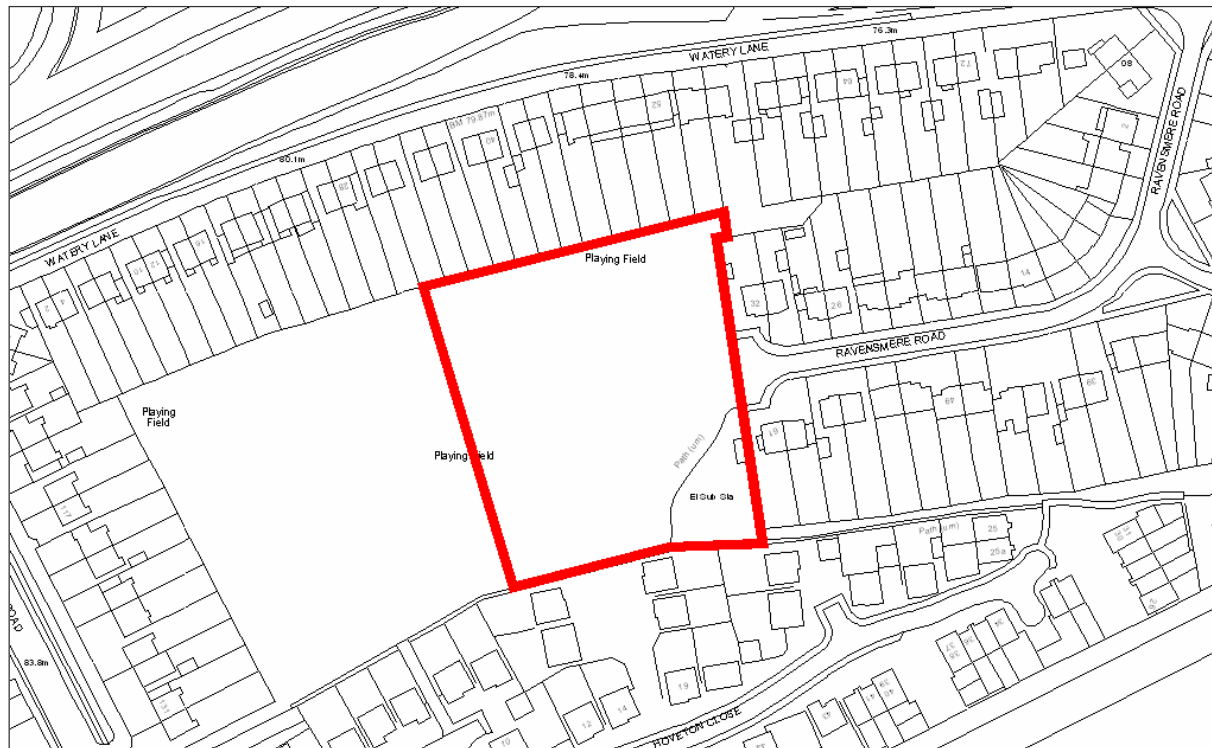


Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Old Crest, Smallwood	Site Ref: LP01	Survey Date:
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Ownership Details: Redditch Borough Council	Site Area: 0.31ha Grid Ref: 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: <input type="checkbox"/> Details: 08/002 submitted for residential devt (21-2-08) (Refused) Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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?	✓
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 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	

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	

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	

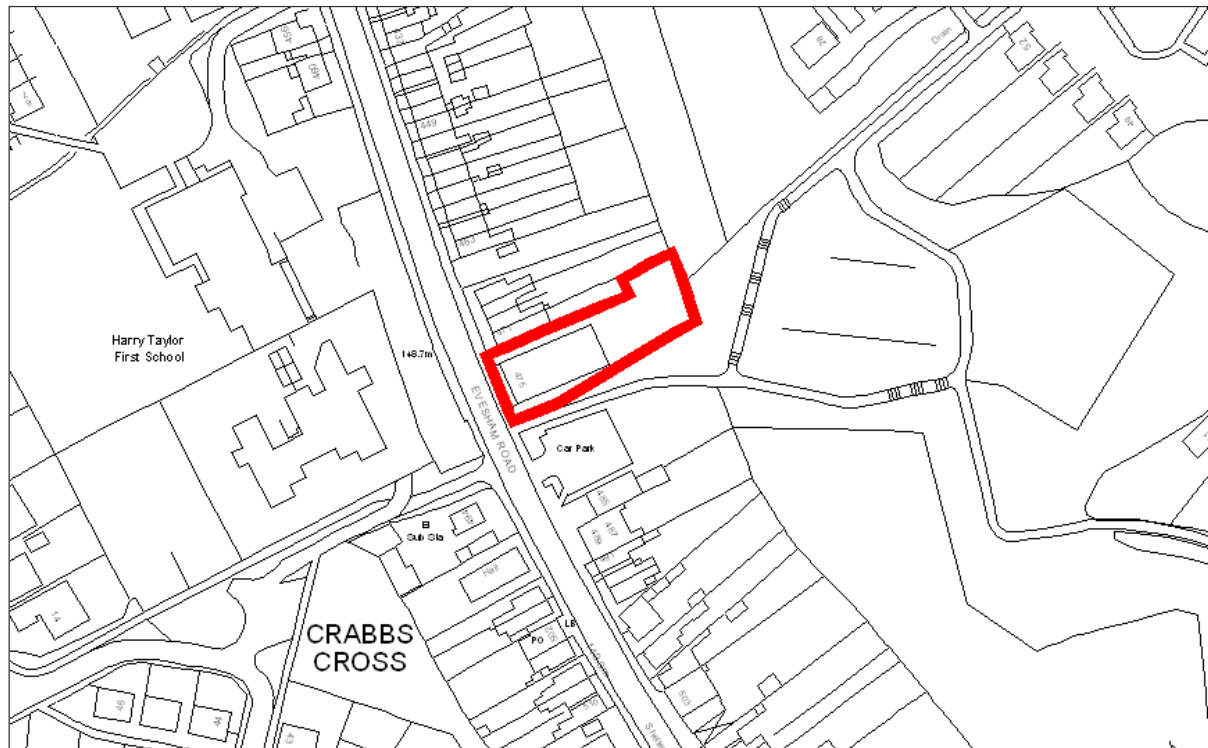
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably 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	
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?	
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	LP allocation = 24

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Brush Factory, Evesham Road, Crabbs Cross	Site Ref: LP02	Survey Date:
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Ownership Details: Private (dual ownership)	Site Area: 0.09ha Grid 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, omission site, other) BORLP3 New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input checked="" type="checkbox"/> Details: 10 dwellings under construction Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	✓
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	✓
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	

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	

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	

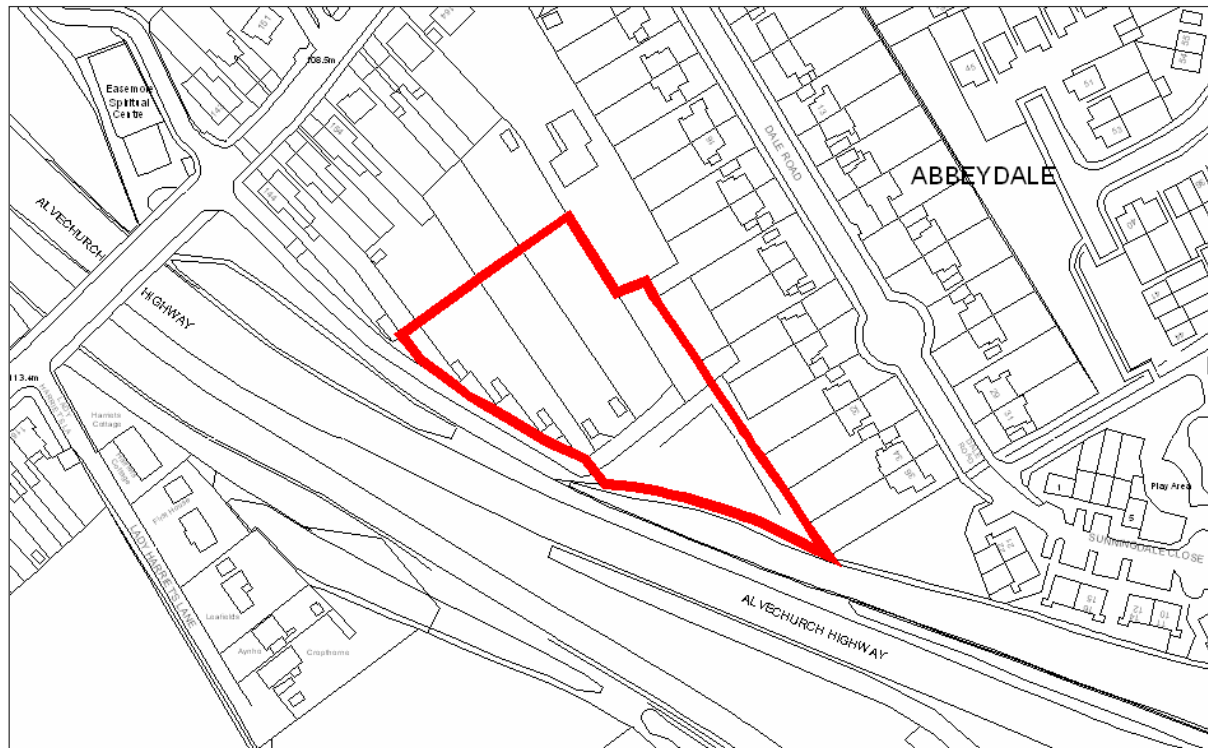
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably 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	
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?	
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	10 dwellings u/c

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Rear of 144-162 Easemore Road	Site Ref: LP03	Survey Date:
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Ownership Details: Alcester Property Developments Ltd	Site Area: 0.43ha 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, omission site, other) BORLP3 New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input checked="" type="checkbox"/> Details: 07/152 - 24 dwellings Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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?	✓
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 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	

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	

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	

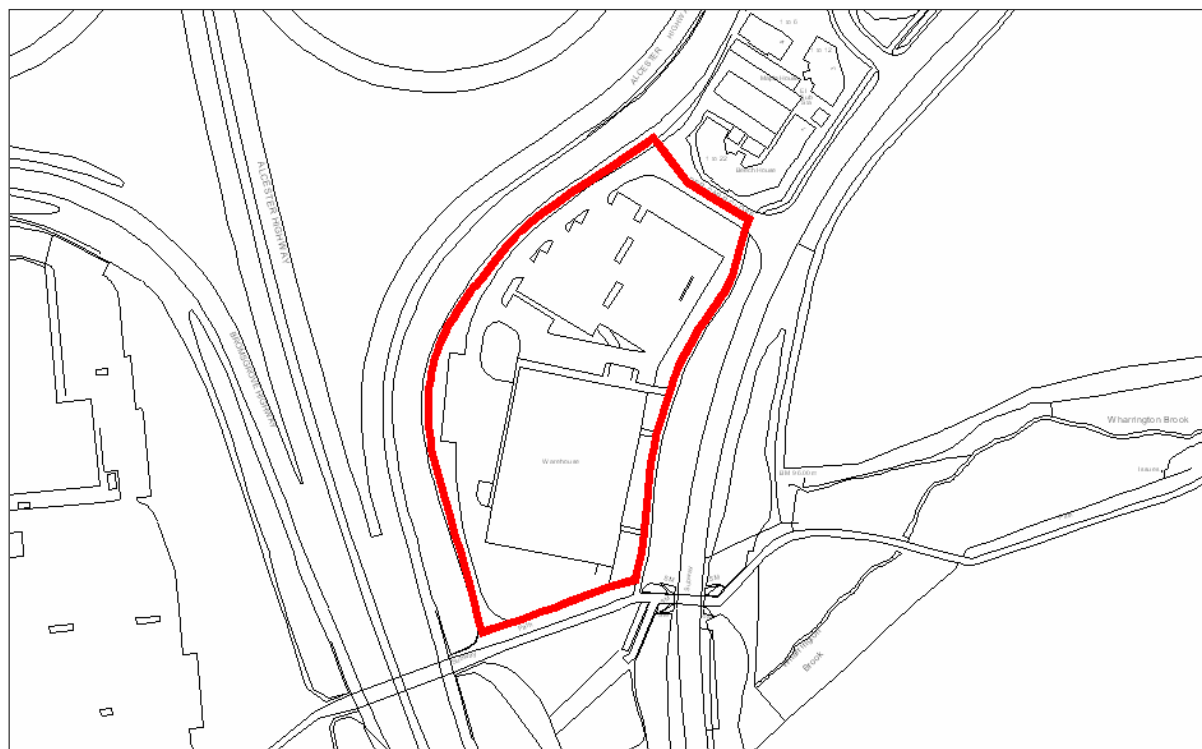
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably 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	
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?	
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	24 dwellings with pp

