Constraints on site?	<u> </u>
No	
Yes, but can be overcome	
Yes and cannot be overcome	
	V
Are there TPOs on site?	,
No	$\checkmark$
A single TPO	
Group TPO	
le there a Dublic Dight of Woy on the cite?	
Is there a Public Right of Way on the site?	
NO	✓
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	<b>√</b>
	Investigate whether
	Woodrow Drive could be
	enhanced – open space &
	recreation
Γ	
Employment Land	5
Would development of the site result in the loss of	Details
employment land?	
	<b>✓</b>
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructura Canacity	
Infrastructure Capacity Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	<b>√</b>
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	

	,
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
•	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	<b>✓</b>
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	./
	V
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	<b>√</b>
Therefore available within <b>0 - 5 years</b>	,
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	
10years +	
Potential Residential Yield	
	Total number of Dwallings
Appropriate Density  Development at 30 days a may be incorporated due to the	Total number of Dwellings
Development at 30 dph + may be inappropriate due to the	44-99
topography & historic nature of part of the site	

UCS 8.10 McDonalds Island

## 3.04ha



#### **HOUSING SITE ANALYSIS FORM**

**Site Address:** 

Playing field, Dingleside middle school & Land

to the rear of 1-11 Auxerre Avenue

Site Ref:

**Survey Date:** 

UCS 8.38

19.9.08







Ownership Details:	Site Area: 3.95 ha	
Worcestershire County Council & Redditch Borough Council	Grid Ref: SP0564 6571	
Current Land Use:		
Disused school, open space and garage blocks		
Surrounding Land Uses:		
Open space & residential		
Character of Surrounding Area:		
Sandwiched by Greenlands (traditional 1950's semis and council properties) and Woodrow (1960's new town corporation housing) predominantly less affluent part of Redditch		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS & additional LP3 site		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Disused school site incorporating its playing fields and additional land to the north, already subject of a development brief. Potential for comprehensive development of site as a whole which could provide S106 monies to enhance Woodrow Park adjacent.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	D . "
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted  No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>V</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully introduced	
Г	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER should be contacted prior to development – sensitive area
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	✓
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	V
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	<b>√</b>
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

Constraints to Delivery	
Level of Contamination on Site:	
None	$\checkmark$
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	<b>√</b>
Yes, but can be overcome	<b>Y</b>
Yes and cannot be overcome	
Are there TPOs on site?	
No	<b>√</b>
A single TDO	<u> </u>
A single TPO Group TPO	
Is there a Public Right of Way on the site?	
is there a rubiic Right of Way of the site?	
No	
Yes ✓	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Details
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	✓
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
,	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to	

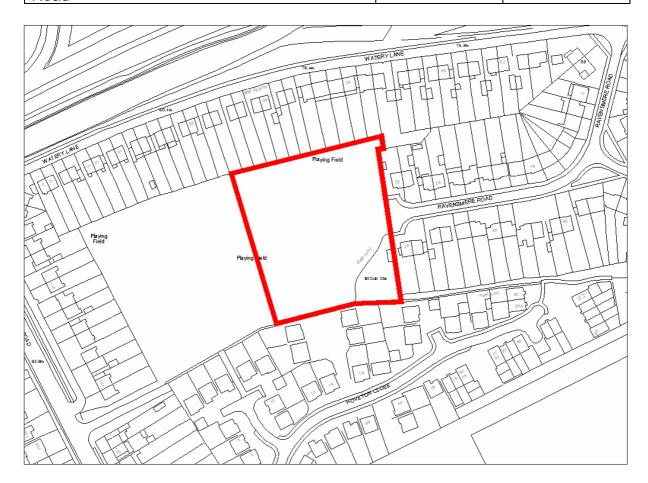
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	<b>✓</b>
	· · · · · · · · · · · · · · · · · · ·
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	<del>,</del>
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	$\checkmark$
Indignificant or maderate competibility issues	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	<b>√</b>
	7
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	✓
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Г	
Achievability	т
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	$\checkmark$
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
140, 100000 WHICH CARRIOL BC TCOOFCC	
Appropriate timeframe for development?	Details
0-5 years	
0.0 / 0.00	V
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	77-129

UCS 8.38 Dingleside Middle School





Site Address:	Site Ref:	Survey Date:
Land to the rear of Watery Lane & Ravensmere	UCS 9.1	27.08.2008
Road		







Ownership Details:	Site Area: 0.67 ha	
Redditch Borough Council	<b>Grid Ref</b> : SP05576645	
Current Land Use:		
Recreational Open Space		
Surrounding Land Uses:		
Traditional 1930-50's semi detached properties	& some new build	
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	

Any site which falls within the WYG Study Boundary which	
may form part of a direction of growth for Redditch needs	
beyond the Redditch Borough Boundary (site to be	
assessed under separate study)	
· · · · · · · · · · · · · · · · · · ·	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not	<b>√</b>
subject to statutory protection?	
No: No significant adverse impact on biodiversity	✓
Yes: Good hedgerows along west and south-eastern sides.	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	<u></u>
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	$\checkmark$
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	Botano
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	HER – Further evaluation
opportunity to ormanoc/no daverse impact	may be required prior to development
Adverse impact/impact but could be mitigated	✓
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	./
, , ,	<b>y</b>

Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	<b>√</b>
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
2000 than 60011	
Between 800m and 1600m	✓
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	$\checkmark$
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No No	<b>√</b>
A single TPO	•
Group TPO	
Is there a Public Right of Way on the site?	
No	

Yes	$\checkmark$
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Details
NO	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
·	
Yes. No possibility of replacement provision	<b>√</b>
L	L
Employment Land - Land of high recreational & am	enity value
Would development of the site result in the loss of	Details
employment land?	
No	<b>√</b>
	•
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	$\checkmark$
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	./
, , , , , , , , , , , , , , , , , , ,	<b>V</b>
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	<b>✓</b>
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	$\checkmark$
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within <b>0 - 5 years</b>	<b>√</b>
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

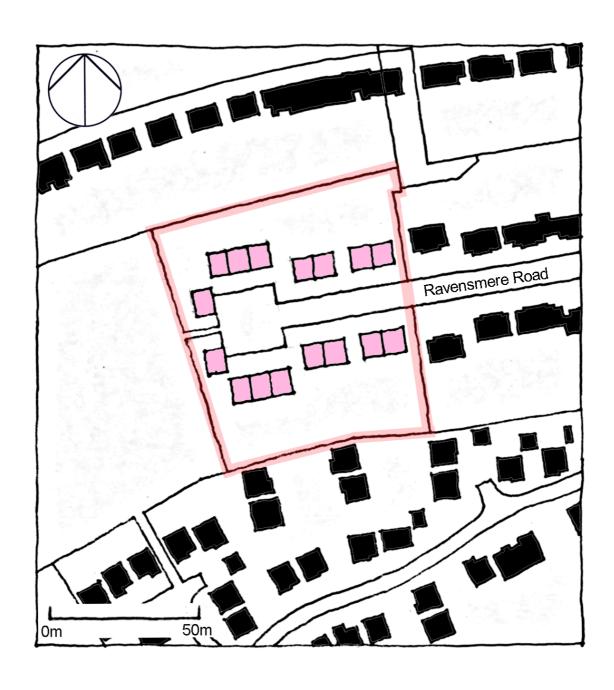
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	$\checkmark$
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	<b>✓</b>
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	13 - 22

UCS 9.1 Ravensmere Close

0.67ha





# Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix B - Excluded Sites

Date: 27 March 2009

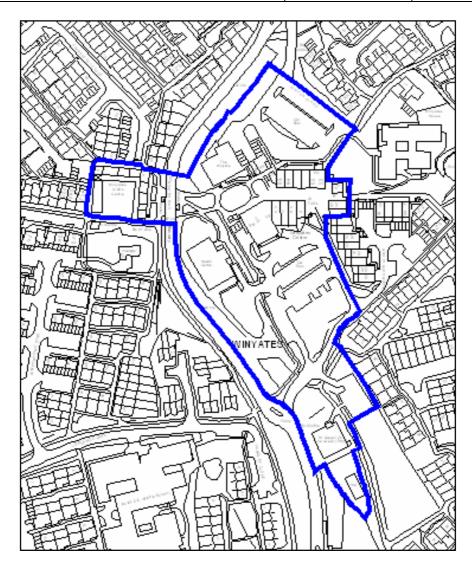


www.redditchbc.gov.uk

**REDDITCH** BOROUGH COUNCIL

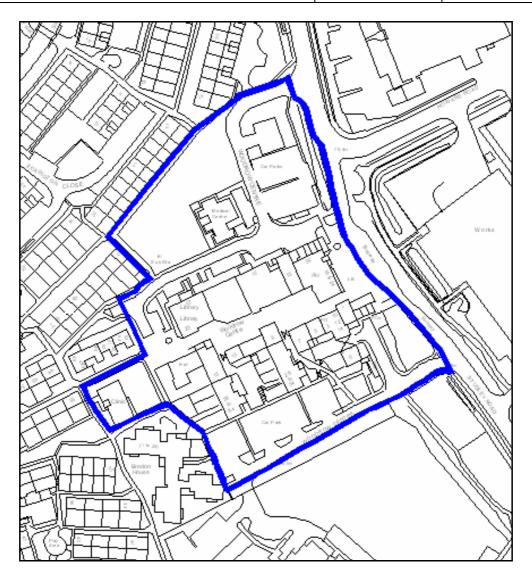


Site Address:	Site Ref:	Survey Date:
Winyates District Centre	CS02	Not surveyed



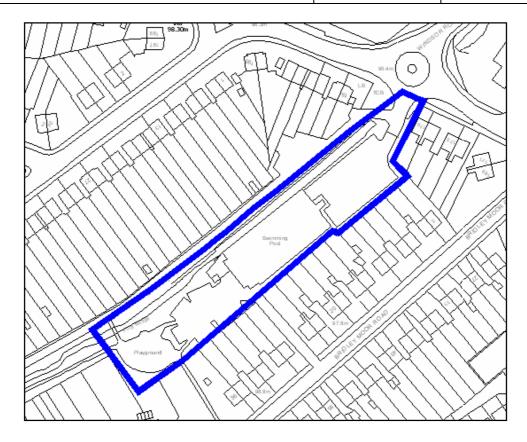
Ownership Details:	Site Area: 2.55 ha	
Redditch Borough Council	Grid Ref: SP0723 6721	
Current Land Use:		
District Centre		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Dated New Town District Centre in need of rege	neration	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	nission site, other)	
Core Strategy Strategic Site		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
District Centre should ideally be redeveloped in much the same way as Church Hill District Centre. However, given the number of residential units currently situated within the District Centre, it is unlikely that redevelopment would yield a greater number of units.		

Site Address:	Site Ref:	Survey Date:
Woodrow District Centre	CS04	Not surveyed



Ownership Details:	Site Area: 2ha	
Ownership Details.	One Area. 2na	
Redditch Borough Council	<b>Grid Ref</b> : SP0585 6550	
Current Land Use:		
District Centre		
Surrounding Land Uses:		
Employment and Residential		
Character of Surrounding Area:		
Dated New Town District Centre in need of rege	neration	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
Core Strategy Strategic Site		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
District Centre should ideally be redeveloped in much the same way as Church Hill District Centre. However, given the number of residential units currently situated within the District Centre, it is unlikely that redevelopment would yield a greater number of units.		

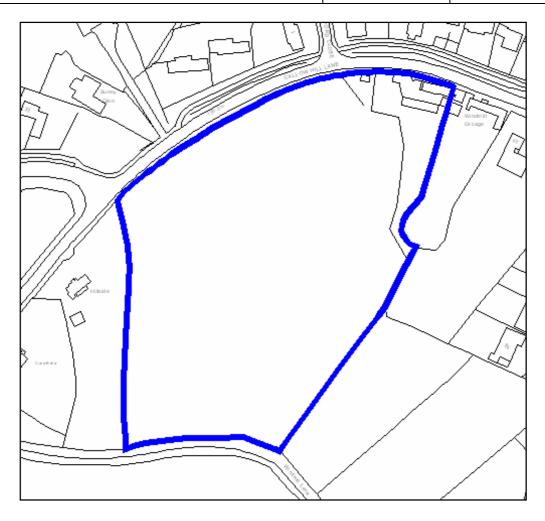
Site Address:	Site Ref:	Survey Date:
Hewell Road swimming baths	WYG01	Not surveyed



Ownership Details:	Site Area: 0.49 ha		
Redditch Borough Council	Grid Ref: SP0340 6808		
Current Land Use:			
Swimming baths			
Surrounding Land Uses:			
Residential			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
WYG Report			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	ils:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Within Flood Zone 3			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	Detaile
Is a scheduled Ancient Monument located on the site?  Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	✓

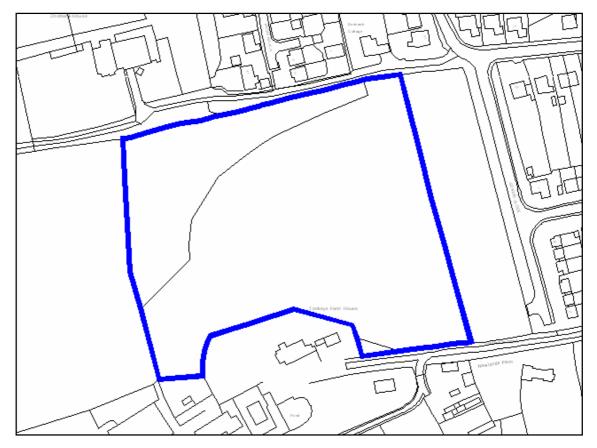
Site Address:	Site Ref:	Survey Date:
Windmill Cottage, Callow Hill Lane, Callow Hill	RB01	Not surveyed



Ownership Details:	Site Area: 2.23 ha		
DRS Developments (UK) Ltd	<b>Grid Ref</b> : SP0273 6483		
Current Land Use:			
Open space			
Surrounding Land Uses:			
Rural			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Landowner			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	ils:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Site falls within Callow Hill Ridge area			

Ota was A	
Stage A	Details
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>√</b>
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Site falls within Callow Hill Ridge area
Land at viole of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>√</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Between Tookeys Farmhouse and Doebank House/ Badgerbrook Close, Astwood Bank	RB06	19.9.08



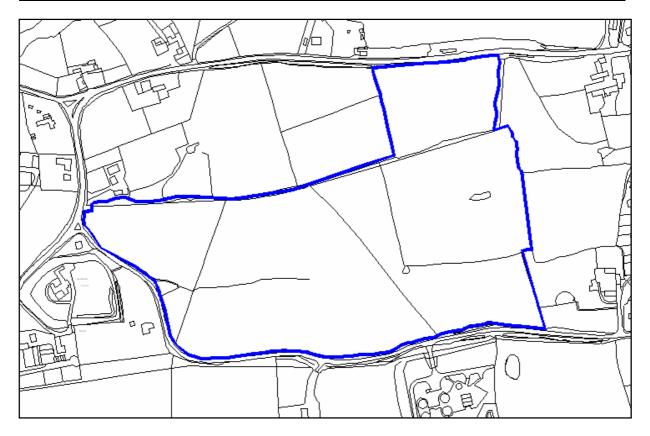




Ownership Details:	Site Area: 2.50 ha		
Mr A Goldrick	Grid Ref: SP0401 6191		
Current Land Use:			
Green Belt paddock land			
Surrounding Land Uses:			
Green Belt and residential			
Character of Surrounding Area:			
Older, more affluent part of Redditch. Astwood E settlement.	Bank is a sustainable rural		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)  New Source: (e.g. landowner, developer etc) Landowner			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:   Deta	ils:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Green Belt – refer to Green Belt Study.			
Site has unrestricted views from a prominent ridgeline over lower lying Worcestershire countryside. Views into the site would be compromised by development of this site.			