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Former Megabowl site	Site Ref: LP04	Survey Date:
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Ownership Details: Private	Site Area: 1.17ha Grid Ref: SP0464 6557
Current Land Use: Redeveloped employment site for residential uses	
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: <input checked="" type="checkbox"/> Details: 05/552 & 07/092 - 89 dwellings under construction Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: Site under construction, no need to asses 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	✓
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	✓
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	

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	

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	

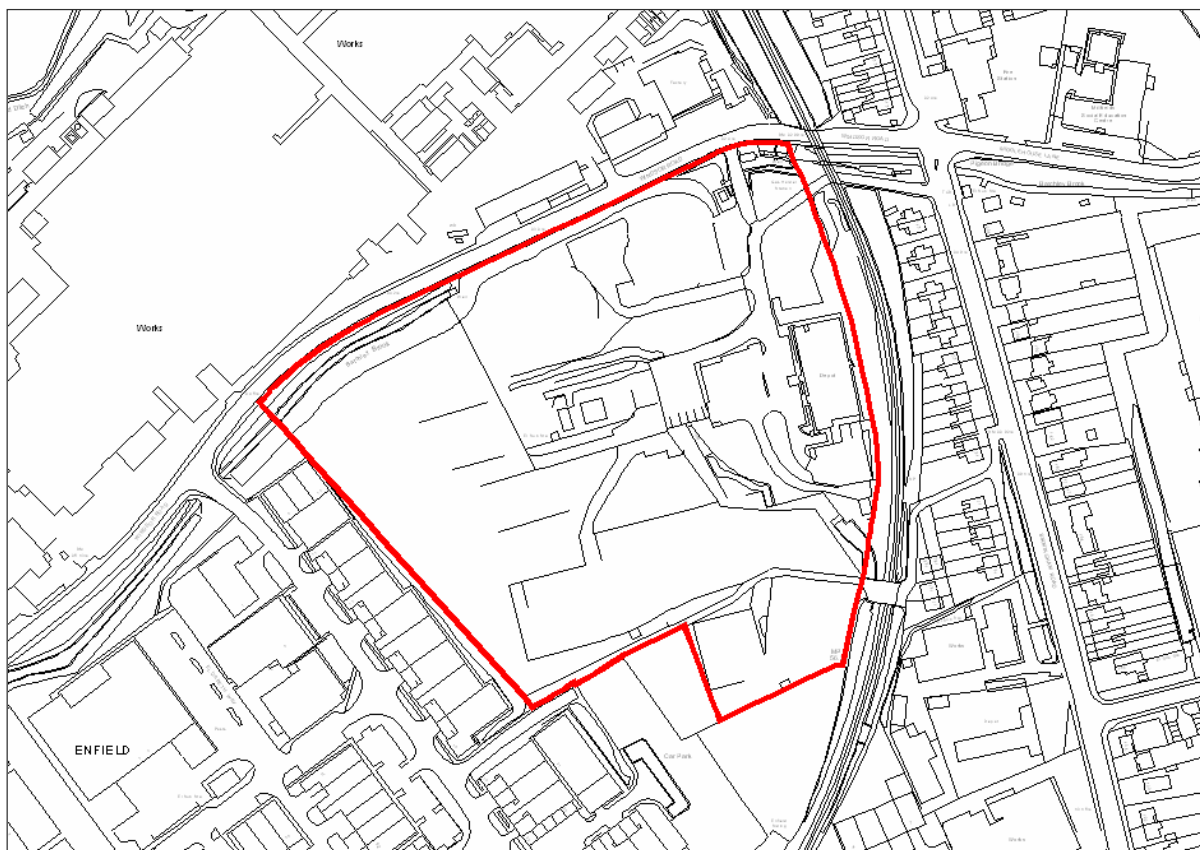
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably 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	
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?	
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	89 dwellings u/c

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Windsor Road Gas Works	Site Ref: LP05	Survey Date:
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Ownership Details: Private	Site Area: 5.68ha Grid Ref: SP0393 6838
Current Land Use: Site clearance / remediation complete. Installation of services underway	
Surrounding Land Uses: Employment	
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: <input checked="" type="checkbox"/> Details: 06/484 & 06/541 - 255 dwellings (2 phases) Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	✓
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	✓
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	

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	

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	
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	
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?	
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	255 dwellings with pp

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Mayfield Works, The Mayfields	Site Ref: LP06	Survey Date:
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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, omission site, other) BORLP3 windfall commitment New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input checked="" type="checkbox"/> Details: 06/187 - 18 dwellings Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	✓
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	✓
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	

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	

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	

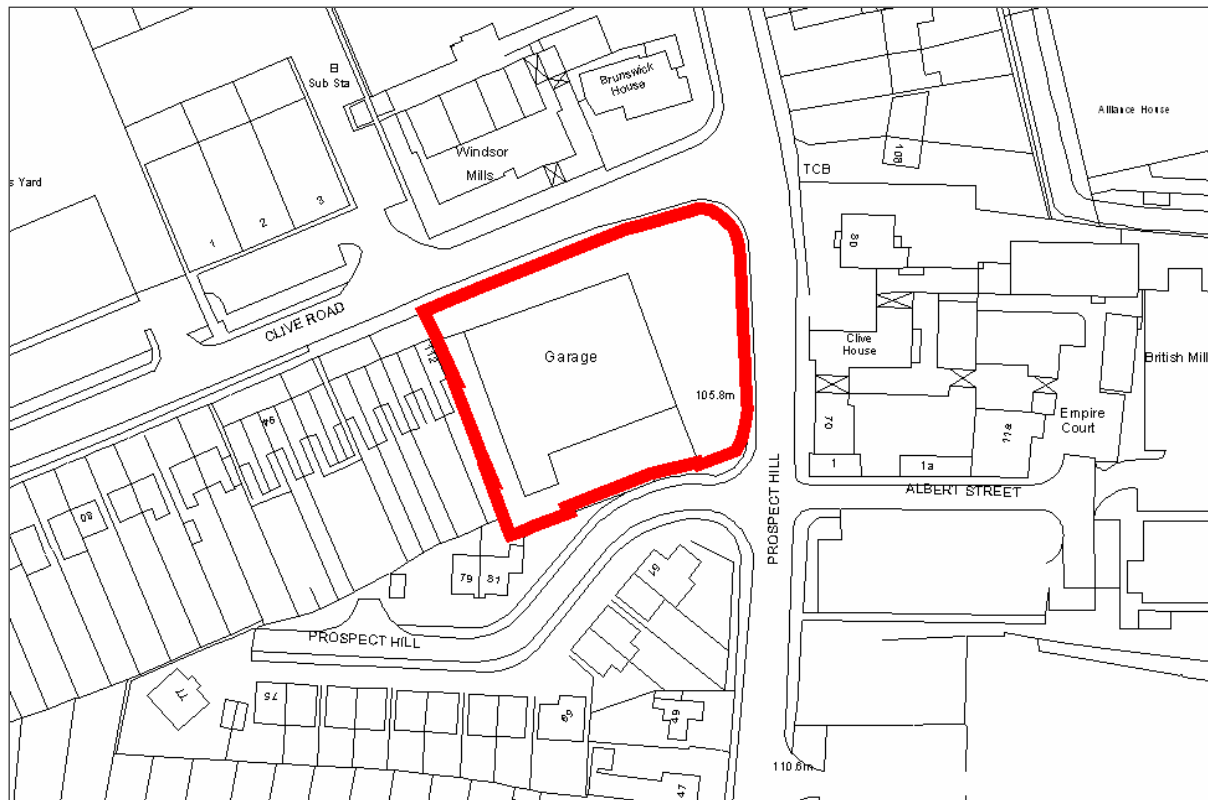
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably 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	
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?	
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	18 dwellings with pp

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Johnsons Cars, Clive Road	Site Ref: LP07	Survey Date:
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Ownership Details: Mr Mike Berwick	Site Area: 0.32ha Grid Ref: SP0415 6810
Current Land Use: Car Showroom	
Surrounding Land Uses: Residential & employment	
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: <input checked="" type="checkbox"/> Details: 06/247 - 24 dwellings Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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?	✓
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 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	

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	

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	

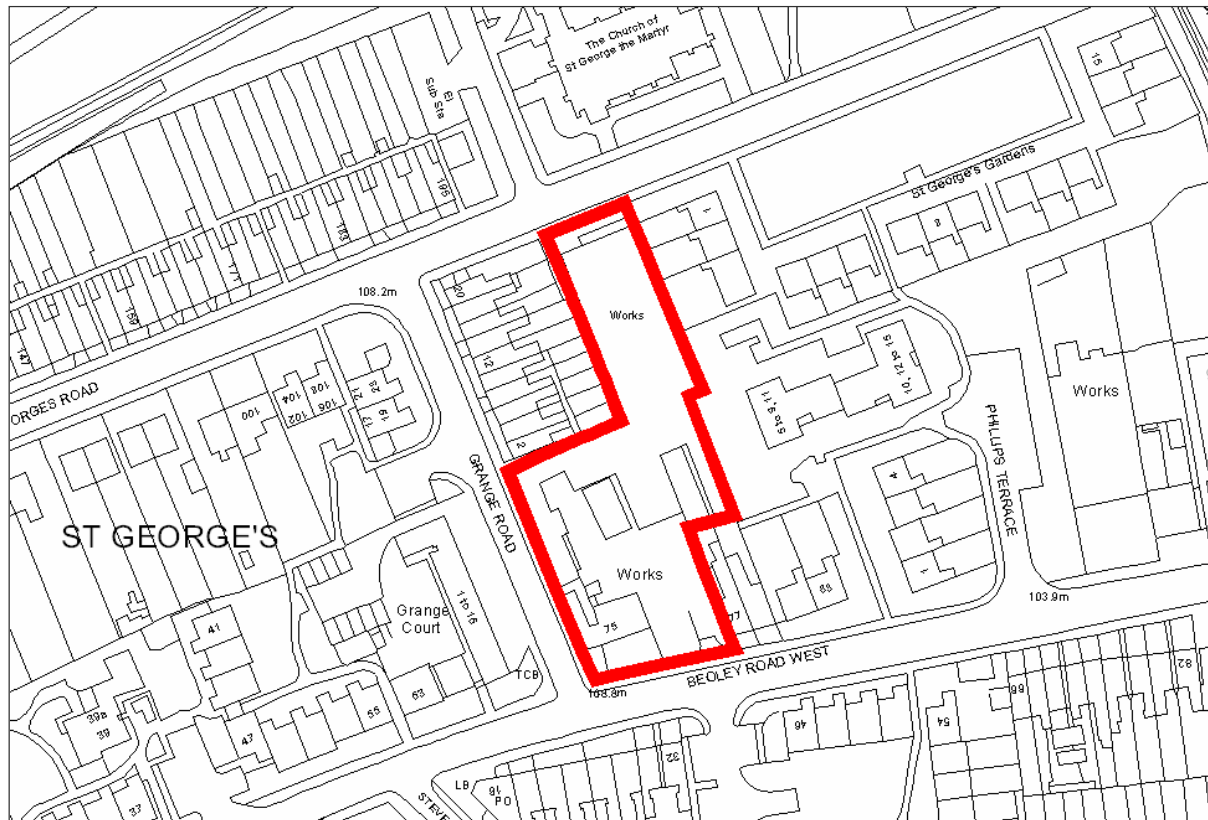
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably 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	
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	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?	
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	24 dwellings with pp

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Grange Works, Grange Road	Site Ref: LP08	Survey Date:
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Ownership Details: Owens	Site Area: 0.26ha Grid Ref: SP0483 6758
Current Land Use: Disused employment unit	
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: <input checked="" type="checkbox"/> Details: 06/494 - 22 dwellings Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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?	✓
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 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	

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	

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	
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	
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?	
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	22 dwellings u/c

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land adjacent to Rockhill Farm, Feckenham	Site Ref: LP09	Survey Date:
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Ownership Details: RSL	Site Area: 0.92ha 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, omission site, other) BORLP3 windfall commitment New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input checked="" type="checkbox"/> Details: 07/005 - 10 dwellings Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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?	✓
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 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	

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	

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	

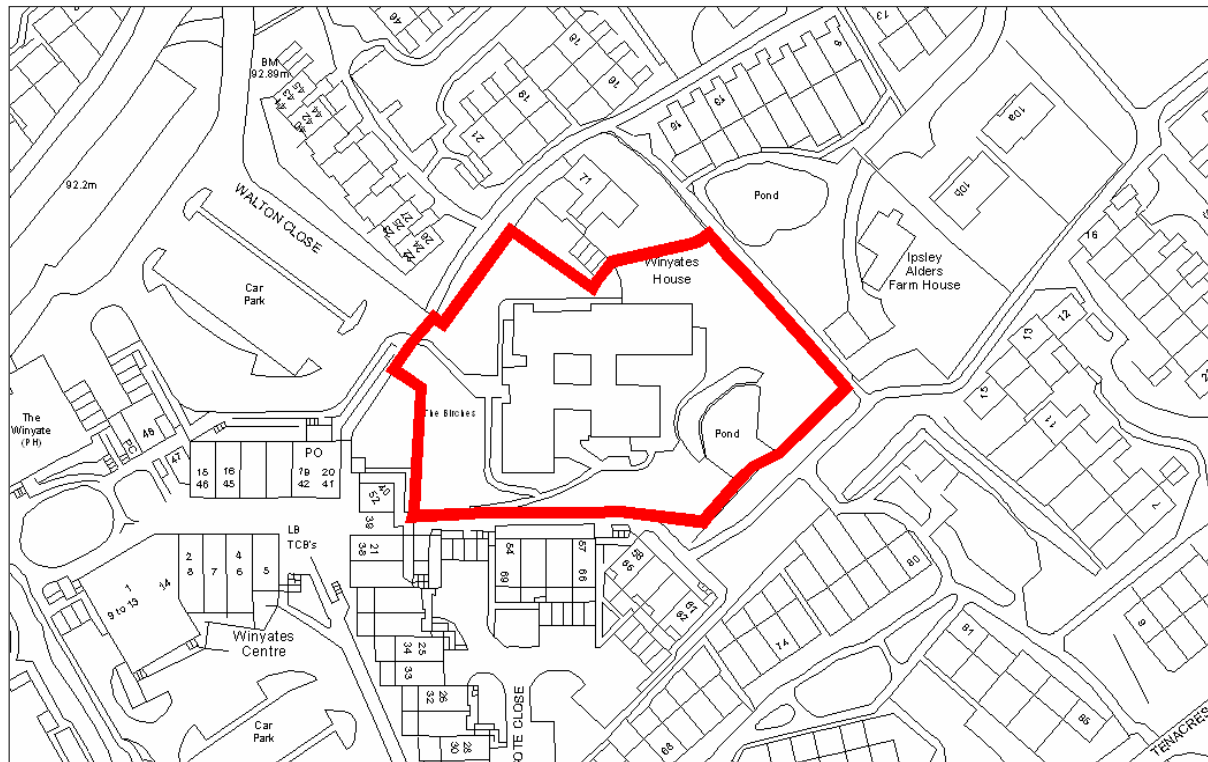
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably 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	
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	✓ Provides 100% affordable units, therefore available in 0-5 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?	
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	10 dwellings u/c

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Walton Close, Winyates West	Site Ref: LP10	Survey Date:
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Ownership Details: RSL	Site Area: 0.48ha Grid Ref: 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, omission site, other) BORLP3 windfall site New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input checked="" type="checkbox"/> Details: 07/275 - 19 dwellings Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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?	✓
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 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	

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	

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	

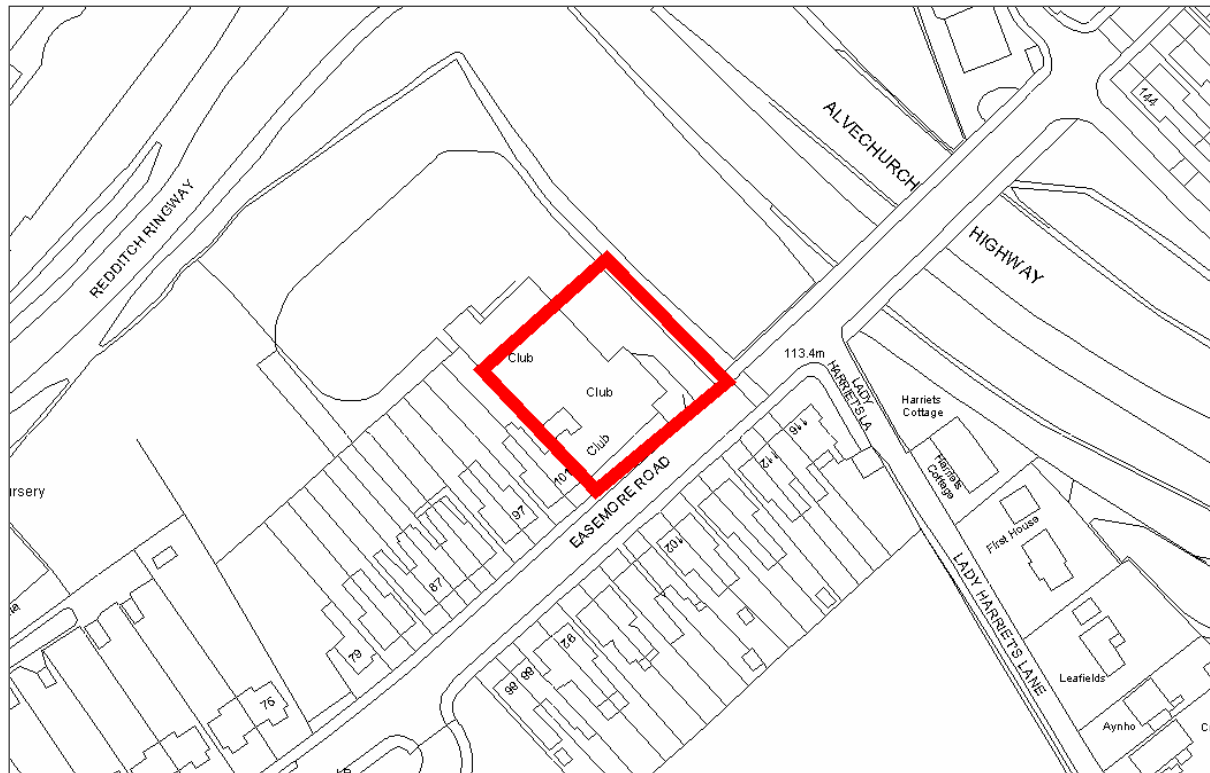
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably 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	
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?	
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	19 dwellings with pp

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Community House, Easemore Road	Site Ref: LP11	Survey Date:
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Ownership Details: Redditch Borough Council	Site Area: 0.11ha Grid Ref: SP0451 6801
Current Land Use: Community Centre	
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: <input type="checkbox"/> Details: 05/301 ol - 6 dwellings Outline Planning Permission: <input checked="" type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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?	✓
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 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	

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	

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	

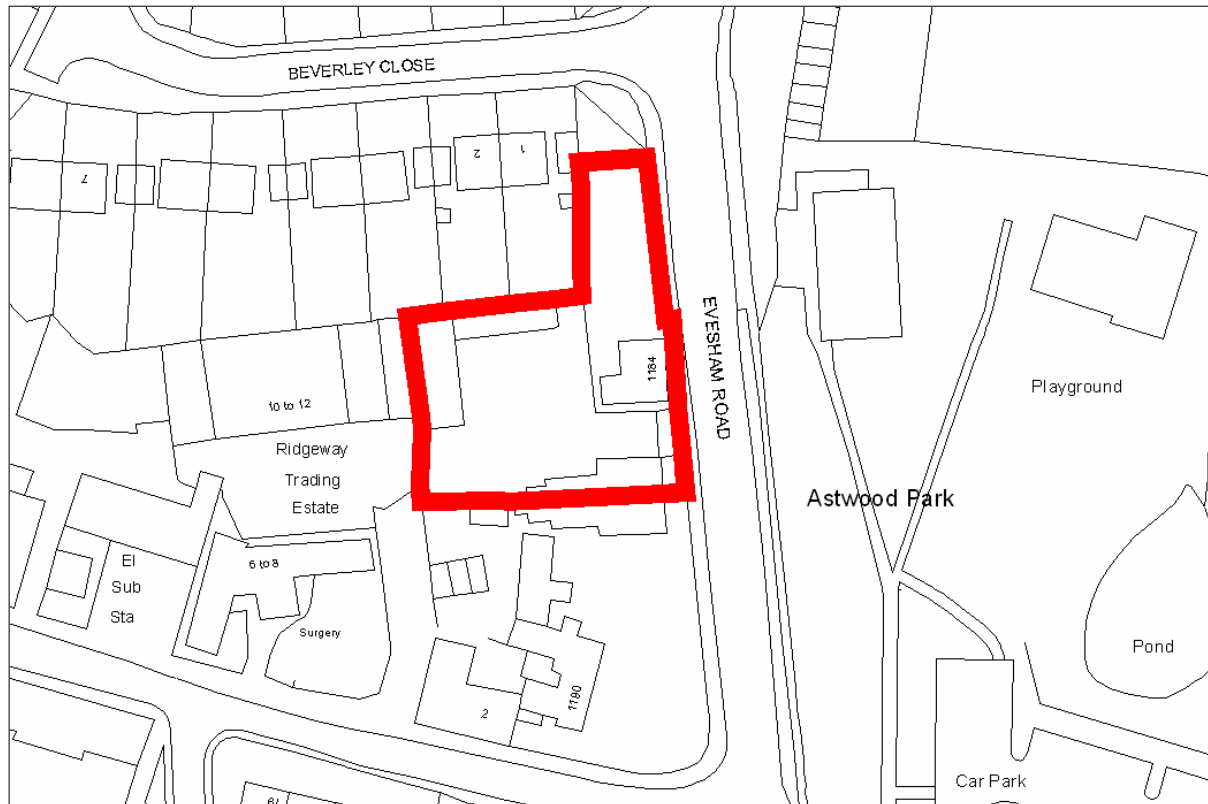
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably 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	
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?	
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	6 dwellings with pp

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: 1184-1186 Evesham Road, Astwood Bank	Site Ref: LP12	Survey Date:
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Ownership Details: Private	Site Area: 0.12ha 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: <input checked="" type="checkbox"/> Details: 05/480 & 05/089 - 9 dwellings Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	
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	✓
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	