Stone A	
Stage A	D . ::
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	$\checkmark$
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity Coediversity & Heritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Need to protect woodland block located along north and west sides of site and hedgerow along Gorsey Close
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>√</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

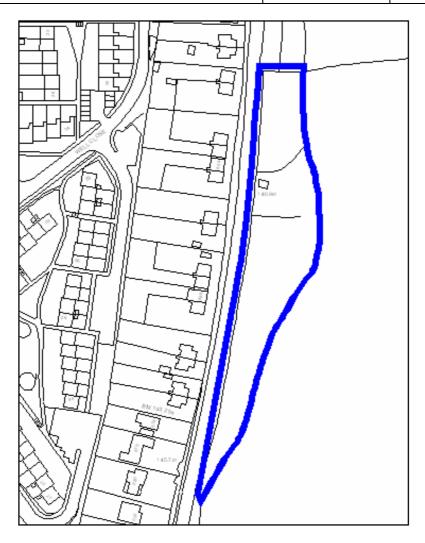
Site Address:	Site Ref:	Survey Date:
Land at Astwood Lane, Astwood Bank	RB08	Not surveyed



Ownership Details:	Site Area: 11.55 ha		
Mr Cockburn	Grid Ref: SP0344 6236		
Current Land Use:			
Agriculture			
Surrounding Land Uses:			
Rural			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Landowner			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:   Detailed	ails:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	<b>√</b>
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
T	
Land at risk of Flooding	D
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be	
demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Land to the east of Evesham Road	RB10	Not surveyed



Ownership Details:	Site Area: 0.55 ha		
Mr Porter & Mr Matthews	Grid Ref: SP0430 6412		
Current Land Use:			
Green Belt			
Surrounding Land Uses:			
Residential and Green Belt			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Landowner			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:   Detailed Planning Permission:	tails:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

Ctore A	
Stage A Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Botano
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>√</b>
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Area of woodland, part of SWS
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Land south of The Slough and east of	RB11	29.8.2008
Evesham Road		



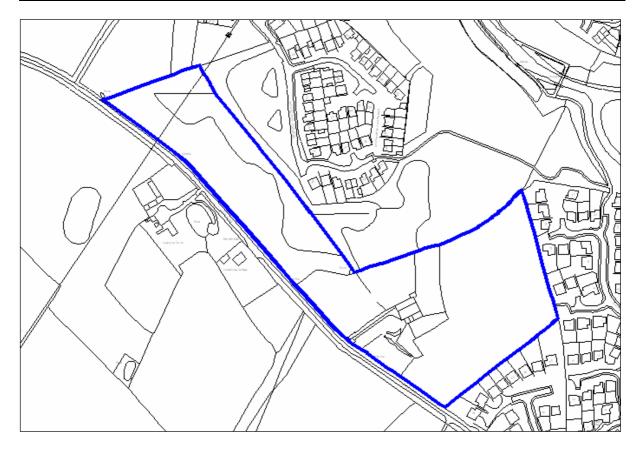




Ownership Details:	Site Area: 1.85 ha	
Mr Porter & Mr Matthews	Grid Ref: SP0437 6429	
Current Land Use:		
Green Belt		
Surrounding Land Uses:		
Residential and Green Belt		
Character of Surrounding Area:		
Busy/ noisy traffic island junction and older char	acter residential areas	
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)	
New Source: (e.g. landowner, developer etc) Landowner	er	
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	nils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
In the midst of one of Redditch's busiest traffic islands (Crabbs Cross junction), this is a haven for wildlife (buzzards and other species spotted during site visit). Topography gently undulates with heavily wooded area along Evesham Road. This site is almost 2 ha in size and accessibility would be a major issue into and out of this site.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Dotalio
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	✓
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	√
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Land north of Love Lyne	RB12	Not surveyed



Ownership Details:	Site Area: 3.96 ha		
Mr Porter, Mr Matthews & Mr Styler	<b>Grid Ref</b> : SP0293 6436		
Current Land Use:			
Open Space			
Surrounding Land Uses:			
Residential and rural			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Landowner			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	ils:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes: Site falls within Callow Hill Ridge area			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
	Details
Yes: Site will be discounted  No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>,</b>
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	<b>√</b>
Land at rick of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	V
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Land off Dagnell End Road	RB13	8.9.2008



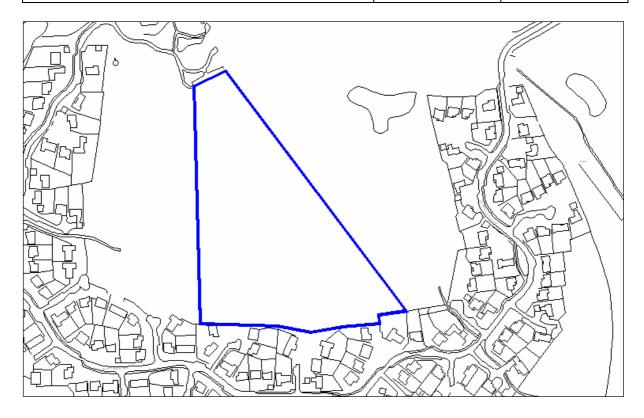




Ownership Details:	Site Area: 2.39 ha	
RSM Leisure Ltd	Grid Ref: SP0431 6935	
Current Land Use:		
Open Space – Arrow Valley Park		
Surrounding Land Uses:		
Parkland, pub/restaurant & motel, ribbon housing	g development	
Character of Surrounding Area:		
Edge of town settlement with semi-rural feel		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc) Landowner		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Residential development is inappropriate within AVP in this location. No residential development exists within the Park in this location for future development to be considered as a natural extension to existing development		

Stage A			
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details		
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough			
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	<b>✓</b>		
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted			
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)			
Biodiversity, Geodiversity & Heritage			
Is a scheduled Ancient Monument located on the site?	Details		
Yes: Site will be discounted			
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>		
No: No significant adverse impact on biodiversity			
Yes:			
Opportunity to enhance/no significant adverse impact			
Significant adverse impact (mitigation to be explored)			
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Development would compromise integrity of AVP. Good hedgerows all around large meadow. Some mature oaks along western boundary. Good biodiversity in scrub habitat		
Land at risk of Flooding			
Is the site in an area of known flooding risk?	Details		
No: Little/no risk of flooding			
Yes:			
Zone 1 – Little or no risk			
Zone 2 – Low to medium risk (mitigation to be explored)			
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	<b>√</b>		

Site Address:	Site Ref:	Survey Date:
Driving Range, Hither Green Lane	RB14	8.9.2008



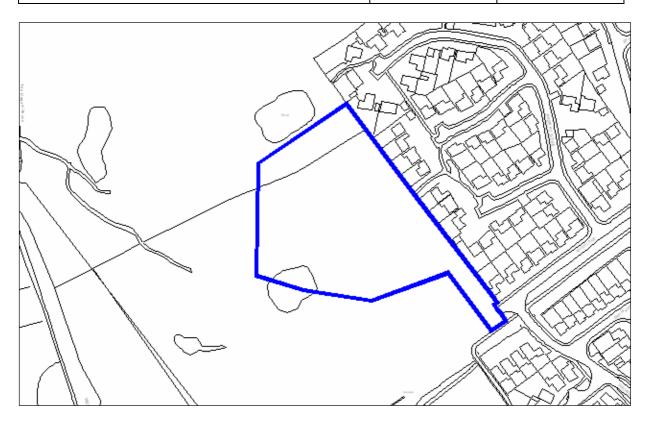




Ownership Details:	Site Area: 3.36ha		
RSM Leisure Ltd	Grid Ref: SP0480 6922		
Current Land Use:			
Open Space – driving range			
Surrounding Land Uses:			
Golf course, leisure facilities and private golf cou	ırse		
Character of Surrounding Area:			
1980's houses wrapping around private golf cou	rse		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	nission site, other)		
New Source: (e.g. landowner, developer etc) Landowner	er en		
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	ils:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Land within AVP. Existing residential development wraps around golf course facilities, development here would intrude into the boundary formed by the housing to the golf course. Driving range open to public use as well as club members. Inappropriate intrusion into existing park land in a long established development.			
Site struggles with drainage.			

Stage A Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	$\checkmark$
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be	
demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Land off Rush Lane	RB15	3.9.2008



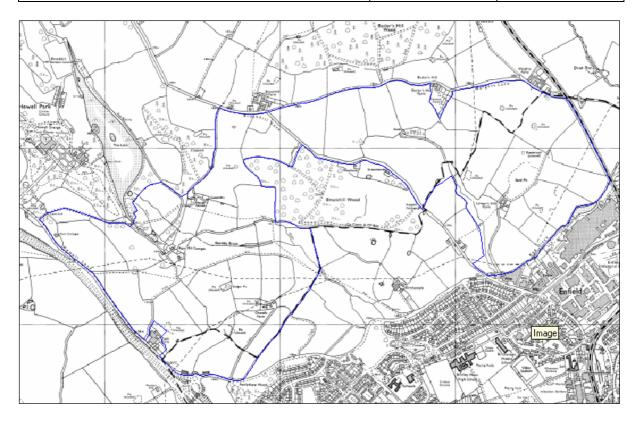




Ownership Details:	Site Area: 0.53 ha	
RSM Leisure Ltd	Grid Ref: SP0549 6895	
Current Land Use:		
Open Space - AVP		
Surrounding Land Uses:		
Residential and park land		
Character of Surrounding Area:		
Edge of residential estate and within managed p	park land	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc) Landowner		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Site approached via private 3 & 4 bed dwellings. Development of this site would intrude into park land beyond the natural boundary formed by the existing residential development.		

Stage A			
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details		
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough			
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓		
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted			
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)			
Diadivaraity Candivaraity & Haritage			
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site? Yes: Site will be discounted	Details		
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>		
No: No significant adverse impact on biodiversity			
Yes:			
Opportunity to enhance/no significant adverse impact			
Significant adverse impact (mitigation to be explored)			
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Rough wet grassland area adjacent to river and pond. Excellent habitat for amphibians, newts and snakes.		
Lond at viels of Flooding			
Land at risk of Flooding  Is the site in an area of known flooding risk?	Details		
No: Little/no risk of flooding	V		
Yes:			
Zone 1 – Little or no risk			
Zone 2 – Low to medium risk (mitigation to be explored)			
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced			

Site Address:	Site Ref:	Survey Date:
Brockhill Expansion Site, Redditch	RB16, 17, 18 &	Sept 2008
	40	-



Ownership Details:	Site Area: 230 Ha	
c/o RPS Group	<b>Grid Ref:</b> SP0236 6908	
Current Land Use:		
Agricultural commercial		
Surrounding Land Uses:		
Agricultural / residential / employment		
Character of Surrounding Area:		
M The site is located to the northwest of Redditch and extends from the railway line in the east to the Bromsgrove Highway in the west. The extensive site encompasses woodland and agricultural land designated predominantly as green belt with half the site classified as a landscape protection area.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc) Developer		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Deta	ils: It is not believed that the site has any detailed residential planning history.	
Outline Planning Permission:		
Previous Local Plan Allocation:	Green Belt /LPA	
Additional Information/site notes:		

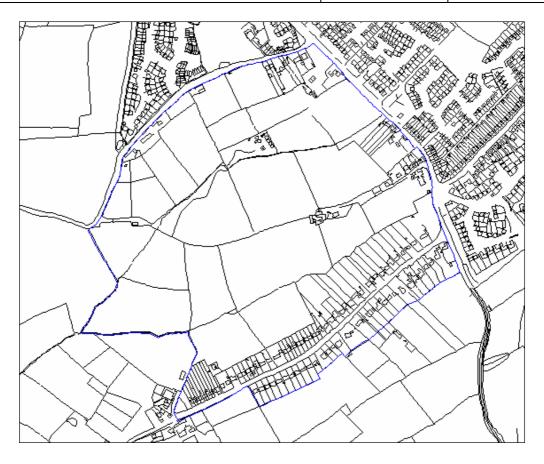
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	This site was considered in the WYG Phase 2 Growth Option Study
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	2 5165
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	Likely Biodiversity issues through woodland and other natural habitat. Ecology Report and further investigations into mitigation of impact.
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at viols of Floodings	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Dotails
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Partial Flood zone issues within the site.