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	

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	

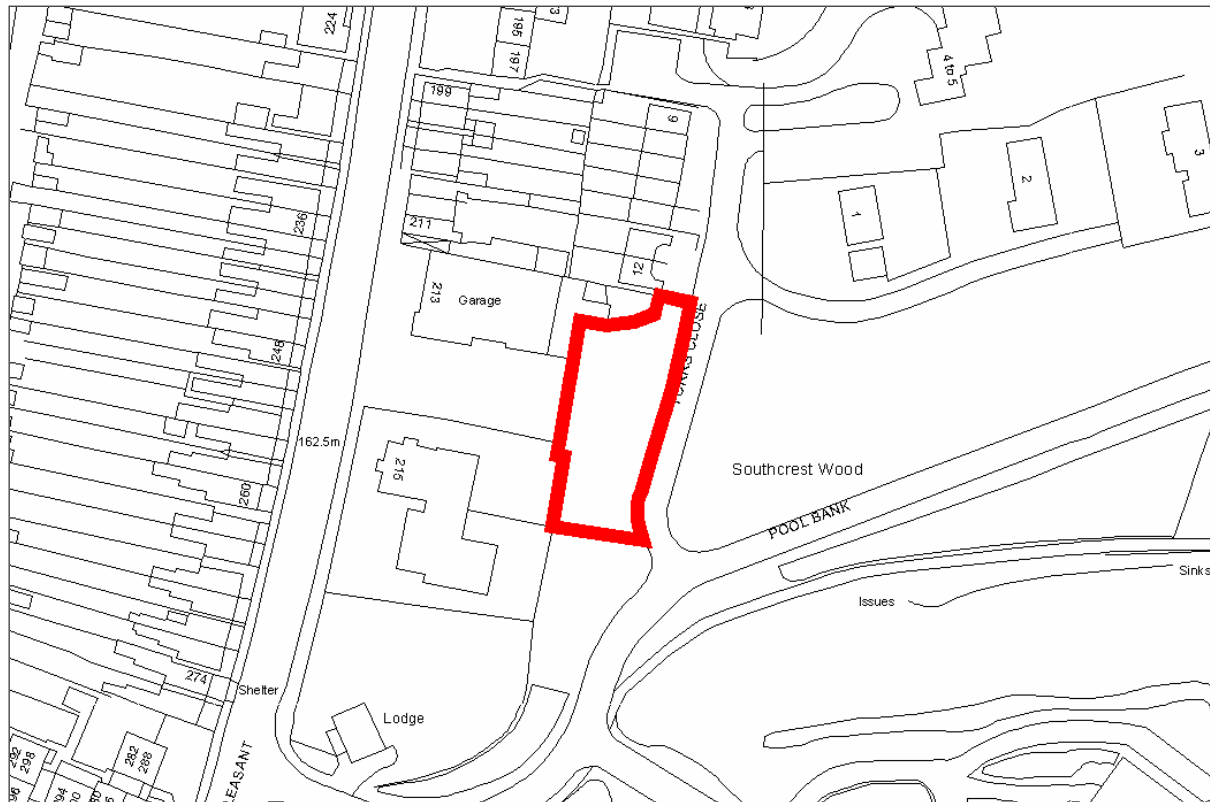
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably 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	
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?	
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	9 dwellings u/c

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land off Torrs Close	Site Ref: LP13	Survey Date:
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Ownership Details: S Ananthram	Site Area: 0.09ha Grid Ref: SP0390 6655
Current Land Use: Waste land	
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: <input checked="" type="checkbox"/> Details: 06/371 - 6 dwellings Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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?	✓
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 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	

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	

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	

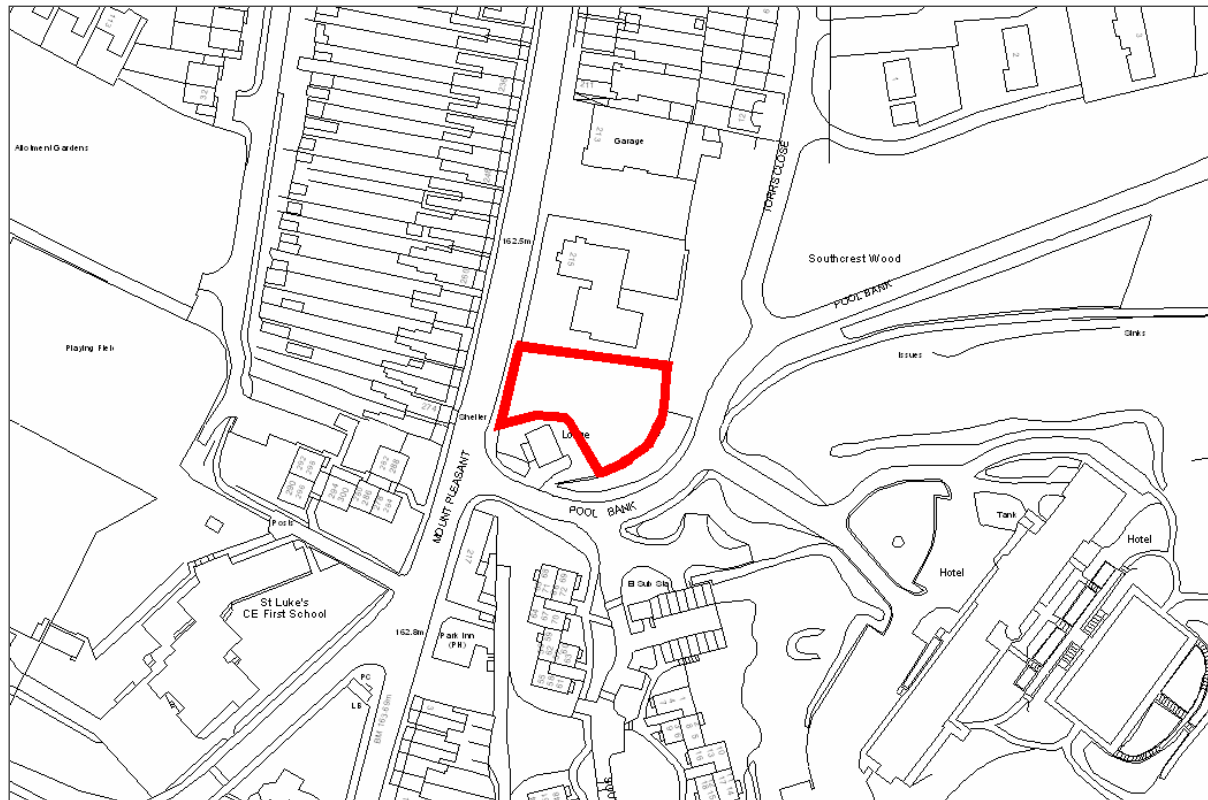
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably 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	
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?	
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	6 dwellings with pp

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Adjacent The Lodge, Pool Bank	Site Ref: LP15	Survey Date:
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Ownership Details: Bradley Design Homes	Site Area: 0.1ha Grid Ref: SP0386 6650
Current Land Use: Residential	
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: <input checked="" type="checkbox"/> Details: 07/201 - 5 dwellings Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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?	✓
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 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	

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	

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	
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	
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?	
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	5 dwellings u/c

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land at Tidbury Close, Walkwood	Site Ref: LP16	Survey Date:
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Ownership Details: Charles Martin Homes	Site Area: 0.12ha 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: <input checked="" type="checkbox"/> Details: 07/214 - 6 dwellings Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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?	✓
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 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	

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	

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	
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	
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?	
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	6 dwellings with pp

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land adjacent to Castleditch Lane/Pheasant Lane	Site Ref: LPX02	Survey Date: 3.9.2008
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Ownership Details: (Godfrey Davies) English Partnerships Jordan House West Hall Court Hall Park West Telford TF3 4NN	Site Area: 0.52 ha 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 and low density dwellings and parkland opposite	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) Additional LP3 Site New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: Policy B(HSG).1 (19 dwellings) Situated close to the predominantly private residential area of Oakenshaw, very quiet and fronting Oakenshaw Park. To the east of the site - very large 4 bed detached dwellings, to the south west, 3 bed detached at a higher density.	

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	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	
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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	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

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	

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 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	✓
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?	
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	✓ See letter on P870(1)
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

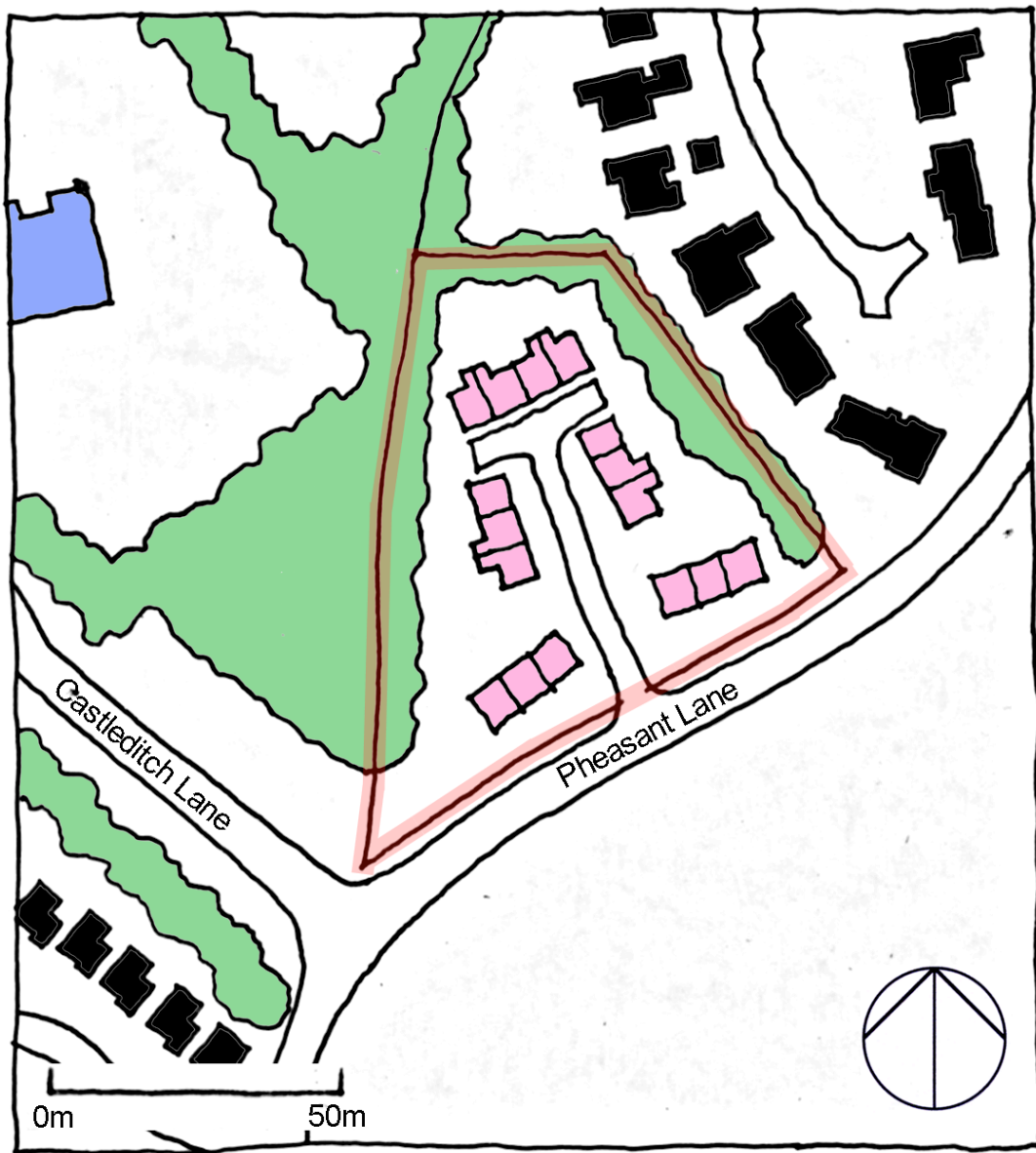
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

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

LPX 02

Pheasant Lane

0.52ha



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address:

Former Claybrook School, Matchborough

Site Ref:

LPX04

Survey Date:

27.8.08



Ownership Details: Westbury Homes	Site Area: 0.74 ha Grid Ref: SP07596625
Current Land Use: Vacant	
Surrounding Land Uses: Residential	
Character of Surrounding Area: Site surrounded predominantly by high density ex-Corporation housing.	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) Additional LP3 Site New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes Policy B(HSG).1 (20 dwellings) School has been demolished and site is currently being used by youths in the evenings – evidence of graffiti. 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	✓
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	✓
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 – 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)	✓
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	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	✓
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	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	✓
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	

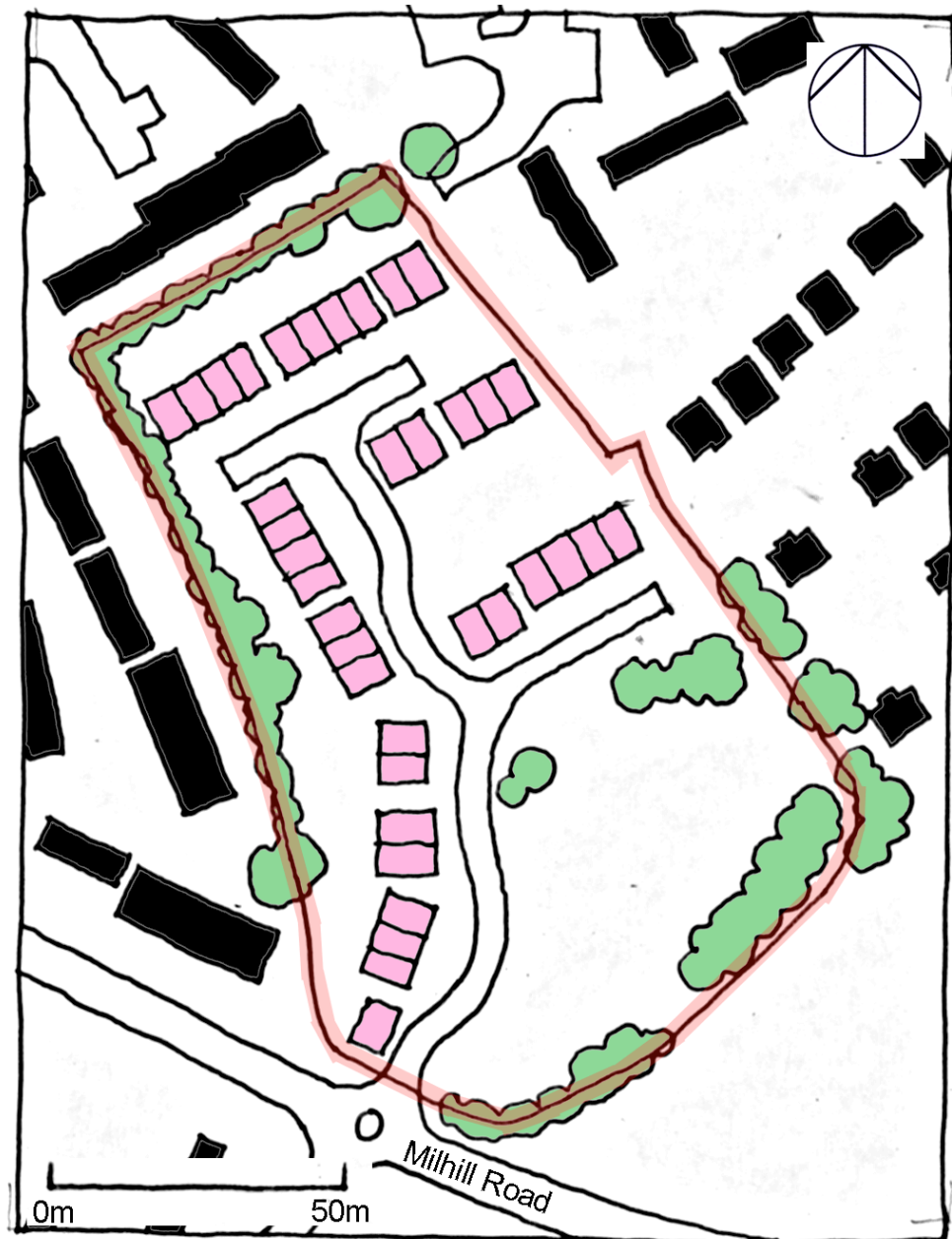
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	19-36

LPX 04

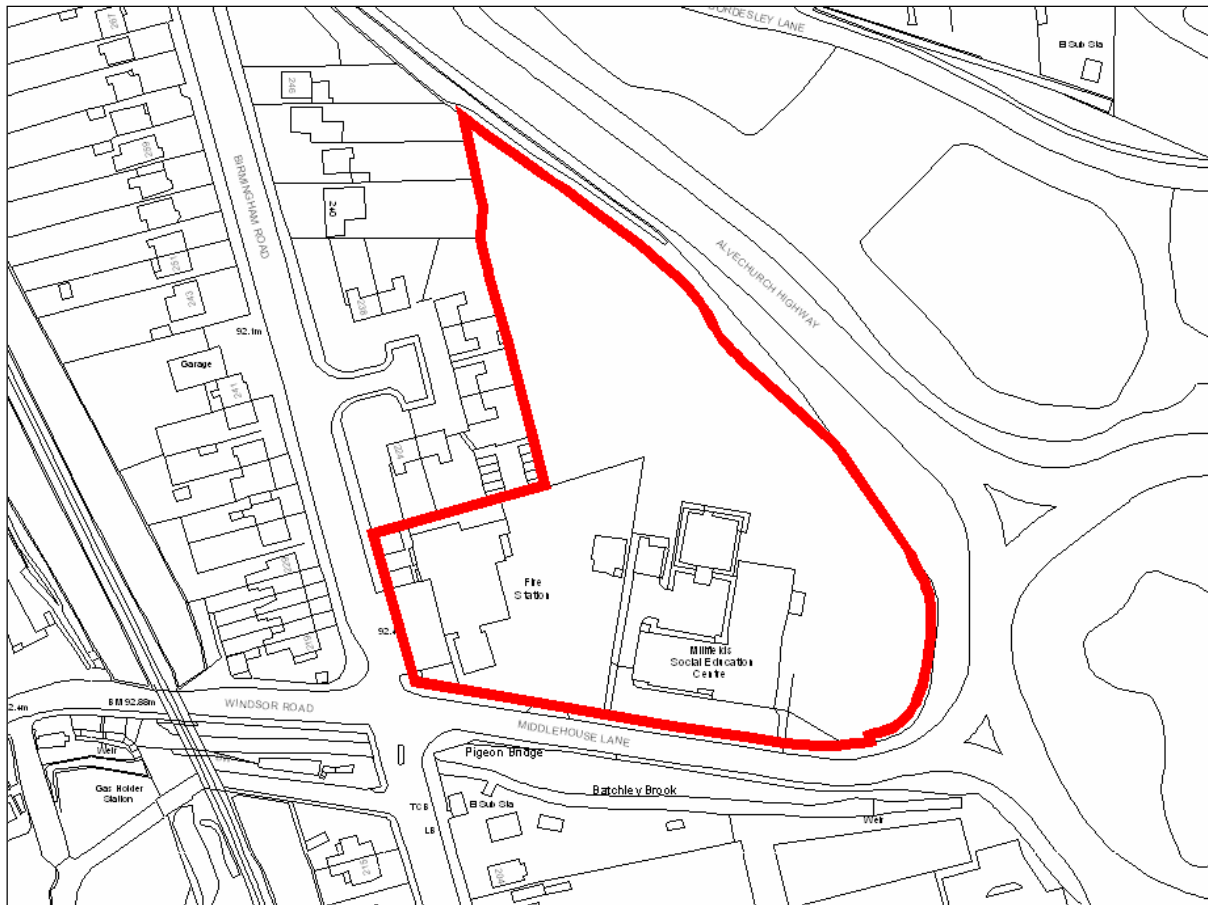
Claybrook School

1.16ha



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

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



Ownership Details: Worcestershire County Council	Site Area: 1.36 ha Grid Ref: 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: <input type="checkbox"/>	Details:
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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?	✓
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 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	

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	

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	✓
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	✓
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?	
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	35-58

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address:

Former Ipsley School Playing Field

Site Ref:

LPX06

Survey Date:

29.8.08



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

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:	✓ Need to protect hedgerows along boundaries of the site
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 Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – may require further evaluation 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)	✓
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	

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 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	✓
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	✓
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
	24-40

LPX 06/07

Oakenshaw Road

1.95ha



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address:

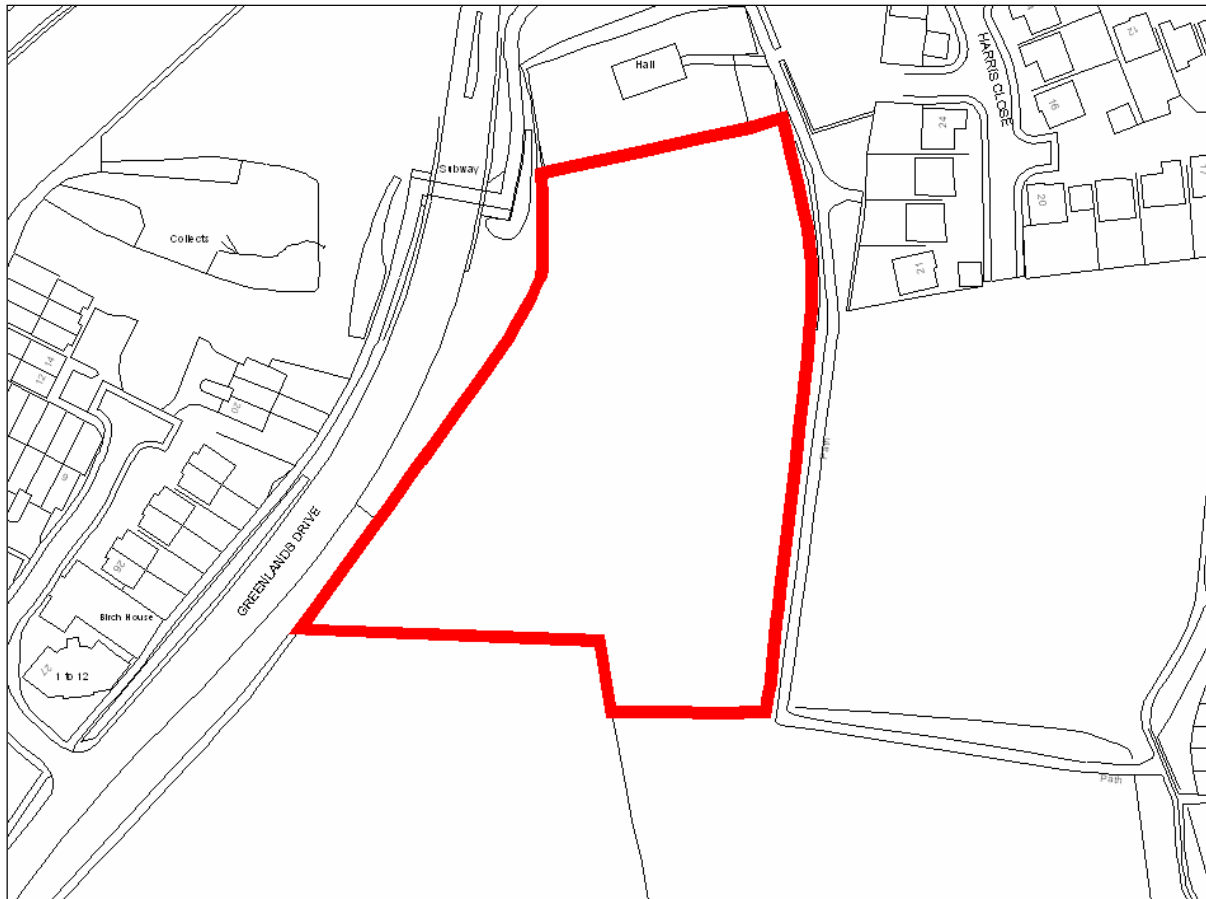
Land South of Scout Hut, Oakenshaw Road

Site Ref:

LPX07

Survey Date:

29.8.08



Ownership Details: Redditch Borough Council	Site Area: 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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.	