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	<b>√</b>
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	$\checkmark$
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities:  Less than 800m	T
	,
Between 800m and 1600m  Over 1600m	<b>√</b>
Over 1000iii	<u> </u>
Constraints to Delivery	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	√ (Presumed)
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	✓
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	<b>√</b>
Open Space & Recreation	D
Would the site result in the loss of these facilities?	Details
110	✓
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	$\checkmark$
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructura Canacity	
Infrastructure Capacity  Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	<b>√</b>
Infrastructure constraints that would require investment to	Potential sewage issues
overcome but can probably be addressed by developer	may require a pumping
contributions	station or STW.
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	
grants Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	√
Access to unadopted road/track	
No access	

Compatibility with adjoining uses	1
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	,
No compatibility issues	<b>√</b>
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Ctore C	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	<b>√</b>
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
Therefore available within <b>0 - 5 years</b>	
ADR	
Therefore available within 5 - 10 years	
Green Belt	$\checkmark$
Therefore available beyond 10 years	,
Ashiovahility	
Achievability	D . "
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	<b>√</b>
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	
10years +	<b>√</b>
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Site Address:	Site Ref:	Survey Date:
Webheath ADR, Redditch	RB19	Sept 2008



Ownership Details:	Site Area: 28 ha		
Taylor Wimpey / David Wilson	<b>Grid Ref:</b> SP03376537		
Current Land Use:			
Agricultural			
Surrounding Land Uses:			
Agricultural / Residential			
Character of Surrounding Area:			
The Webheath ADR is located on the edge of Redditch and is currently in agricultural use. The site is characterised by its undulating rural environment with mature trees and hedgerows situated throughout the site. Residential property is situated to the north, east and southern boundaries.			
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)		
New Source: (e.g. landowner, developer etc) Developer			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Det	ails: It is not believed that the site has any detailed residential planning history.		
Outline Planning Permission:			
Previous Local Plan Allocation:	ADR		
Additional Information/site notes:			
This site was considered by the WYG Growth Study but was considered sequentially less preferable than other locations due to its location in relation to services and the town centre and the impact on the relative environment surrounding the site.			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	Location assessed as part of the WYG Growth Options Study
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	2 (10)
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	Phase 1 Habitat Survey completed by site owner
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at rick of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	V
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	

Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced

Ctorro D	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	Deteile
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site	Details
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Opportunity to ermance/no adverse impact	<b>V</b>
Adverse impact/impact but could be mitigated	
Thavered impact but doubt be miligated	
Significant adverse impact that cannot be mitigated	
organical adverses impact and commercial imageness	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	$\checkmark$
	<u> </u>
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:  Less than 1.5km	
Less than Lokin	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
0 4000	
Over 1600m	$\checkmark$
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	$\checkmark$
Constraints to Delivery	
Level of Contamination on Site:	
None	
	<b>Y</b>
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	

A di Di ci i o di ci i	
Are there any Physical Constraints on site?	
NO	
Yes, but can be overcome	✓ Biodiversity
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	<b>√</b>
Is there a Public Right of Way on the site?	
No	$\checkmark$
Yes	
Open Space & Recreation	Data!!a
Would the site result in the loss of these facilities?	Details
NO .	
Yes, but indication of replacement provision possible on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	✓ Allotments
Employment Land	
Employment Land Would development of the site result in the loss of	Details
employment land?	Details
No	<b>√</b>
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	<b>√</b>
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	<b>✓</b>
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	$\checkmark$
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
Therefore available within 0 - 5 years	
ADR	$\checkmark$
Therefore available within 5 - 10 years	•
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	<b>√</b>
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	
5-10 years	<b>√</b>
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

#### HOUSING SITE ANALYSIS FORM

#### **Site Address:**

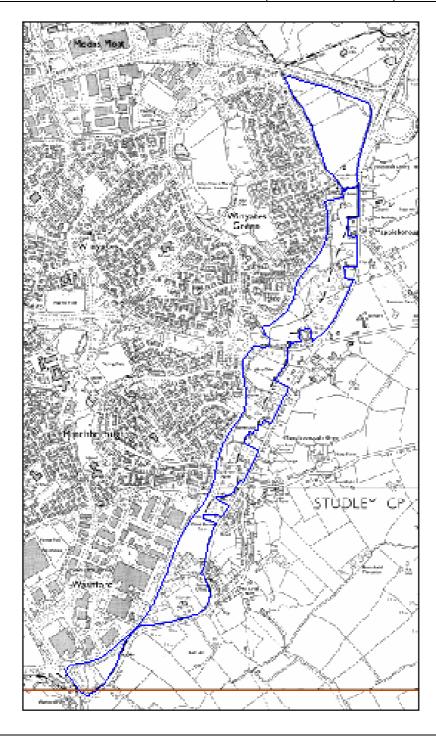
A435 ADR land parcels Redditch, additional land within Warwickshire adjacent A435 ADR and Winyates Green Triangle

#### Site Ref:

RB20, RB21, RB25, RB26, RB27, RB28 & RB39

#### **Survey Date:**

Sept 2008



Ownership Details:	Site Area: 48 ha	
English Partnerships	<b>Grid Ref:</b> SP0811 6655	
Current Land Use:		
Agricultural / Forestry / Open Space		
Surrounding Land Uses:		
Agricultural / Residential		
Character of Surrounding Area: These parcels of land form the A435 ADR and Winyates Green Triangle. The sites form a green boundary to Redditch with significant tree planting and woodland areas screening the town from the main A435. The site forms a green barrier between Mappleborough Green and the main Redditch conurbation.  The Winyates Triangle site is bounded to the north and east by the main A435 and dual carriageway to Redditch centre. The site slopes from the north east corner down to the southwest and can be characterised as agricultural land with few		
mature trees or hedgerows.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om New Source: (e.g. landowner, developer etc) Developer		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Deta	ils: It is not believed that the site has any detailed residential planning history.	
Outline Planning Permission:		
Previous Local Plan Allocation:	ADR	
Additional Information/site notes: This site was considered by the WYG Growth Study but was considered sequentially less preferable than other locations due to its strategic value as a green buffer to the western edge of Redditch and to avoid coalescence of Mappleborough Green with Redditch.  Winyates Green Triangle was considered by the WYG Growth Study but was considered sequentially less preferable than other locations for residential development. The good highways access and strategic location to the motorway and trunk road network make this a good candidate for employment use.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	<b>✓</b>
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	Location assessed as part of the WYG Growth Options Study

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>√</b>
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Substantial green areas including allotments and mature woodlands cover much of the site would be lost if development was allowed.

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	
Yes:	
Zone 1 – Little or no risk	Partial risk at southern tip of ADR
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

# Stage B

Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	./
opportunity to official boffic devoted impact	V
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
eigimiodite davoroo impaot triat odimot oo mitigatod	
0 ( ) 177	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
, , ,	V
Between 400m and 800m (walking distance)	
Detween 400m and 000m (waiking distance)	
Over 000 co (verticina distance) en ineffective comise	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	./
	V
Between 1.5km and 3km	
Detween 1.5km and 5km	
Over 3km	
Over skill	
AACHE STATE OF STATE	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	$\checkmark$
_	·
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	$\checkmark$
	<u> </u>
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
None	✓
Operation that and the state of	
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
, v	
Are there any Physical Constraints on site?	
Are there any Physical Constraints on site?	

No	
Yes, but can be overcome	√ Biodiversity
Yes and cannot be overcome	
Are there TPOs on site?	,
No	
A single TPO	
Group TPO	$\checkmark$
Is there a Public Right of Way on the site?	
No	✓
Yes	
Open Space & Recreation	T =
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	Allotments
	Allotthents
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Details
No	<b>√</b>
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	<b>√</b>
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	Dat-9-
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	<b>√</b>
Access to unadopted road/track	
No access	

Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	$\checkmark$
Insignificant or moderate compatibility issues	√ Highways Noise
	Issues (WGT)
Residential development considered incompatible (discount site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	$\checkmark$
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within <b>0 - 5 years</b>	
ADR	<b>√</b>
Therefore available within 5 - 10 years	•
Green Belt	·
Therefore available beyond 10 years	

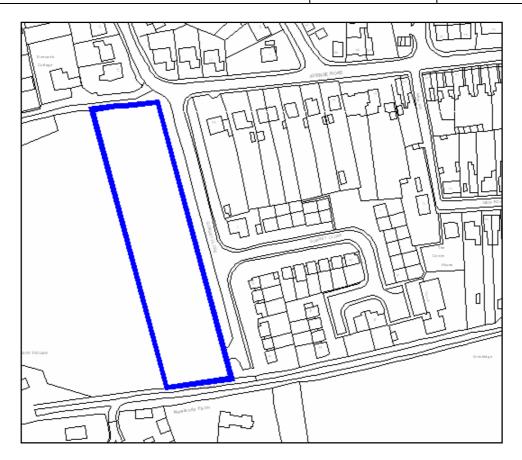
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	$\checkmark$
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	
5-10 years	<b>√</b>
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

#### HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land off Gorsey Close, Astwood BankRB2218.9.2008



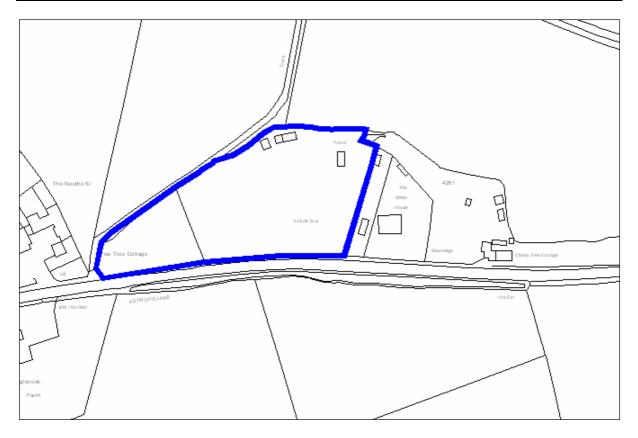




Ownership Details:	Site Area: 0.59 ha	
R Simmonds	Grid Ref: SP0412 6192	
Current Land Use:		
Agricultural		
Surrounding Land Uses:		
Residential and Green Belt		
Character of Surrounding Area:		
Older, more affluent part of Redditch. Astwood E settlement	Bank is a sustainable rural	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc) Landowner	er	
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Green Belt – refer to Green Belt Study.		
Site is adjacent to the village settlement within Redditch's Green Belt. The northern half of the site has unrestricted views from a prominent ridgeline over lower lying Worcestershire countryside. Views into the site would be compromised by development. Southern half of site is screened from open views by a mature tree line.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Dotano
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	✓
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	√ ·
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

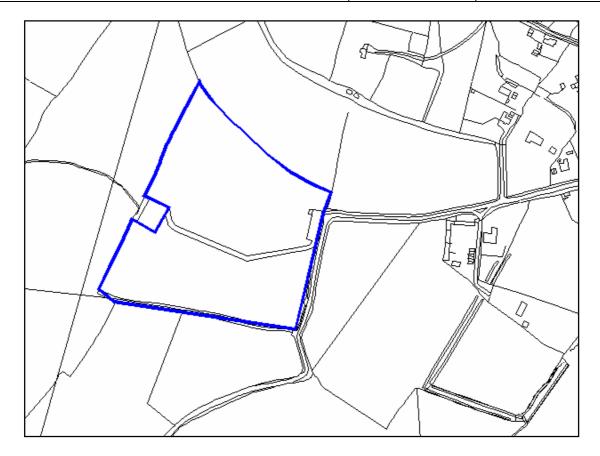
Site Address:	Site Ref:	Survey Date:
The White House, Astwood Lane, Astwood Bank	RB24	Not surveyed



Ownership Details:	Site Area: 0.65 ha		
K Wilson	Grid Ref: SP0333 6261		
Current Land Use:			
Unused			
Surrounding Land Uses:			
Green Belt			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Landowner			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:   Detailed	ails:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	<b>√</b>
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at rick of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Details
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

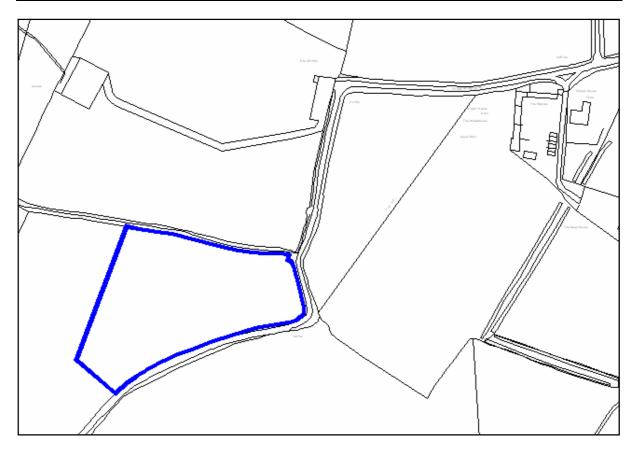
Site Address:	Site Ref:	Survey Date:
Blaze Lane, Hunt End	RB29	Not surveyed



Ownership Details:	Site Area: 3.71 ha		
Mr Newbould, Mrs Saunders, Mrs Powell, Miss Newbould	Grid Ref: SP0268 6384		
Current Land Use:			
Unused			
Surrounding Land Uses:			
Green Belt			
Character of Surrounding Area:			
Rural			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Landowner			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:   Deta	nils:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	<b>√</b>
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	<b>.</b>
Is the site in an area of known flooding risk?  No: Little/no risk of flooding	Details
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Blaze Lane, Hunt End	RB30	Not surveyed



Ownership Details:	Site Area: 1.17 ha		
Mr Newbould, Mrs Saunders, Mrs Powell, Miss Newbould	<b>Grid Ref:</b> SP0267 6370		
Current Land Use:			
Unused			
Surrounding Land Uses:			
Green Belt			
Character of Surrounding Area:			
Rural			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Landowner			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:   Deta	ails:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	<b>√</b>
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
. , ,	
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
[	
Land at risk of Flooding	<b>.</b>
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

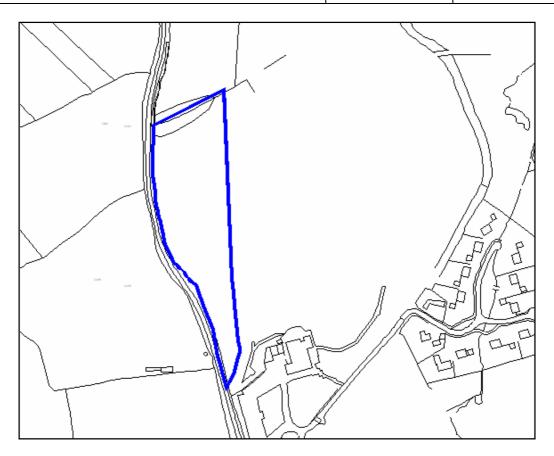
Site Address:	Site Ref:	Survey Date:
Blaze Lane, Hunt End	RB31	Not surveyed



Ownership Details:	Site Area: 6.31 ha		
Mr Newbould, Mrs Saunders, Mrs Powell, Miss Newbould	<b>Grid Ref</b> : SP0248 6356		
Current Land Use:			
Unused			
Surrounding Land Uses:			
Green Belt			
Character of Surrounding Area:			
Rural			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Landowner			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:   Deta	ils:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	<b>√</b>
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	<b>.</b>
Is the site in an area of known flooding risk?  No: Little/no risk of flooding	Details
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Redditch Golf Club, Green Lane, Callow Hill	RB34	3.9.2008





Ownership Details:	Site Area: 1.49 ha		
Golf Club & English Partnerships	<b>Grid Ref:</b> SP0208 6572		
Current Land Use:			
Recreation			
Surrounding Land Uses:			
Golf course and Green Belt – rural feel to surrou	ınding area		
Character of Surrounding Area:			
Mix of 1960's & 1990's housing. Part of site bor	ders school playing field.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)		
New Source: (e.g. landowner, developer etc) Landowner			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Practice strip – rising land. Views into and out of	Green Belt opposite.		
This area of open space softens the transition from built up urban area to Green Belt and development in this location is considered inappropriate. With respect to access issues, additional traffic in the vicinity could not be accommodated by Green Lane or its junction with Crumpfields Lane. Upgrading the lane would destroy the rural character of the area.			

Stage A	
Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadiversity Condiversity 9 Heritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Good hedgerow along western boundary and area of woodland at northern end which should be protected from development
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>√</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	

Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	<b>√</b>
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	<b>√</b>
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
	<b>V</b>
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	<b>√</b>
Constraints to Delivery	
Level of Contamination on Site:	
None	
	<b>V</b>
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
res, but can be overcome	<b>✓</b>
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ NT TPO 33
Is there a Public Right of Way on the site?	1
No	<b>✓</b>
Vec	,
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	2 3 3 3 1 1
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	<b>V</b>
Development	
Yes. No possibility of replacement provision	
Tee. The pecclianity of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	$\checkmark$
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infractructure Conscitu	
Infrastructure Capacity Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government grants	
Highway Access	<u> </u>
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	

Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

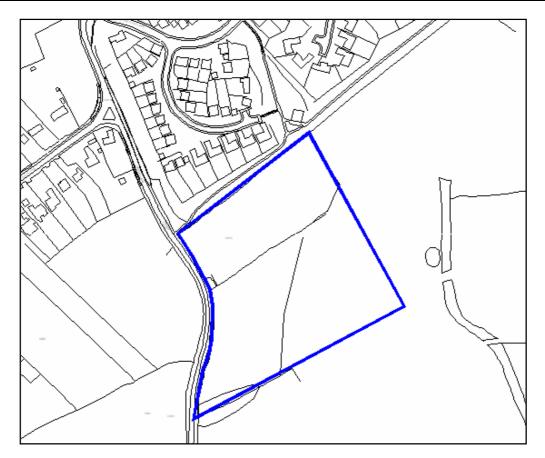
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Site Address:	Site Ref:	Survey Date:
Redditch Golf Club, Green Lane, Callow Hill	RB35	3.9.2008







Ownership Details:	Site Area: 3.36 ha		
Golf Club & English Partnerships	Grid Ref: SP02012 6595		
Current Land Use:			
Recreation			
Surrounding Land Uses:			
Golf course and Green Belt – rural feel to surrou accessed away from this site.	unding area as nearby housing is		
Character of Surrounding Area:			
Mix of 1960's & 1990's housing. Part of site bor	ders school playing field.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Landowner			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:   Deta	ails:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

Green Lane. Upgrading lane would destroy rural character of the area.

Third of site fairly flat but wet paddock, remainder is steeply sloping. Views into and out of site over Green Belt. Access is a major constraint off Green Lane. As an area of open space, it softens the transition from built up urban area to Green belt and development in this location is considered inappropriate. With respect to access issues, any additional traffic in this vicinity cannot be accommodated by

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	2 ottaile
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>√</b>
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Important hedgerows around the field boundaries also, water-filled pond and woodland area to the southwest tip need safeguarding
Land at viets of Floodings	
Land at risk of Flooding  Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	V
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	<b>√</b>
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	✓
Access to complete and facilities	
Access to services and facilities	
Walking distance to nearest first school:  Less than 1.5km	
	<b>V</b>
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:  Less than 800m	
Less than ooth	
Between 800m and 1600m	
Over 1600m	<b>√</b>
Constraints to Delivery	
Level of Contamination on Site:	
None	
	<b>V</b>
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?	
No	
Voc. but can be aversome	
Yes, but can be overcome Yes and cannot be overcome	
Tes and cannot be overcome	✓ Steep
Are there TPOs on site?	
No	
A single TPO	
Group TPO	/ NT TD0 05
	✓ NT TPO 35
Is there a Public Right of Way on the site?	
No	$\checkmark$
Yes	
165	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Voc. but indication of replacement provision possible	
Yes, but indication of replacement provision possible on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Too. He possibility of replacement provided	V
Fundamentland	
Employment Land	Deteile
Would development of the site result in the loss of employment land?	Details
No	
	V
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	Botano
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer	<b>✓</b>
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	T 5.4 "
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	<b>√</b>
	T

Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	<b>√</b>

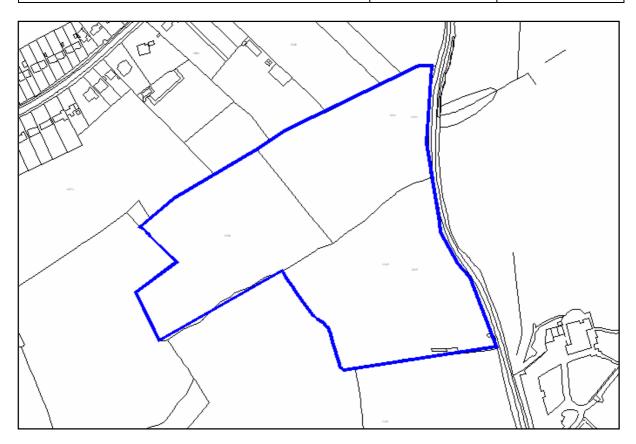
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within <b>0 - 5 years</b>	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Site Address:	Site Ref:	Survey Date:
Redditch Golf Club, Green Lane, Callow Hill	RB36	3.9.2008







Ownership Details:	Site Area: 6.75 ha		
Golf Club & English Partnerships	<b>Grid Ref</b> : SP0192 6570		
Current Land Use:			
Recreation			
Surrounding Land Uses:			
Recreation and residential			
Character of Surrounding Area:			
Ribbon development to north, Green Belt and open space (golf course) – rural feel to site			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Landowner			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	ils:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Green Belt – see Green Belt report for sensitivities. Access issues onto Green Lane.			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	<b>✓</b>
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Good hedgerow habitats surround the site including mature trees. One huge veteran oak tree on southern boundary. Shallow pond at south-east end of site.
Land at rick of Flooding	
Land at risk of Flooding  Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	·
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

O	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	✓ Within SW Green Belt and considered unsuitable for
	development
Sustainability:	
Access to Public Transport	T
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	✓
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	<b>√</b>
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	✓
Constraints to Delivery	
Level of Contamination on Site:	
None	$\checkmark$
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically	
mitigated	

Are there any Physical Constraints on site?	
No	$\checkmark$
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ B of R TPO 74
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	$\checkmark$
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Tes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	_ 5.55
No	✓
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infractructure Consoity	
Infrastructure Capacity Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	/
I illiastructure constraints that would require investment to	V
overcome but can probably be addressed by developer	V
·	V
overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic	<b>V</b>
overcome but can probably be addressed by developer contributions	<b>V</b>
overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	V
overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access	<b>V</b>
overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?	Details
overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road	Details
overcome but can probably be addressed by developer contributions  Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants  Highway Access  Can the site be accessed by vehicle from the highway?	Details

Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	
· ·	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	$\checkmark$
site for residential)	•
·	<b>√</b>

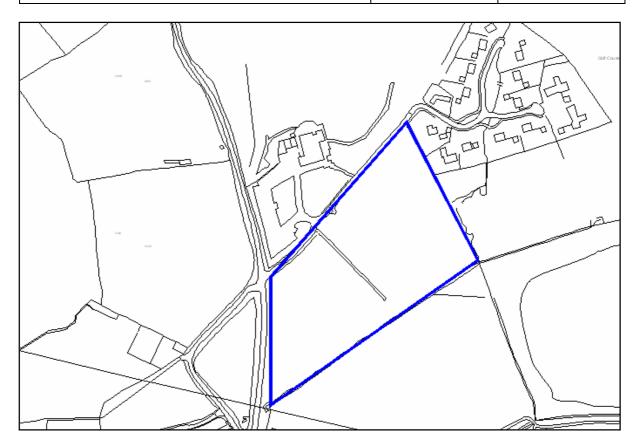
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within <b>0 - 5 years</b>	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Site Address:	Site Ref:	Survey Date:
Redditch Golf Club, Green Lane, Callow Hill	RB37	3.9.2008







Ownership Details:	Site Area: 3.22 ha		
Golf Club & English Partnerships	<b>Grid Ref:</b> SP0224 6546		
Current Land Use:			
Recreation			
Surrounding Land Uses:			
Residential and open space			
Character of Surrounding Area:			
Practice area surrounded by open space and Grexecutive homes accessed from golf course	reen Belt. Some low density		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Landowner	91		
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	ils:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
This area of open space softens the transition from built up area to Green belt and development in this location is considered inappropriate. With respect to access issues, any additional traffic in this vicinity cannot be accommodated by Green Lane or its junction with Crumpfields Lane. Upgrading lane would destroy its rural character.			

Otana A	
Stage A	Dataila
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadiranata Candiranata 9 Havitana	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Good hedgerow along western and southern boundaries.
Land at rick of Elandina	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	V
Yes:	
Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
•	Details
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site	Details
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Opportunity to crimanice/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	✓ Transitional land from
	urban area to Green Belt
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	./
, , ,	V
[a	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	<b>√</b>
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	$\checkmark$
Between 800m and 1600m	
Over 1600m	<b>√</b>
Walking distance to nearest health facilities:	
Less than 800m	
2000 than coom	
Between 800m and 1600m	
Over 1600m	<b>√</b>
L	
Constraints to Delivery	
Level of Contamination on Site:	
None	/
	<b>Y</b>
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically	
mitigated	

Are there any Physical Constraints on site?	
No	<b>√</b>
Voc. but can be aversame	•
Yes, but can be overcome Yes and cannot be overcome	
Are there TPOs on site?	<u> </u>
No	
A single TPO	
Group TPO	✓ NT TPO 33
Is there a Public Right of Way on the site?	<u> </u>
No	
Yes	
Open Space & Recreation	B
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	<b>√</b>
	,
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Botano
No	<b>√</b>
	<b>,</b>
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	<b>Y</b>
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	Details
Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road	Details
Direct descess to main/adopted road	
Access to unadopted road/track	
No access	

Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	<b>√</b>

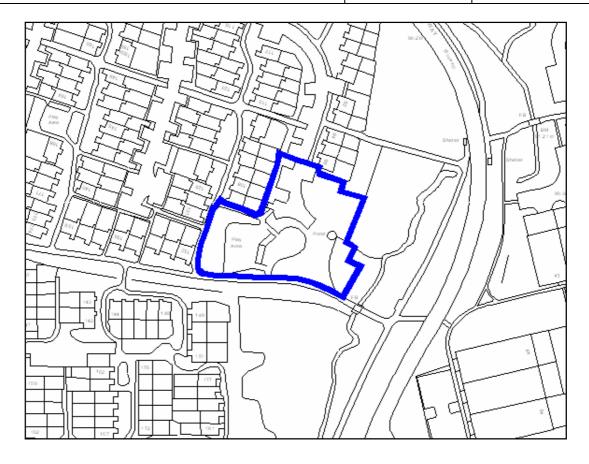
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

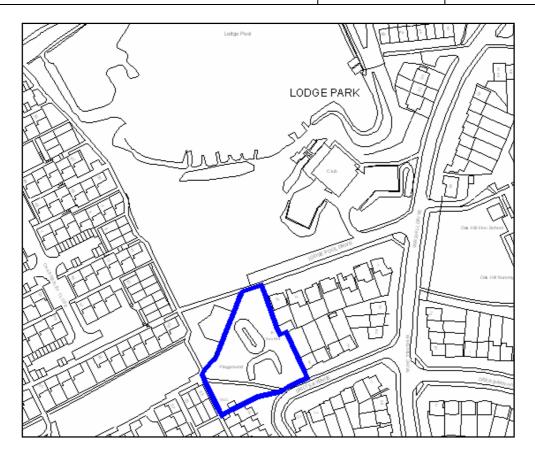
Site Address:	Site Ref:	Survey Date:
Land at Loxley Close, Church Hill	L4L03	Not surveyed



Ownership Details:	Site Area: 0.31 ha	
Redditch Borough Council	Grid Ref: SP0697 6848	
Current Land Use:		
Unused		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Former New Town estate		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc) Assets disposal		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Dotailo
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>√</b>
No: No significant adverse impact on biodiversity	<b>√</b>
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	2 0.00
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	$\overline{\hspace{1cm}}$

Site Address:	Site Ref:	Survey Date:
Land at Skilts Avenue, Lodge Park	L4L04	8.9.2008







Ownership Details:	Site Area: 0.29 ha	
Redditch Borough Council	<b>Grid Ref</b> : SP0489 6639	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Residential, School Field		
Character of Surrounding Area:		
Lodge Pool, 1960's private 3 bed semis and high	n density ex corporation dwellings	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc) Assets dis	sposal	
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Site dropped (17-2-09) Failed to gain planning consent at Committee – required for open space use.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Riadivarsity Goodiyarsity & Haritago	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>√</b>
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	✓ Mature oaks on site
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>√</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	Details
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	$\checkmark$
7,11	•
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	2 otalio
(manining anomalies)	V
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:  Less than 1.5km	
Less than 1.5km	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Detween occin and recent	V
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land	+
remediation	
High level of contamination that cannot be realistically	
mitigated	

Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	✓ Bunding and pit
Yes and cannot be overcome	
Are there TPOs on site?	
No	<b>✓</b>
A cingle TDO	•
A single TPO Group TPO	
Is there a Public Right of Way on the site?	
No	
	•
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Dotano
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	
Tes. No possibility of replacement provision	<b>✓</b>
Employment Land	D
Would development of the site result in the loss of employment land?	Details
No	
	v
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	
Grants Highway Access	
Highway Access  Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Dotails
·	<b>V</b>
Access to unadopted road/track	
No access	

Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	$\checkmark$
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

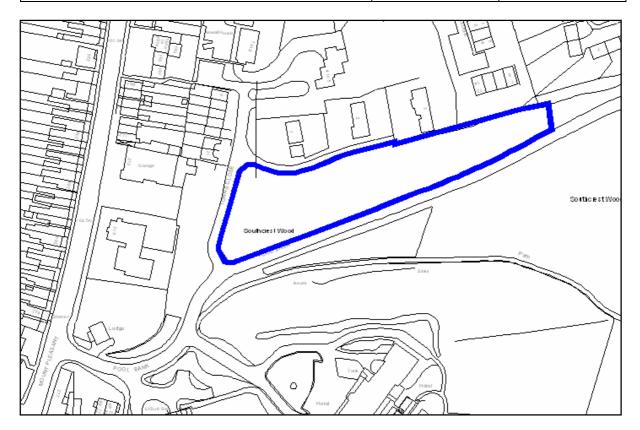
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	$\checkmark$
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within <b>0 - 5 years</b>	$\checkmark$
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	✓

Appropriate timeframe for development?	Details
0-5 years	
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Site Address:	Site Ref:	Survey Date:
Land at Torrs Close	UCS 1.9	8.9.2008

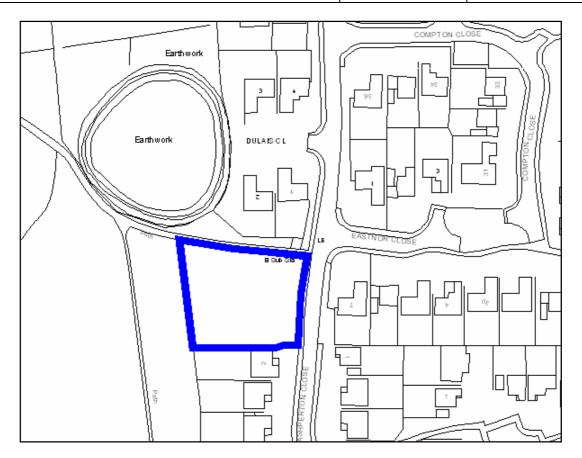




Ownership Details:	Site Area: 0.51 ha	
	Grid Ref: SP0399 6657	
Current Land Use:		
Heavily wooded highway verge		
Surrounding Land Uses:		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	nils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadicandia Ocadicandia O Haritana	
Biodiversity, Geodiversity & Heritage	Detaile
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted  No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Good area of mature woodland, high biodiversity value
Land at viets of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Details
Yes:	<b>Y</b>
Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Land at Ashperton Close	1.11	18.9.2008





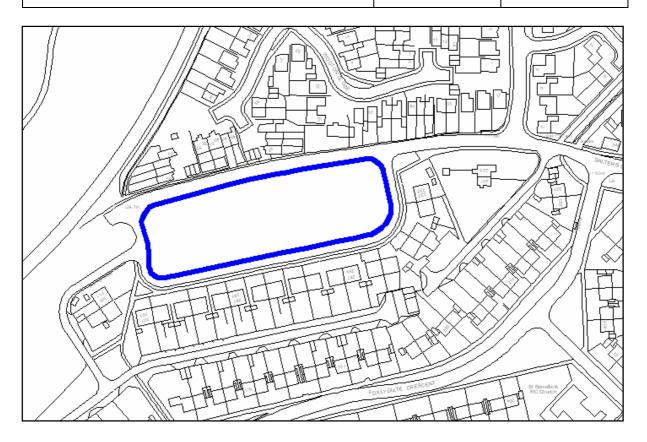


Ownership Details:	Site Area: 0.17 ha	
	<b>Grid Ref</b> : SP0424 6641	
Current Land Use:		
Open Space – gateway to SWS of Southcrest W	/ood	
Surrounding Land Uses:		
Residential and open space		
Character of Surrounding Area:		
Private 3 and 4 bed detached properties. Peace	ful setting with access to woodland	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Ideally, site would preferably act as a gateway to Southcrest Wood. Site would suit development but to be inkeeping with the surrounding area, it is considered that less than 5 dwellings only would be suitable. Therefore, site is excluded as below site yield threshold. Mitigation would need to be investigated regarding the affects on SWS.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Entrance way into Southcrest Woods – SWS and LNR
Land at risk of Flooding	T
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>√</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

#### HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land at western end of Salters LaneUCS 1.168.9.2008



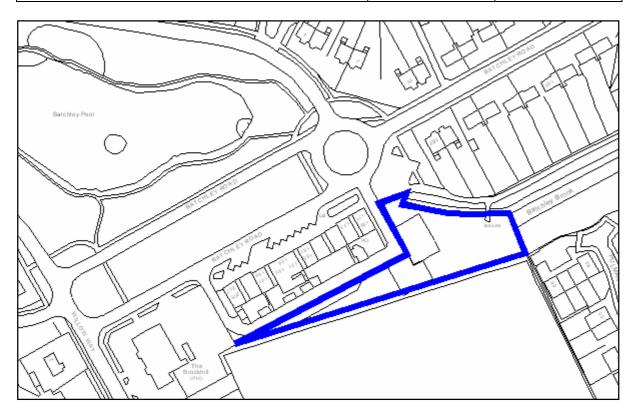




Ownership Details:	Site Area: 0.57 ha	
	Grid Ref: SP0208 6778	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:  1950's/ 60s Council housing. No through road due to realignment of road for Brockhill development opposite		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	nission site other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	nils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Housing forms a crescent around this piece of open space which is heavily planted with mature oaks. This open space has long been associated with the setting of the adjacent residential development and once formed one of the older routes into Redditch and is distinctive to the local area.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
D: "	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Area of well spaced mature trees – linked to Foxlydiate Wood (LNR and SWS)
Land at risk of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>√</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

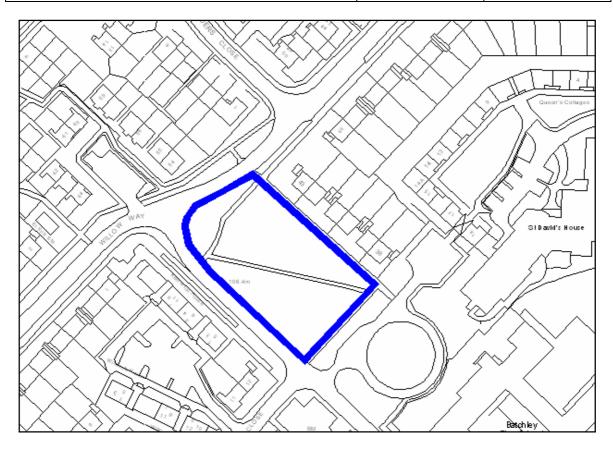
Site Address:	Site Ref:	Survey Date:
Rear of Batchley Road shops	UCS 1.20	Not surveyed



Ownership Details:	Site Area: 0.21 ha	
	Grid Ref: SP0290 6780	
Current Land Use:		
Unused		
Surrounding Land Uses:		
Residential and recreational		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Deta	nils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	Data!!a
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>V</b>
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	✓
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully introduced	
Introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be	$\checkmark$
demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Corner of Cherry Tree Walk and Foxlydiate Crescent	UCS 1.44	8.9.2008

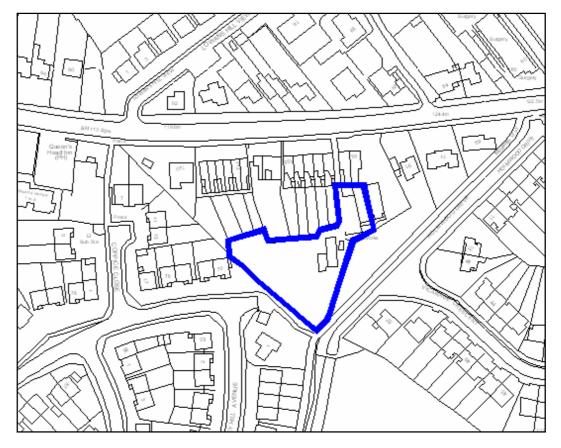




Ownership Details:	Site Area: 0.29 ha	
	Grid Ref: SP0255 6771	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
1960s Council estate		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Area of flat open land in an area with very little amenity open space.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site	
	✓
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	2 large mature cherry trees need safeguarding
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Land rear of Bromsgrove Road – industrial	UCS 1.50	8.9.2008
buildings		







Ownership Details:	Site Area: 0.21 ha	
	Grid Ref: SP0340 6739	
Current Land Use:		
Employment and over grown areas		
Surrounding Land Uses:		
Residential and employment		
Character of Surrounding Area:		
Accessed between traditional turn of the century 'villas'. Well screened by mature oaks		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	nission site, other)	
ucs		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Opportunity to renovate older industrial units in much the same way as Grange Works. Narrow access is currently used for cars associated with the works.		
Highways suggest that possibly 4 dwellings could be served off what would be classed as a private driveway. Therefore this site falls below the dwelling yield threshold.		

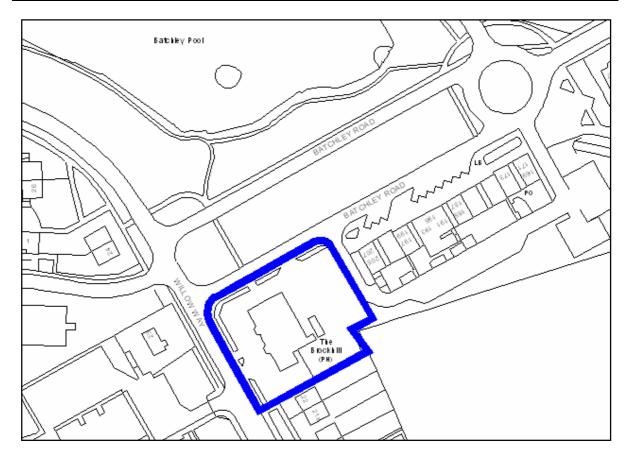
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
	Details
Yes: Site will be discounted  No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not	V
subject to statutory protection?	
, , , , , , , , , , , , , , , , , , , ,	
No: No significant adverse impact on biodiversity	<b>√</b>
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	$\checkmark$
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be	
demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	./ .
	✓ Opportunity to enhance
Adverse impact/impact but could be mitigated	
That or oo impact and oodia so miligated	
Significant adverse impact that cannot be mitigated	
eigrimoarit davoroo impaot anat oarmot oo miligatod	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	/
3	V
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
,	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	$\checkmark$
Between 1.5km and 3km	
Over 3km	
AM-III and the control of the contro	
Walking distance to nearest local retail facilities:	
Less than 800m	$\checkmark$
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	$\checkmark$
Detuges 200m and 1000m	· ·
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Contemination that age has a consumed the south found	
Contamination that can be overcome through land	✓ Unsure – as in
remediation	employment use, would
	need investigation
High level of contamination that cannot be realistically	11300 IIIVoonganoii
mitigated	

Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
Yes and cannot be overcome	√ Narrow access between
	Namow access between
Are there TDOs on site?	existing dwellings
Are there TPOs on site?	
NO	<b>✓</b>
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	$\checkmark$
Yes	
165	<u> </u>
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	./
	<b>V</b>
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Γ=	
Employment Land	D-1-11-
Would development of the site result in the loss of	Details
employment land?	
INO	✓ Not zoned purple on
	LP3
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	T = - ::
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	
Sufficient infrastructure in place to serve development	
Sufficient infrastructure in place to serve development	<b>✓</b>
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	Deteile
Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	<b>√</b>
	<b>7</b>

Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Botano
No compatibility issues	<b>√</b>
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	$\checkmark$
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
Therefore available within <b>0 - 5 years</b>	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	Dotailo
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
- representations	0

Site Address:	Site Ref:	Survey Date:
The Brockhill PH	UCS 1.54	8.9.2008



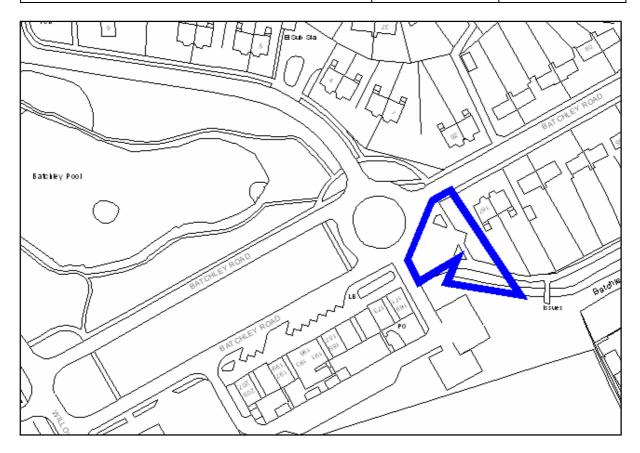




Ownership Details:	Site Area: 0.23 ha	
	<b>Grid Ref</b> : SP0279 6776	
Current Land Use:		
Pub		
Surrounding Land Uses:		
Residential, commercial and recreational		
Character of Surrounding Area:		
Within Batchley District Centre		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Local pub at the heart of the Council estate. Fairly well maintained from the outside – viable business at present time		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
[	
Land at risk of Flooding	Details
Is the site in an area of known flooding risk?  No: Little/no risk of flooding	Details
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	✓
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