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	✓ 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	✓

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	✓ 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	✓
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	

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 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	✓
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	✓
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
	26-44

LPX 06/07

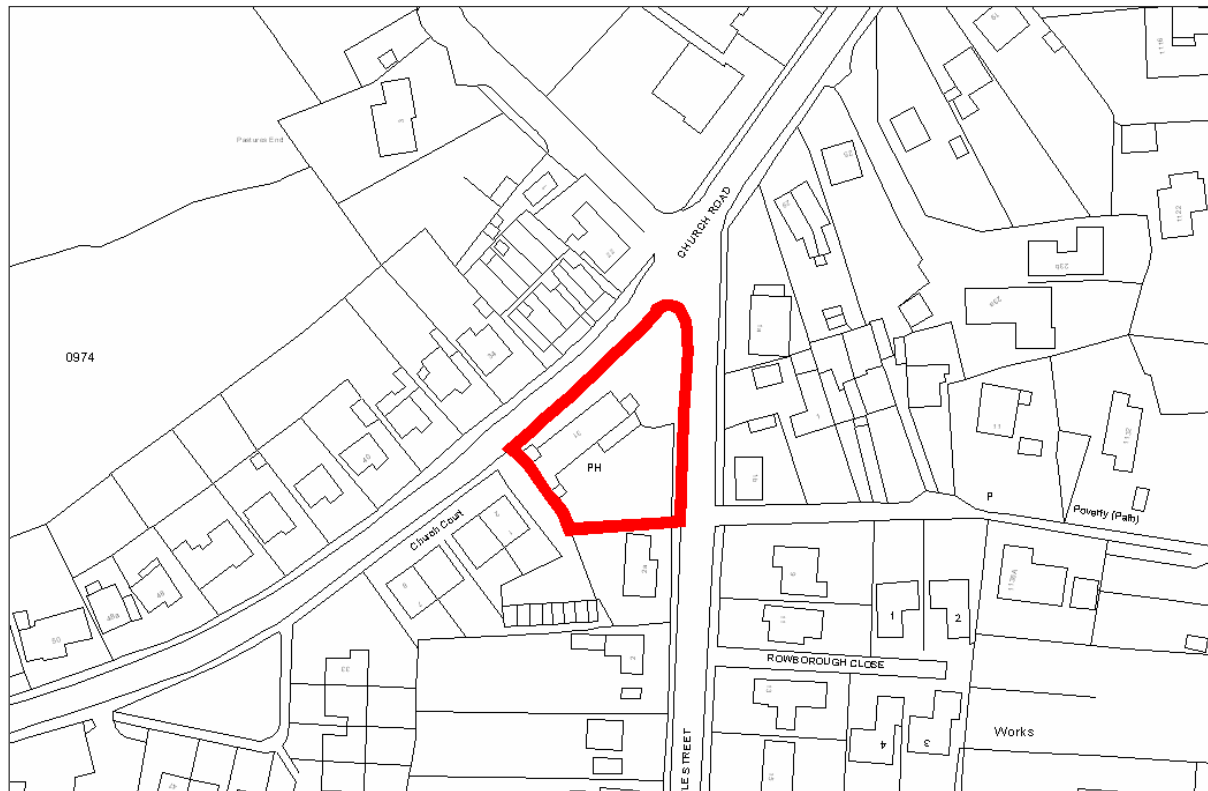
Oakenshaw Road

1.95ha



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Red Lion PH, Church Road, Astwood Bank	Site Ref: PP01	Survey Date:
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Ownership Details: Owens Homes Ltd	Site Area: 0.12ha Grid Ref: SP0421 6272
Current Land Use: Disused public house	
Surrounding Land Uses: Residential	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) Small site windfall New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input checked="" type="checkbox"/> Details: 08/109 - 5 dwellings Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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?	✓
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 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	

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	

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	

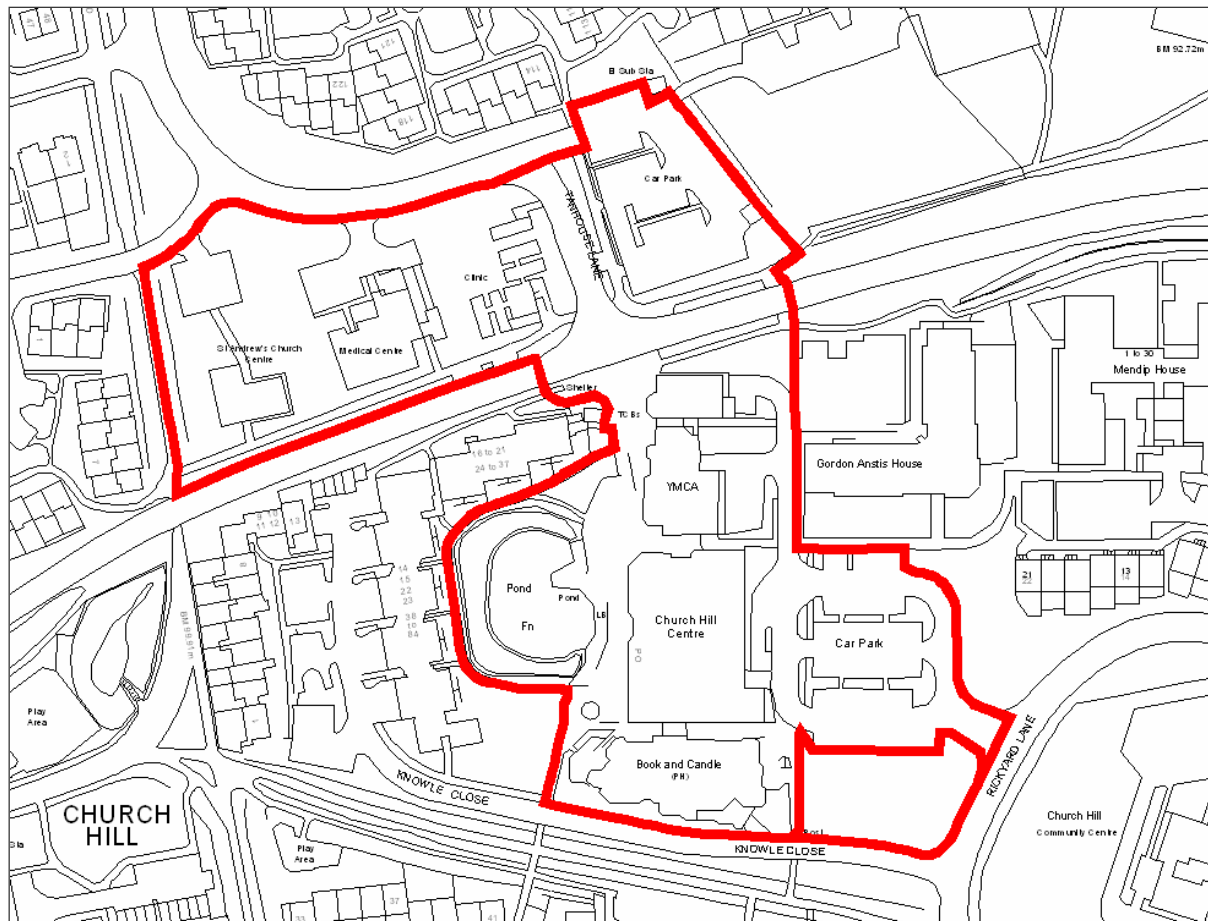
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably 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	
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?	
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	5 dwellings with pp

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Church Hill District Centre	Site Ref: CS01	Survey Date: 27.8.08
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Ownership Details: Redditch Borough Council	Site Area: 2.25 ha Grid Ref: SP06526864
Current Land Use: District Centre	
Surrounding Land Uses: 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: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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? ✓	
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 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)	✓
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	NT TPO's 5 & 8
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	✓
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	✓
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
	57

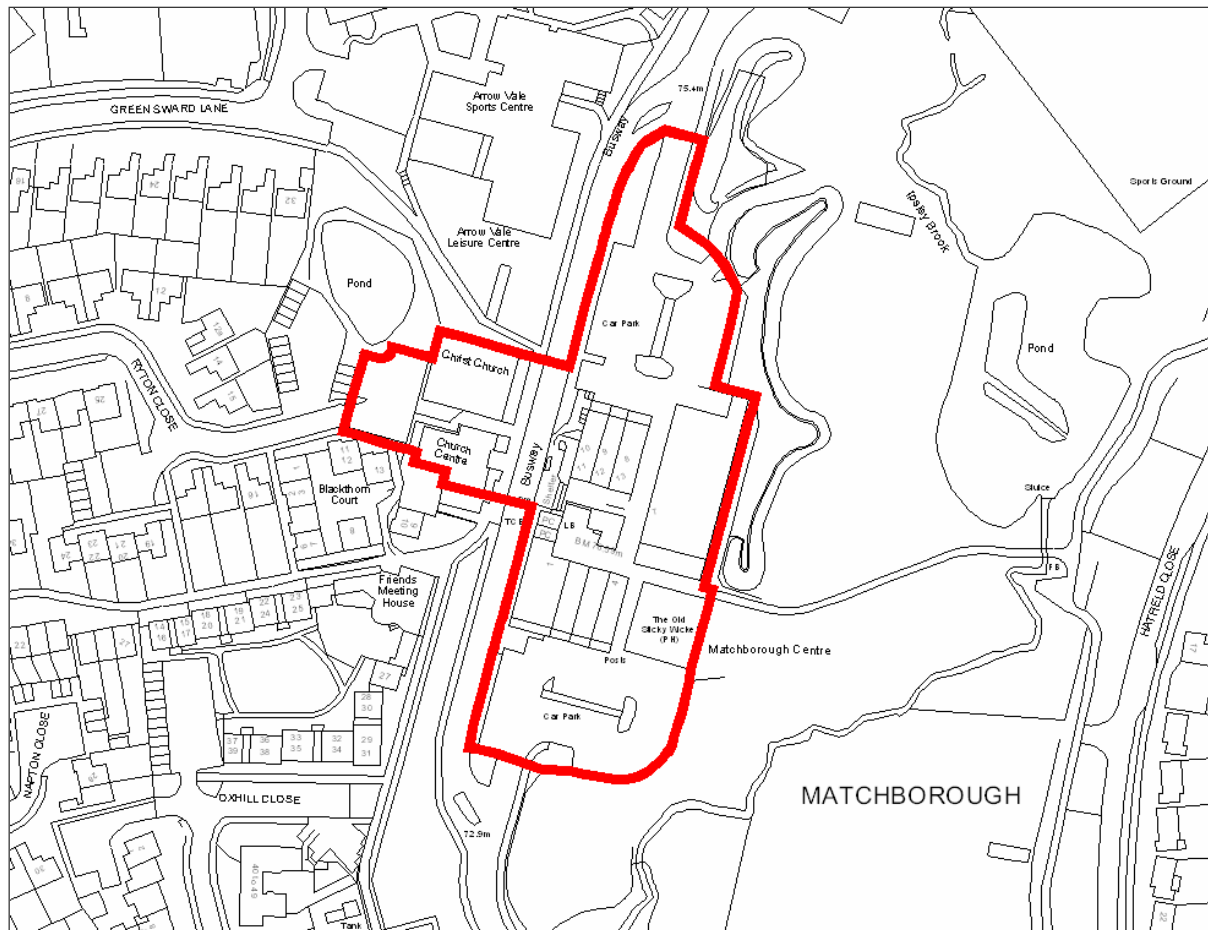


Redditch Borough Council

Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Site Address: Matchborough District Centre	Site Ref: CS03	Survey Date: 27.8.08
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Ownership Details: Redditch Borough Council	Site Area: 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	✓
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	✓
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 – 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)	✓
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	NT TPO 14
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	✓
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	