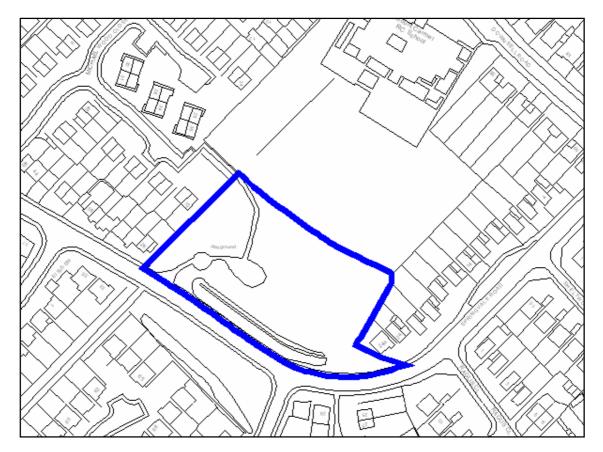
Site Address:	Site Ref:	Survey Date:
Land to the side of Batchley Road shops	UCS 1.55	Not surveyed



Ownership Details:	Site Area: 0.08 ha	
	Grid Ref: SP0290 6783	
Current Land Use:		
Surrounding Land Uses:		
Residential, commercial and recreational		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Stage A	
Stage A Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Piodiversity Coediversity & Heritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Dotallo
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Details
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Land off Springvale Road	UCS 2.15	29.8.2008







Ownership Details:	Site Area: 0.65 ha	
	<b>Grid Ref:</b> SP0199 6655	
Current Land Use:		
Recreation, open space		
Surrounding Land Uses:		
Residential, School		
Character of Surrounding Area:		
Private medium/ lower density housing		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Loss of well used play area. Little play space available in Webheath.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	D-1-11-
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not	✓
subject to statutory protection?	
No: No significant adverse impact on biodiversity	
,	<b>V</b>
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
[	
Land at risk of Flooding	D ( "
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

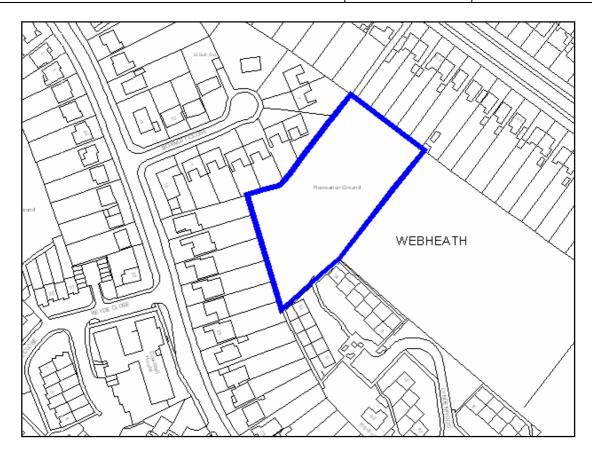
Ctono D	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	D . ::
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	,
Opportunity to enhance/no adverse impact	$\checkmark$
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	B:
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	$\checkmark$
D ( 100	
Between 400m and 800m (walking distance)	
Over 2000 to the Hills of History of the Hills of the control of	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Detween 1.5km and 5km	
Over 3km	
OVCI SKIII	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Detwoon occur and recom	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	$\checkmark$
Over 1600m	
Over 1000III	
Constraints to Delivery	
Level of Contamination on Site:	
None	
NOTIC	<b>✓</b>
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
	•

Are there any Physical Constraints on site?	
No	✓
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ B of R TPO 10
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	✓
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	<b>√</b>
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government grants	
Highway Access	l
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓ ×
Access to unadopted road/track	
No access	

Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	$\checkmark$
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
Therefore available within <b>0 - 5 years</b>	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	
10years +	
Potential Residential Yield	
1 Otombia Nosiacilitai Tiola	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Site Address:	Site Ref:	Survey Date:
Land off Boxnott Close	UCS 2.18	29.8.2008



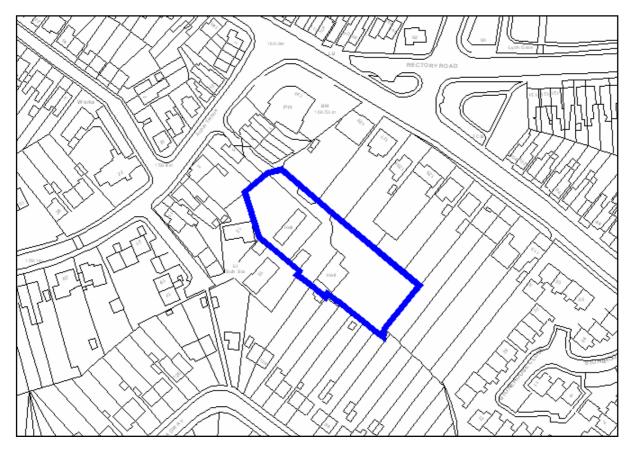


Ownership Details:	Site Area: 0.50 ha	
	<b>Grid Ref:</b> SP0214 6683	
Current Land Use:		
Open Space, recreation		
Surrounding Land Uses:		
Residential, School Field		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	nils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Site land locked by houses. Some elderly persons bungalows and remainder is low density private 3 & 4 bed properties. Also adjacent to school playing field. Access would be a significant issue to this site.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadiransity Osadiransity O Hanksus	
Biodiversity, Geodiversity & Heritage	Details
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not	✓
subject to statutory protection?	
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
Land at rick of Flooding	
Land at risk of Flooding	Dotoilo
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

#### HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Rear of the Archers PH, Feckenham RoadUCS 3.329.8.2008



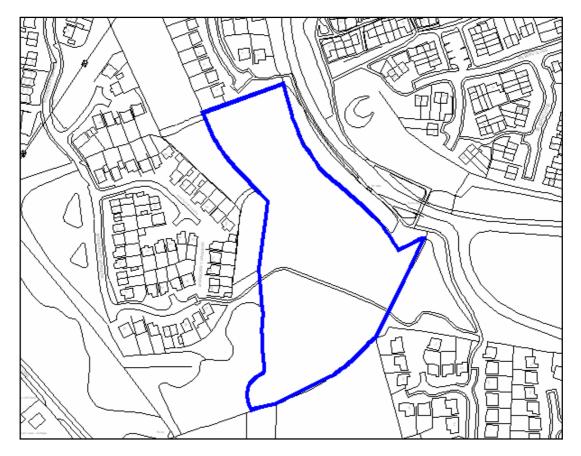




Ownership Details:	Site Area: 0.28 ha	
	Grid Ref: SP0338 6620	
Current Land Use:		
Army and Cadet HQ		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Deta	ails:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
This site was originally part of a larger area which was picked up under the previous UCS. The remainder of the site has been developed. Originally the Cadet HQ was run down and looking tired. Now it is well secured, tarmaced parking area and well maintained.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Deteile
	Details
Yes: Site will be discounted  No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>√</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at rick of Electing	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	V
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Land between Windmill Drive and Love Lyne/	UCS 3.21	29.8.2008
Tippings Hill		





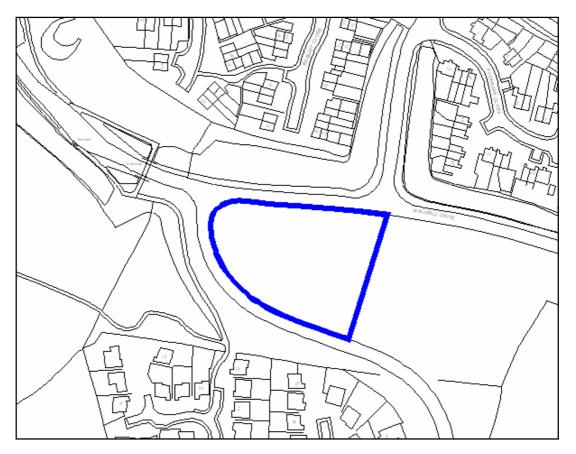


Ownership Details:	Site Area: 1.97 ha	
	<b>Grid Ref:</b> SP0312 6444	
Current Land Use:		
Open Space/ scrub land		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
3 & 4 bed private houses		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Development of this site would be wholly inappropriate. The site has a high visual prominence within the landscape and is adjacent to part of the Callow Hill Ridge. There are uninterrupted views over to the Malvern Hills. The site itself slopes steeply away to the north, east and south. The flattest part of the site is at its height and any development would be on a prominent ridge which would offer no natural screening as is afforded to surrounding development.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadivaraity Candivaraity 9 Haritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	✓ Adj. Callow Hill Ridge
Lond at viet of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Details
	<b>V</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

### HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land off Hunt End LaneUCS 3.2229.8.2008



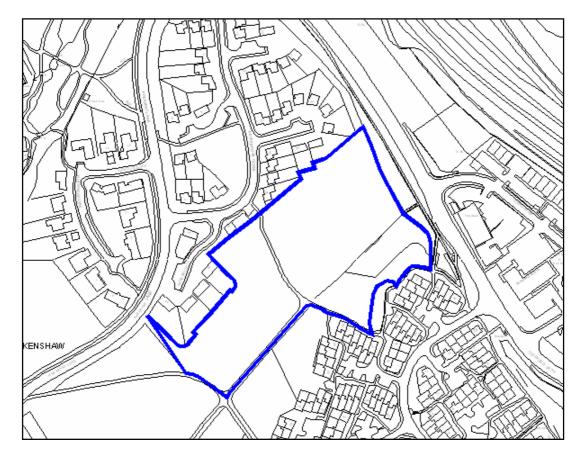




Ownership Details:	Site Area: 0.55 ha	
	Grid Ref: SP0338 6443	
Current Land Use:		
Open Space/ highway verge (sloping)		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
3 & 4 bed private houses		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Deta	nils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Development of this site would be inappropriate. Existing development which is in close proximity to Windmill Drive is well screened from the highway by mature trees and hedgerow planting. Development on this site would be open to the highway and out of character with the surrounding area.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	D : "
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at rick of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Land off Peterbrook Close	UCS 3.27	3.9.2008







Ownership Details:	Site Area: 1.94 ha
	<b>Grid Ref</b> : SP0465 6499
Current Land Use:	
Open Space	
Surrounding Land Uses:	
Residential	
Character of Surrounding Area:	
North west of site is 3 & 4 bed private houses. South east of site is high density ex corporation housing	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)	
UCS	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	ils:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
High, prominent point in surrounding landscape – well screened from view. Steep slopes form ridge of site. Part of Oakenshaw Park.	

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Pindiversity Condiversity & Heritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Mature oaks, possibility of bats. Woodland, scrubland and potential wildflower meadow
Land at risk of Flooding	D : "
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

#### HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land South of Walkwood School Playing FieldUCS 3.4229.8.2008







Ownership Details:	Site Area: 0.47 ha	
Redditch Borough Council	<b>Grid Ref</b> : SP03376537	
Current Land Use:		
Surrounding Land Uses:		
Residential, School Field		
Character of Surrounding Area:		
Mix of 1960's & 1990's housing. Part of site bor	ders school playing field.	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Site partly wooded. Biodiversity issues have been raised however site (excluding wooded area) has been completely bulldozed for drainage/maintenance (pipes being replaced to alienate flooding further down The Wharrage). Therefore impact on biodiversity already taken place.		
Site dropped at indicative layout stage – recent work on site to install additional sewage network leaves site unsuitable for development.		

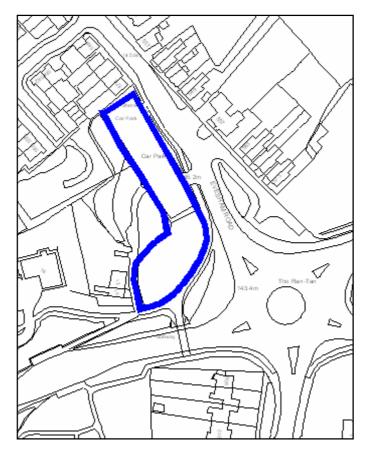
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Pindiversity Condiversity 9 Heritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes: Good hedgerows along west and south-eastern sides.	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Woodland area, scrub habitat, open grass land & hedgerow habitat
[	
Land at risk of Flooding	Details
Is the site in an area of known flooding risk?  No: Little/no risk of flooding	Details
	<b>V</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?  Opportunity to enhance/no adverse impact	
Opportunity to enhance/no adverse impact	✓ Opportunity to enhance
	<ul> <li>site development would</li> </ul>
	potentially reduce anti-
	social behaviour
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	$\checkmark$
Between 400m and 800m (walking distance)	
Detween from and econi (maining distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	<b>√</b>
Over 1600m	<u> </u>
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Constraints to Polivery	
Constraints to Delivery Level of Contamination on Site:	
None	
TYONG	٧
Contamination that can be overcome through land	
remediation High level of contamination that cannot be realistically	+
mitigated	

Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	✓ Drainage Manholes
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
V	<b>,</b>
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	Small play area lost however, site adjacent to school playing field and within easy walking distance to Morton Stanley Park
Employment Land	
Employment Land Would development of the site result in the loss of	Details
employment land?	Detaile
No	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	2 0.000
Sufficient infrastructure in place to serve development	<b>√</b>
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	

Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	$\checkmark$
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within <b>0 - 5 years</b>	
ADR Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond <b>10 years</b>	
A 1 1 1 104	
Achievability	Data la
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
-	0

Site Address:	Site Ref:	Survey Date:
Informal car park/ recycling centre, Crabbs Cross	UCS 3.49	29.8.2008



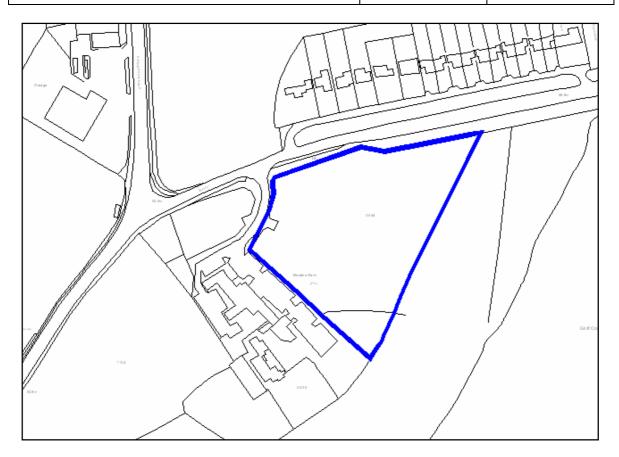




Ownership Details:	Site Area: 0.19 ha		
	Grid Ref: SP0425 6446		
Current Land Use:			
Car park and recycling centre			
Surrounding Land Uses:			
Residential			
Character of Surrounding Area:			
Terraced Victorian cottages and modern townho	ouses fronting the main road		
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)		
UCS			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Large car park. Dropped as important provision for off-street parking.			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadivaraity Candivaraity & Haritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>V</b>
No: No significant adverse impact on biodiversity	$\checkmark$
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at rick of Electing	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	V
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Land north of Meadow farm PH	UCS 4.1	8.9.2008



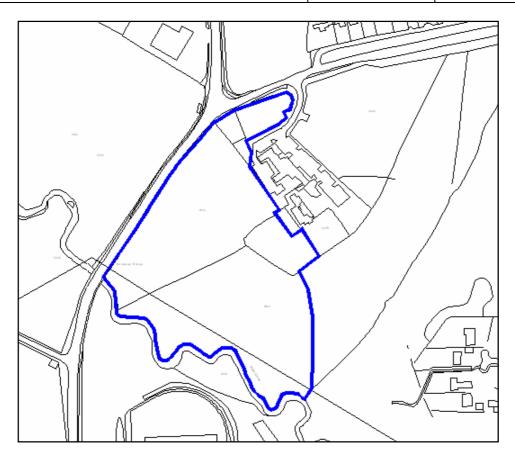




Ownership Details:	Site Area: 1.24 ha		
	Grid Ref: SP0427 6944		
Current Land Use:			
Open Space - AVP			
Surrounding Land Uses:			
Parkland, pub restaurant and motel, ribbon hous	sing development		
Character of Surrounding Area:			
Edge of town settlement with semi rural feel			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
UCS			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	ils:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Land in AVP, prone to flash flooding. Residential development is inappropriate within AVP in this location. No residential development exists within the park in this location for future development to be considered as a natural extension to existing development			

Stano A	
Stage A	<b>5</b> . ::
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?  Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Development would compromise integrity of AVP. Good hedgerows around boundary of site. Eastern boundary has mature trees in hedgerow.
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	20.0110
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	<u> </u>

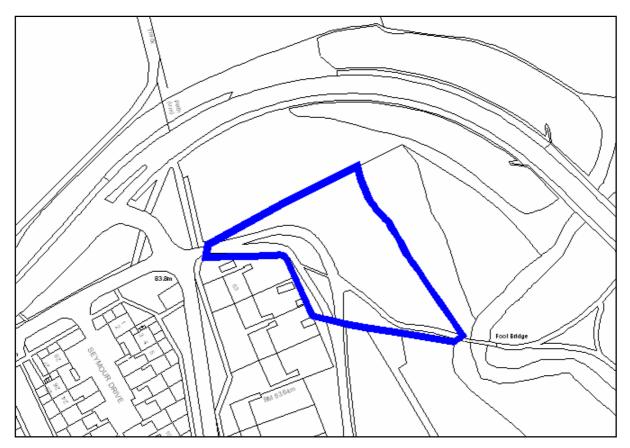
Site Address:	Site Ref:	Survey Date:
Land south west of Meadow farm PH	UCS 4.2	Not surveyed



Ownership Details:	Site Area: 3.63 ha		
	Grid Ref: SP0413 6930		
Current Land Use:			
Surrounding Land Uses:			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
UCS			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:   Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Disable and the Oscaling and the Oscaling	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>√</b>
No: No significant adverse impact on biodiversity	<b>√</b>
Yes:	
Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	<b>√</b>

Site Address:	Site Ref:	Survey Date:
Land north of Dolphin Road	UCS 4.6	8.9.2008







Ownership Details:	Site Area: 0.31 ha		
	Grid Ref: SP0523 6840		
Current Land Use:			
Open Space and access to allotments			
Surrounding Land Uses:			
Pre-fab bungalows and allotments			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
ucs			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Provides natural access to remainder of AVP. River prone to flash flooding in this location			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadivaraity Candivaraity 9 Havitage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>√</b>
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	<b>√</b>
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	<b>√</b>

#### HOUSING SITE ANALYSIS FORM

**Site Address:** 

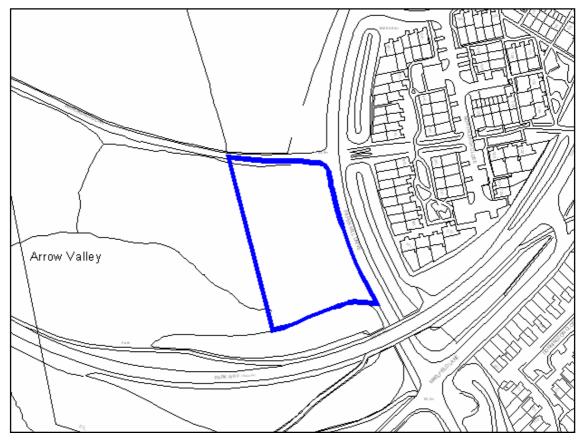
Land south of Brooklands Lane

Site Ref:

**Survey Date:** 

UCS 4.36b

27.8.2008





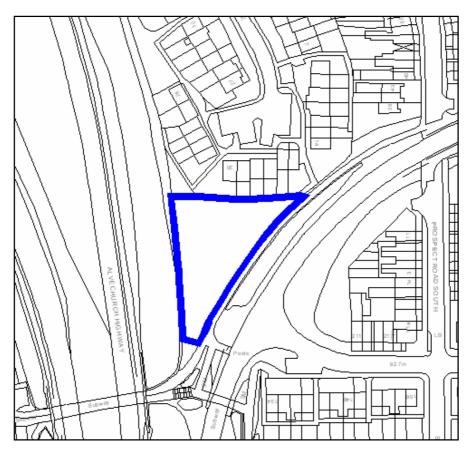


Ownership Details:	Site Area: 0.65 ha	
	Grid Ref: SP0575 6825	
Current Land Use:		
Open Space – AVP – possibly used for horse gr	azing	
Surrounding Land Uses:		
Horse grazing. Ex corporation houses opposite	but well screened	
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Deta	nils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Site very isolated from nearby development. Well screened by double row of trees and hedgerows. Adjacent field sectioned off for horse grazing. Allotments to south of site. Development of this site would feel out of character with its surroundings despite its close proximity to existing development		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadivaraity Candivaraity 9 Haritage	
Biodiversity, Geodiversity & Heritage	Details
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not	✓
subject to statutory protection?	
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	$\checkmark$
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land of sink of Flanding	
Land at risk of Flooding	D-4-9-
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

#### HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land off Holloway Drive and Huins CloseUCS 6.718.9.2008







Ownership Details:	Site Area: 0.16 ha	
	Grid Ref: SP0506 6762	
Current Land Use:		
Open Space/ highway verge		
Surrounding Land Uses:		
Residential and busy road		
Character of Surrounding Area:		
Less affluent area, densely built housing ranging from 1890's onwards, with some public sector housing		
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Deta	nils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
No access possible		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadhanaite Oadhanaite O Haitean	
Biodiversity, Geodiversity & Heritage	Details
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted  No. Doos the site fall within or significantly offert any other	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not	<b>V</b>
subject to statutory protection?	
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	$\checkmark$
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

#### **HOUSING SITE ANALYSIS FORM**

**Site Address:** 

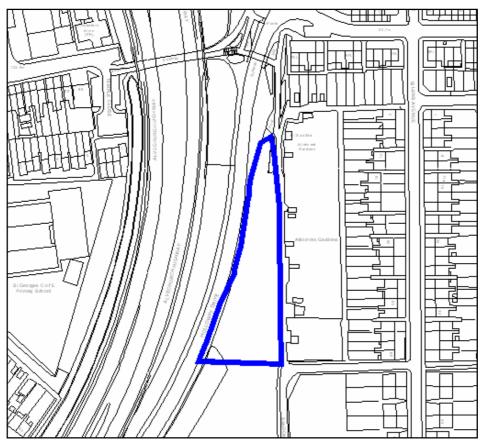
Land between Sandon Close & Holloway Drive

Site Ref:

**Survey Date:** 

UCS 6.10

18.9.2008



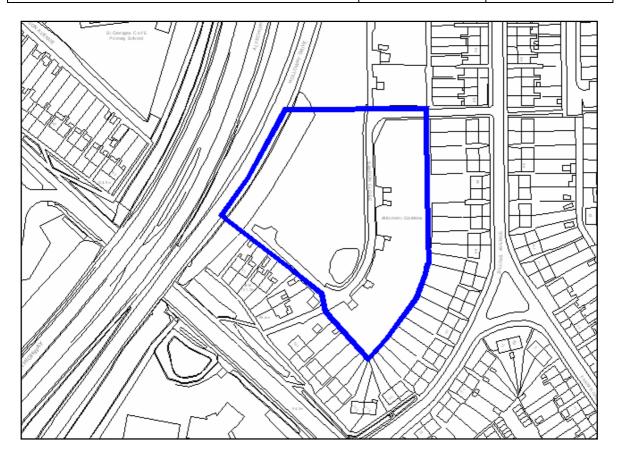




Ownership Details:	Site Area: 0.31 ha	
	<b>Grid Ref</b> : SP0506 6743	
Current Land Use:		
Planted semi-natural Open Space		
Surrounding Land Uses:		
Residential and allotments		
Character of Surrounding Area:		
Less affluent area of Redditch		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Access issues. Sandon Close cannot take additional capacity due to street width.		
This area provides a natural sound buffer between the residential area and a busy/ noisy section of highway. Height of site would be overbearing on properties opposite if developed.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>√</b>
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Woodland strip with some scrub. Acts as a screen as well as biodiversity value
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Rear of Sillins Avenue	UCS 6.37	18.9.2008



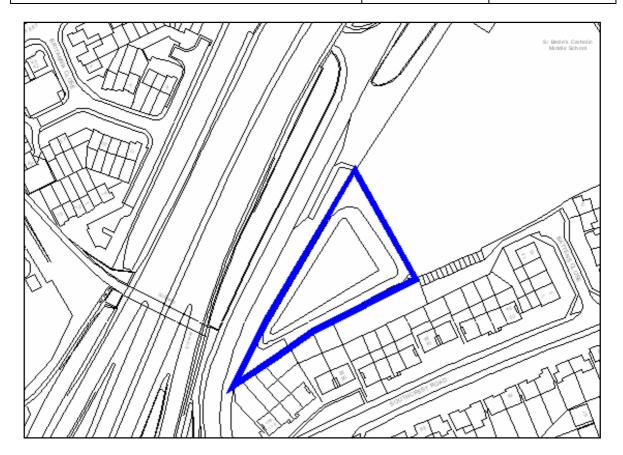




Ownership Details:	Site Area: 1.21ha	
	Grid Ref: SP0505 6733	
Current Land Use:		
Play area and allotments		
Surrounding Land Uses:		
1930s traditional 3 bed semi detached public se	ctor housing	
Character of Surrounding Area:		
Less affluent area of Redditch		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	nission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Access issues – Sandon Close unable to take additional traffic capacity due to street width.		
Area with very few alternatives for open space provision. Allotments look as though they could be better used.		

Stage A	
Stage A Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	Data lla
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted  No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	/
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	•
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	✓ Slow worms may be
can be demonstrated that mitigation can be successfully	present in the allotments
introduced	present in the anotherns
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
·	

Site Address:	Site Ref:	Survey Date:
Land at St Bedes RC School	UCS 6.40	18.9.2008





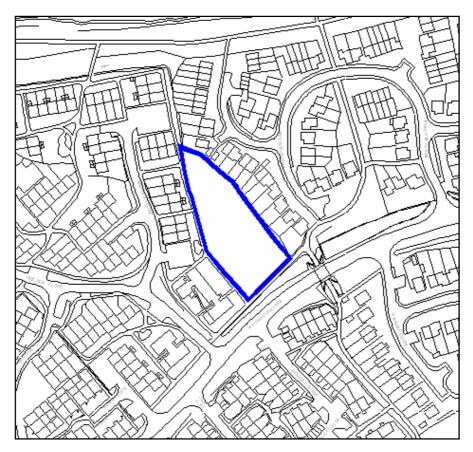


Ownership Details:	Site Area: 0.32ha	
	<b>Grid Ref:</b> SP0483 6702	
Current Land Use:		
Planted semi natural land within school boundar	y beyond school playing field	
Surrounding Land Uses:		
Residential and school		
Character of Surrounding Area:		
1960s housing – mix of public and private sector road	. Site fronts busy district distributor	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
No way to access site – confirmed with D Pilcher (highways) 2.10.08		

_	
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Botano
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	✓ Woodland area. Mature trees with shrub layer below
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	V
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

#### **HOUSING SITE ANALYSIS FORM**

Site Address:Site Ref:Survey Date:Land adjacent Foxcote CloseUCS 7.227.8.2008



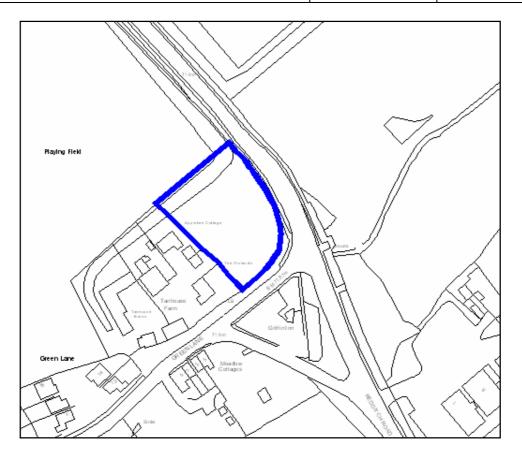




Ownership Details:	Site Area: 0.33ha
	<b>Grid Ref</b> : SP0742 6762
Current Land Use:	
Recreation	
Surrounding Land Uses:	
Residential	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)	
UCS	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:   Det	ails:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
Site lies between an area of private semi detached dwellings and high density ex corporation housing. Site looks well used and has fixed goal posts. Would suggest that this site offers valuable amenity space close to high density housing. Site would benefit from improvements to existing facilities.	

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadiranaity Candinanaity & Haultona	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Deteile
	Details
Yes: Site will be discounted  No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at vials of Floodings	
Land at risk of Flooding  Is the site in an area of known flooding risk?	Details
	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Land off Green Lane	UCS 7.2	27.8.2008



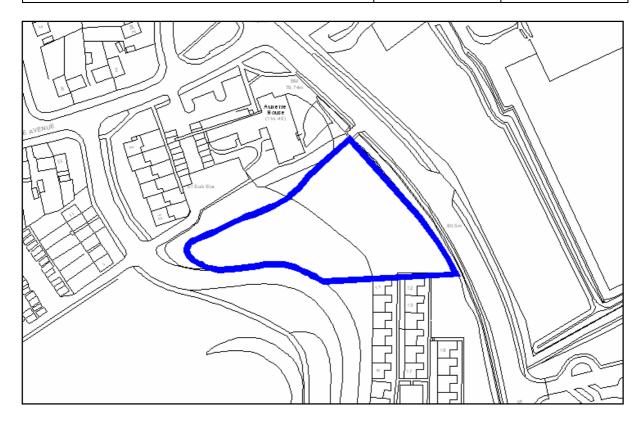




Ownership Details:	Site Area: 0.33ha
WCC	Grid Ref: SP0660 6461
Current Land Use:	
Overgrown scrubland	
Surrounding Land Uses:	
Minor ribbon development and school playing field. Derelict PH opposite and potential employment development to north east.	
Character of Surrounding Area:	
Low density ribbon development	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)	
UCS	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:   Deta	ils:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
Development at 30pdh (8 dwellings) would be inappropriate on this site. Adjacent development is low density ribbon development including barn conversions. Access may be an issue as site very close to Studley Road and Green Lane junction	

Store A	
Stage A	De Ceille
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Botano
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Scrubland habitat to be protected in Worcestershire Biodiversity Action Plan – possible slow worm site
Land at rick of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	V
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Land north of Fladbury Close, Woodrow	UCS 8.9	27.8.2008



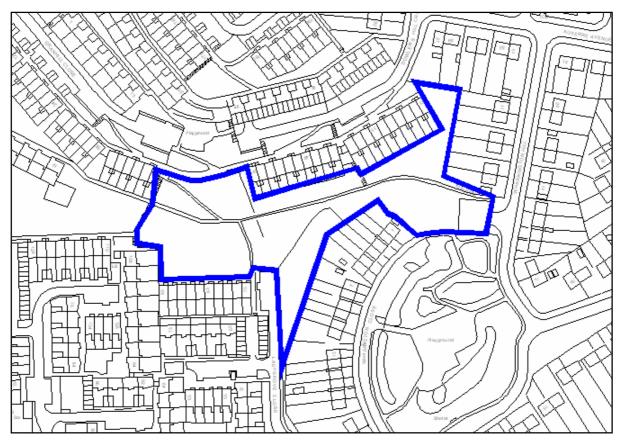




Ownership Details:	Site Area: 0.42ha
	Grid Ref: SP0575 6584
Current Land Use:	
Wide tree-planted highway verge/ buffer area be	etween Greenlands and Woodrow
Surrounding Land Uses:	
Housing and open space	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)	
UCS	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	ils:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
Highway verge with some tree planting – provides nice view going up the hill along Woodrow North which acts as a bit of a 'gateway' into the estate. Development here would be overbearing as adjacent housing has roof lines level with kerb height of this site	

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadhanaite Oadhanaite O Hadean	
Biodiversity, Geodiversity & Heritage	Details
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not	✓
subject to statutory protection?	
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
Land at rick of Flooding	
Land at risk of Flooding	Details
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Land off Wharrington Hill, Greenlands	UCS 8.12	27.8.2008







Ownership Details:	Site Area: 0.92ha	
	<b>Grid Ref</b> : SP0525 6579	
Current Land Use:		
Grassed pedestrian route		
Surrounding Land Uses:		
Steep, high density public sector housing		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Site is steep and offers pedestrian access through the estate, possibility of smaller scale development at end of Wharrington Close (4 flats?). Remainder of site surrounded by high density ex corporation housing built in a terraced effect. Building on this 'middle terrace' would be inappropriate in terms of visual scale and accessibility.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	Dot-21-
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at rick of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	
	<b>V</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

#### **HOUSING SITE ANALYSIS FORM**

Site Address:

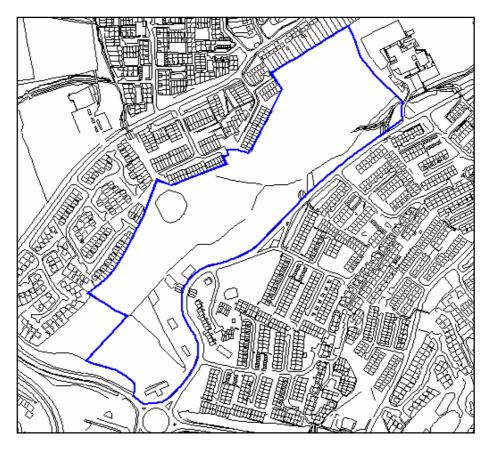
Land between Woodrow and Greenlands

Site Ref:

**Survey Date:** 

UCS 8.15

19.9.2008



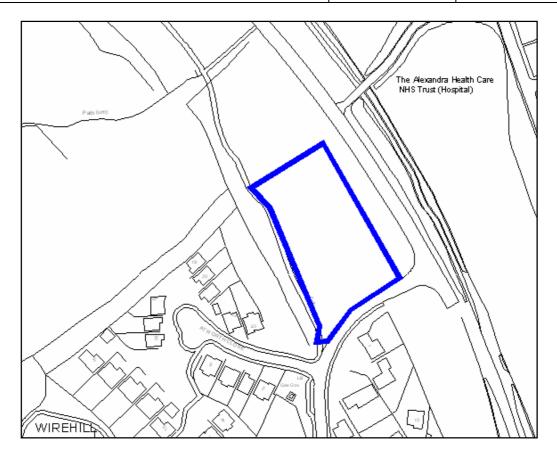




Ownership Details:	Site Area: 11.42ha	
RBC & WCC	Grid Ref: SP0530 6542	
Current Land Use:		
Open space parkland		
Surrounding Land Uses:		
High density public sector housing		
Character of Surrounding Area:		
Sandwiched by Greenlands (traditional semi-detached private and social housing) and Woodrow (1960's New Town corporation housing). Predominantly less affluent		
part of Redditch.  Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Important parkland space (Woodrow Park) in an area of relatively high density housing with few alternative amenity facilities		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadivaraity Candivaraity 9 Haritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>V</b>
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	<b>√</b>
Lond at viets of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Land at Wirehill	UCS 8.21	19.9.2008



Ownership Details:	Site Area: 0.72ha	
RBC	Grid Ref: SP0583 6454	
Current Land Use:		
Open scrubland		
Surrounding Land Uses:		
SSSI and private housing		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Land in an area of 4 bed detached dwellings. Would suggest that development extended no further than line of existing development to afford buffer for SSSI. However, site considered too steep for site access and may not be economically viable to develop.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Dotoilo
	Details
Yes: Site will be discounted  No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	✓ Land linked to SSSI – Wirehill Wood. Acts as a buffer and screen.
Land at risk of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	V
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

#### **HOUSING SITE ANALYSIS FORM**

**Site Address:** 

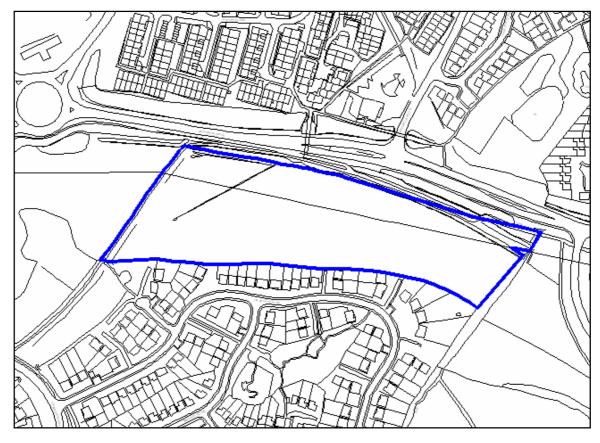
Land at McDonalds Island

Site Ref:

**Survey Date:** 

UCS 8.47 (part)

3.9.2008



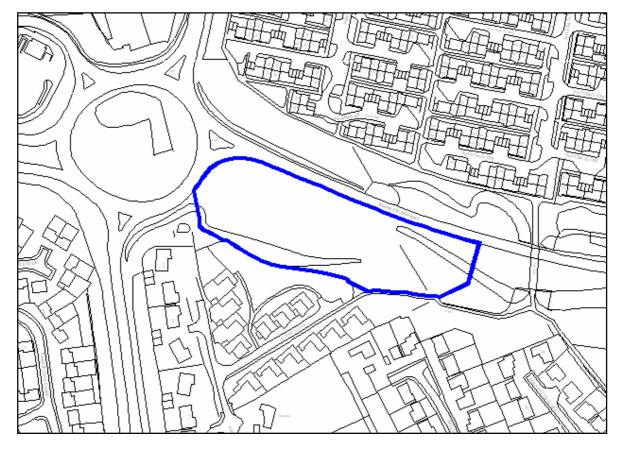




Ownership Details:	Site Area: 3.64ha	
	<b>Grid Ref</b> : SP0530 6488	
Current Land Use:		
Open space		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Private 3 & 4 bed private housing		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
East of path – land gently slopes from eastern boundary towards drainage ditch and again from western edge (footpath) to drainage ditch. Whole site marshy underfoot. Drainage channel looks as though it overflows by sediment on surrounding grass.		
Although this site is not within the flood plain, it is identified in the Strategic Flood Risk Assessment (January 2009) as a balancing pond.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
	Details
Yes: Site will be discounted  No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>V</b>
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	Site is linked to SSSI
can be demonstrated that mitigation can be successfully	at its eastern end.
introduced	at its eastern end.
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Dotailo
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	✓

Site Address:	Site Ref:	Survey Date:
Land fronting Warwick Highway	UCS 9.3	27.8.2008



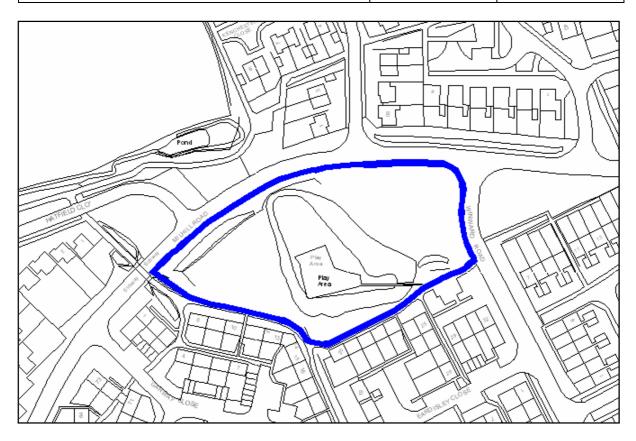




Ownership Details:	Site Area: 1.08ha	
	Grid Ref: SP0683 6687	
Current Land Use:		
Highway verge		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Low density residential south of site, busy highw	ay to north	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Glebe Close, which from the map, looks as though it would offer access to the site, is quite narrow, as is Icknield Street for additional traffic. Steep slope across southern boundary of site would also make access extremely difficult. Access from Warwick Highway would not be desirable (District Distributor). Apart from the significant height difference between the site and Glebe Close, the mature trees/hedgerow offer a distinct and definite boundary to this housing estate. Development beyond the natural planting would be out of keeping with the natural extent of the residential area. Wildlife present during survey – fox, buzzard		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadhanaite Oadhanaite O Haitean	
Biodiversity, Geodiversity & Heritage	Details
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not	✓
subject to statutory protection?	
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
[	
Land at risk of Flooding	D . "
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Land fronting Millhill Road	UCS 9.9	27.8.2008





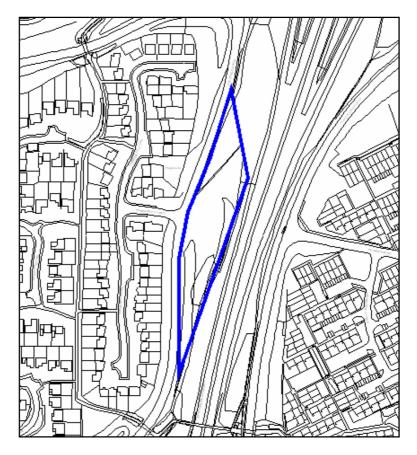


Ownership Details:	Site Area: 0.80ha	
	Grid Ref: SP0753 6651	
Current Land Use:		
Open space and play area		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Low density residential south of site, busy highway to north		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Gently sloping site looks onto private semi-detahced houses with ex corporation dwellings to the rear behind hedgerow and mature trees. Eastern half of site has development potential and would offer natural surveillance to play area which is secluded in a dip (old marl pit) and surrounded by overgrown vegetation. However, site offers amenity space provision in a densely built up area,		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadivaraity Candivaraity 9 Haritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
	Details
Yes: Site will be discounted  No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	$\checkmark$
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	$\checkmark$
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully	
introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

#### **HOUSING SITE ANALYSIS FORM**

Site Address:Site Ref:Survey Date:Land opposite Foredrift Close, SouthcrestUCS 12.118.9.2008







Ownership Details:	Site Area: 0.76ha	
	Grid Ref: SP0452 6653	
Current Land Use:		
Highway verge		
Surrounding Land Uses:		
Residential, main Primary Distributor		
Character of Surrounding Area:		
Mix of 3 & 4 bed detached dwellings accessing busy district distributor of Coldfield Drive		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Unlikely to achieve satisfactory access. Significant height drop at eastern edge of site from about the middle of the site to Alvechurch Highway. Area which could be considered suitable for development if access was achievable would be too narrow for development in a location which fronts directly onto a district distributor road.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadhanaite Oadhanaite O Hartena	
Biodiversity, Geodiversity & Heritage	Deteile
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not	✓
subject to statutory protection?	
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
[	
Land at risk of Flooding	D . "
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	