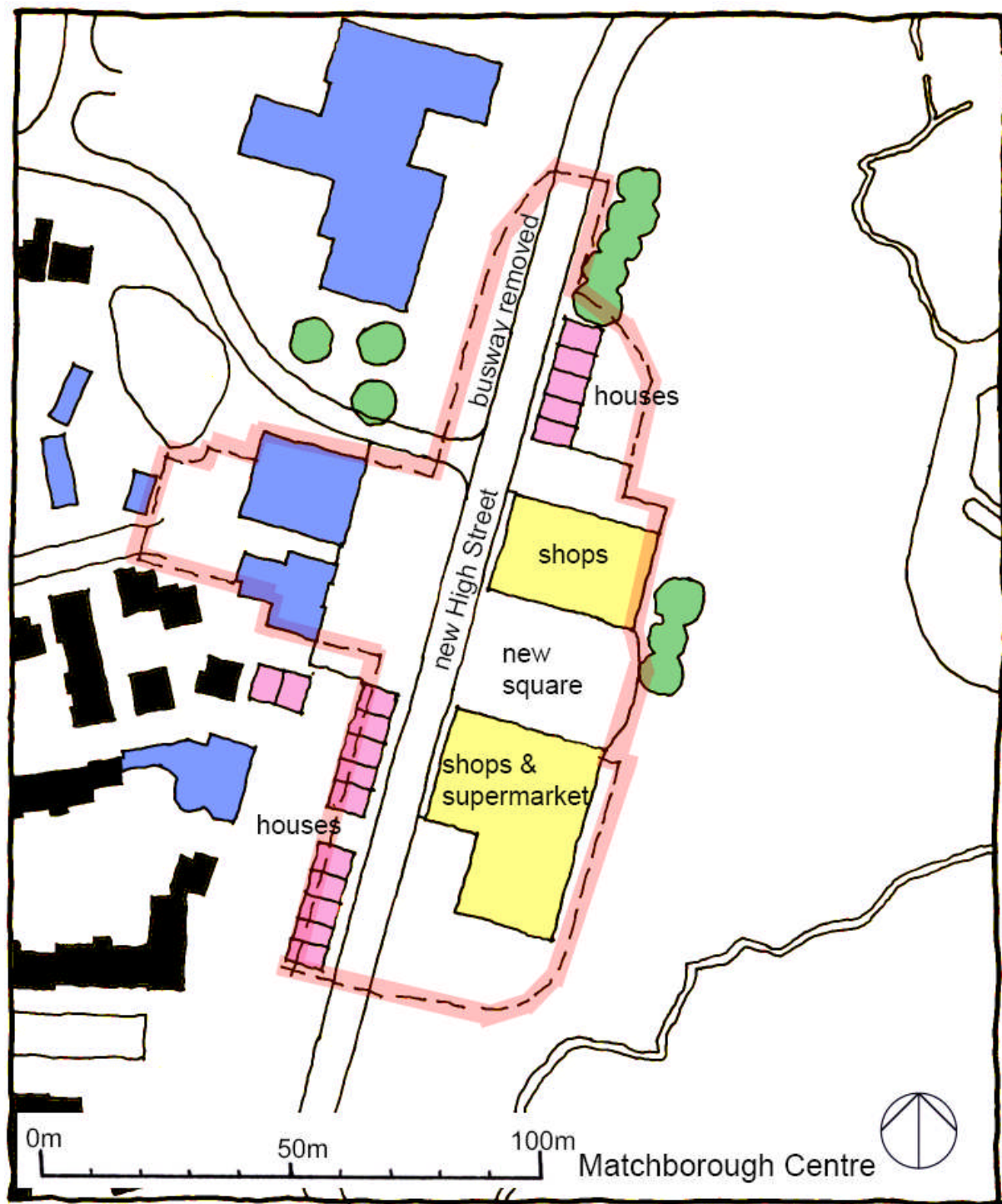
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	

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
	17



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Peterbrook Close	Site Ref: WYG02	Survey Date: 3.9.2008
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Ownership Details: Redditch Borough Council	Site Area: 0.16 ha Grid Ref: SP04586508
Current Land Use: Open Space	
Surrounding Land Uses: Residential	
Character of Surrounding Area: Predominantly surrounded by 3 & 4 Bed detached 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: <input type="checkbox"/>	Details:
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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)	

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	✓ 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?	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
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	

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	✓
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	

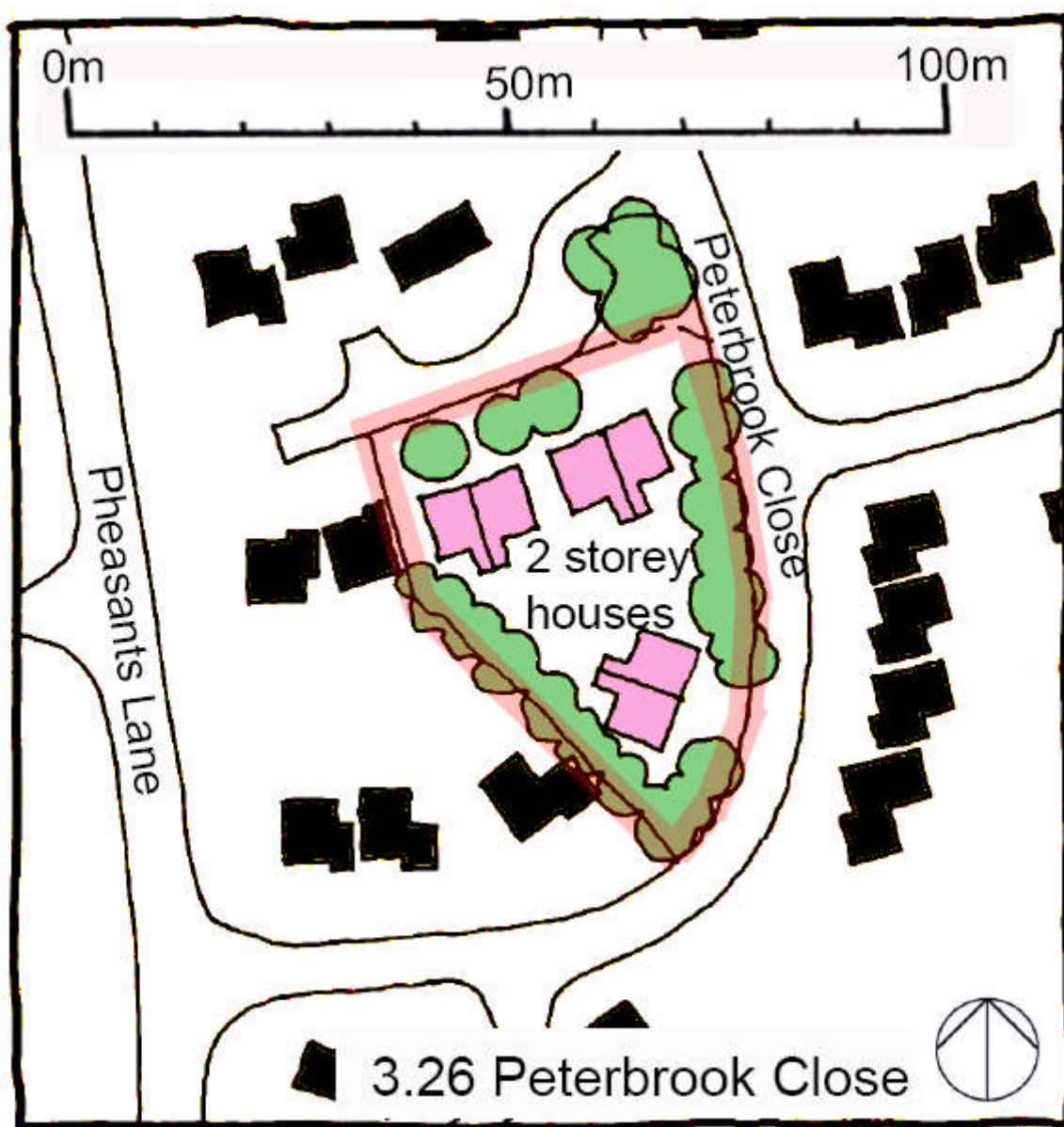
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	

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
	5-8



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address:

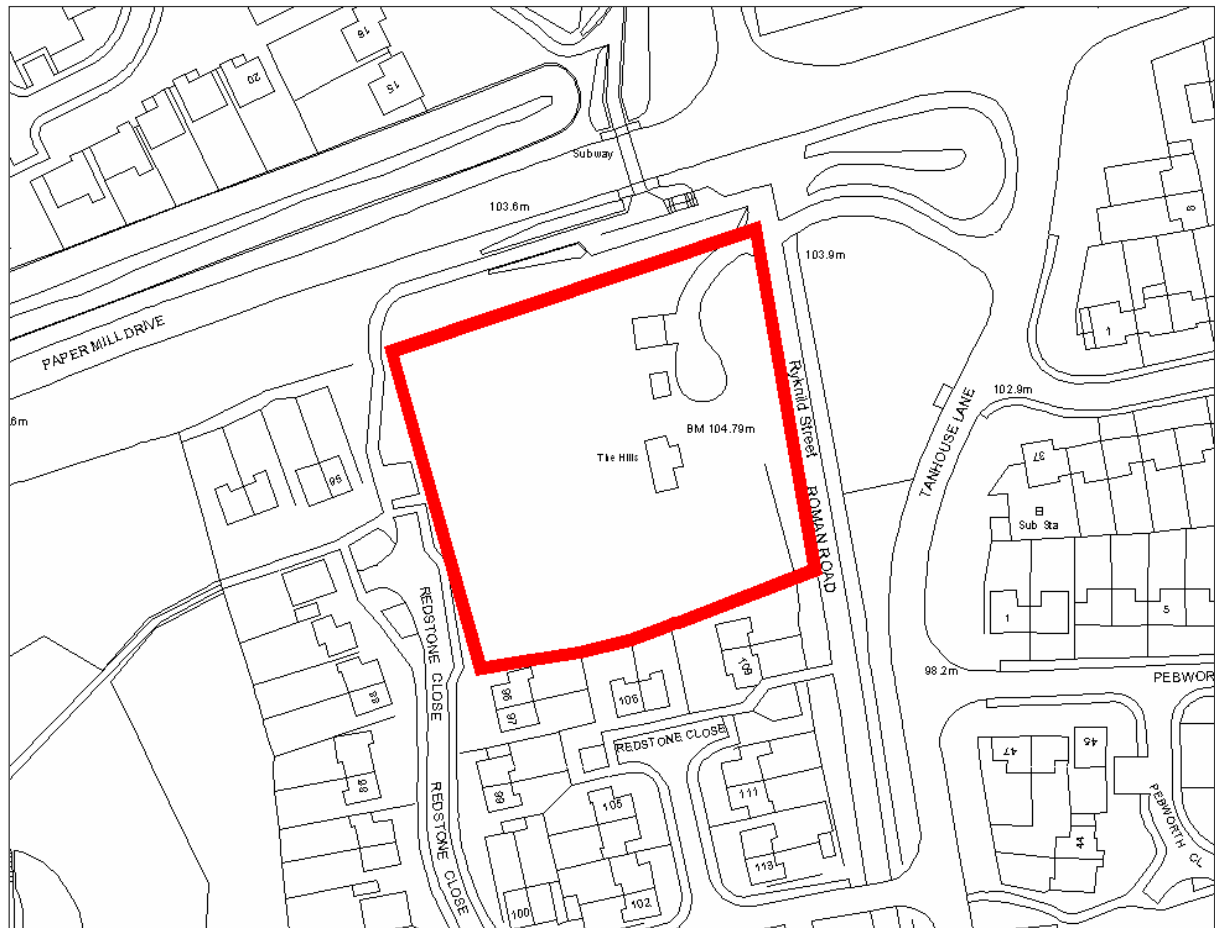
Tanhouse Lane

Site Ref:

WYG03

Survey Date:

27.8.2008



Ownership Details: Private	Site Area: 0.57 ha Grid Ref: SP0628 6906
Current Land Use: Cleared Residential Site	
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: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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	✓
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?	✓ Close by in Redstone Close - Burnet Rose – locally notable
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 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 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	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	✓
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	✓
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	

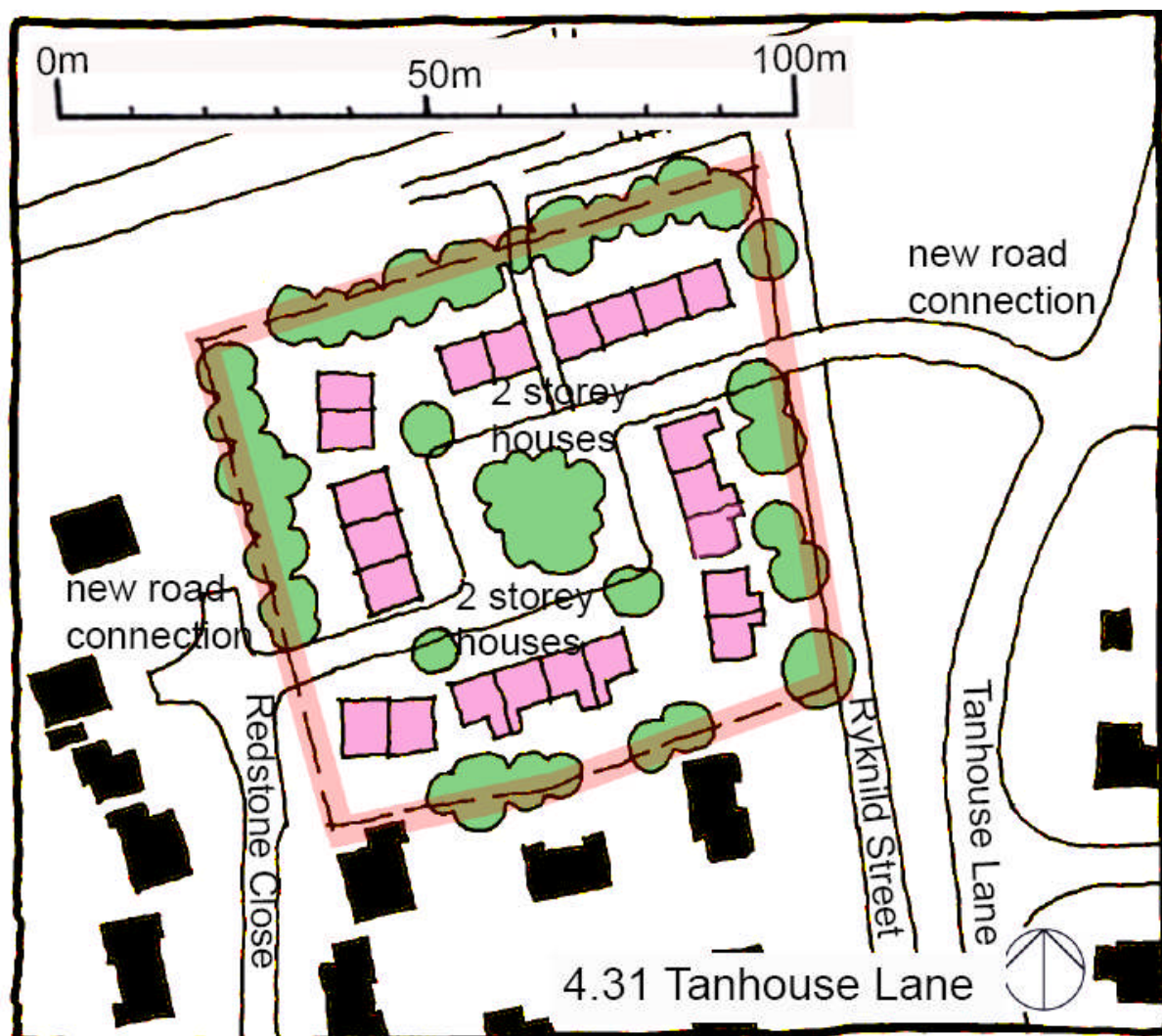
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	

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	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	

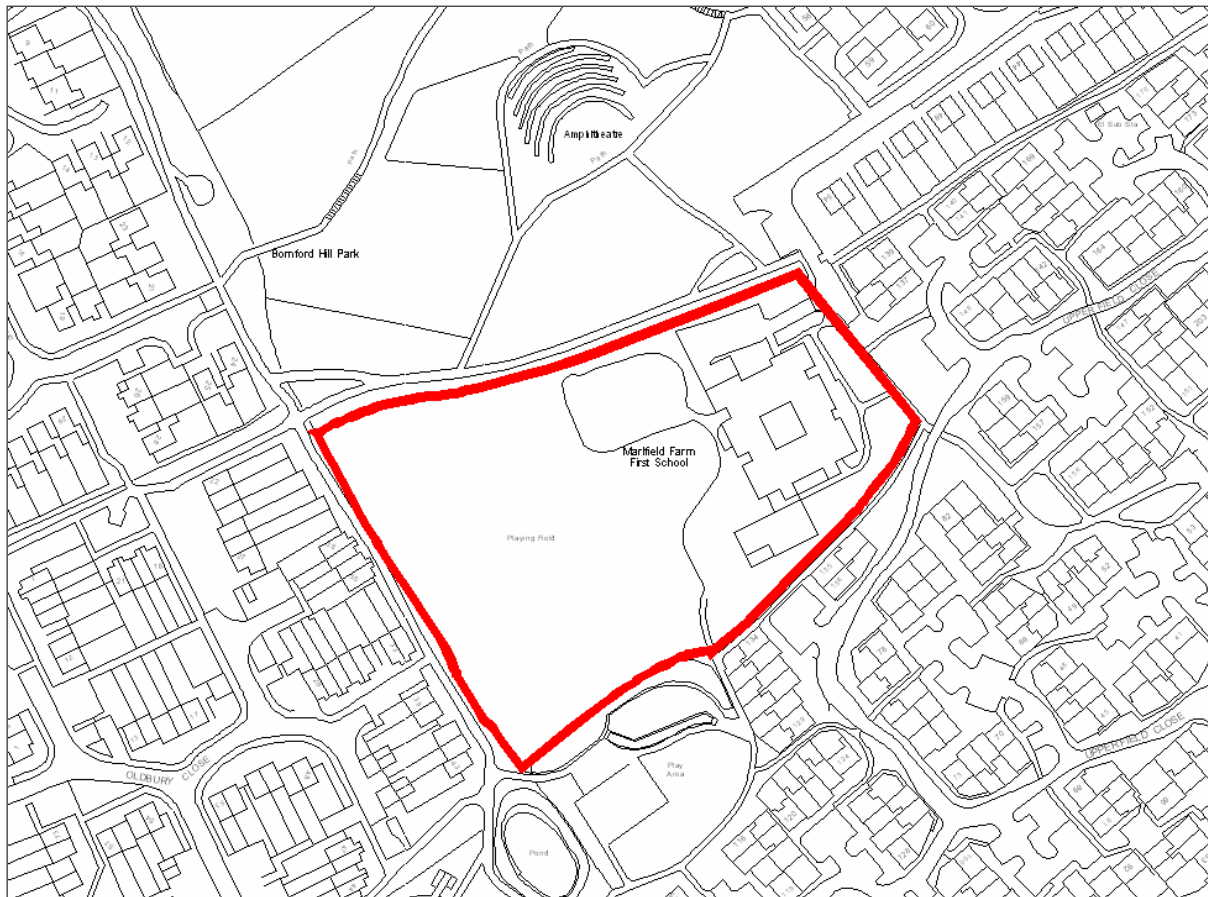
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	14-24



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Marlfield Farm School, Redstone Close	Site Ref: WYG04	Survey Date: 3.9.2008
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Ownership Details: Accord Housing Association	Site Area: 1.41 ha Grid Ref: 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 residential is high density ex-corporation housing.	
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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	✓
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: 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	
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
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	NT TPO 8
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	✓

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	✓ Via Redstone Close
Access to unadopted road/track	
No access	

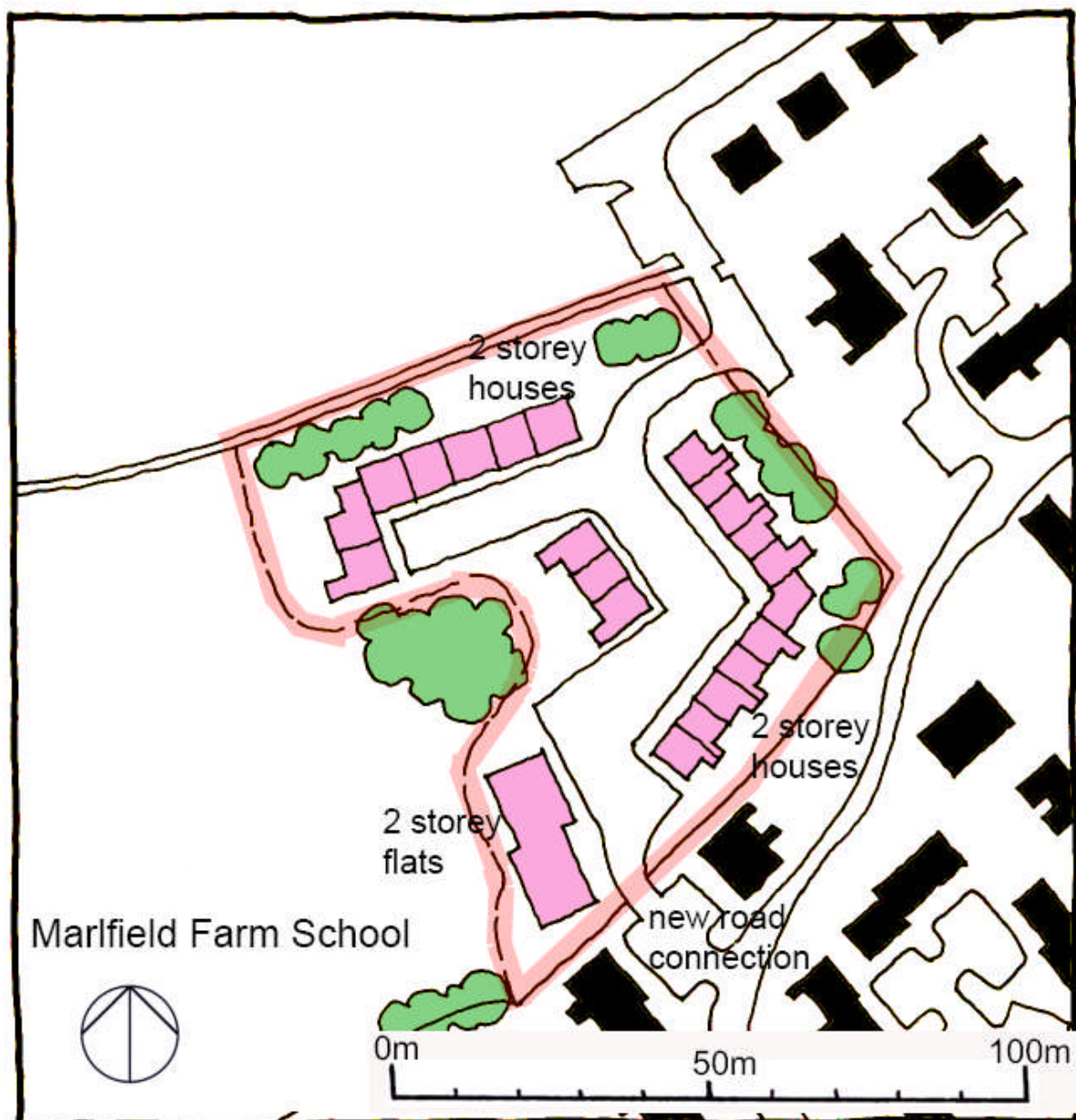
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	

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	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	

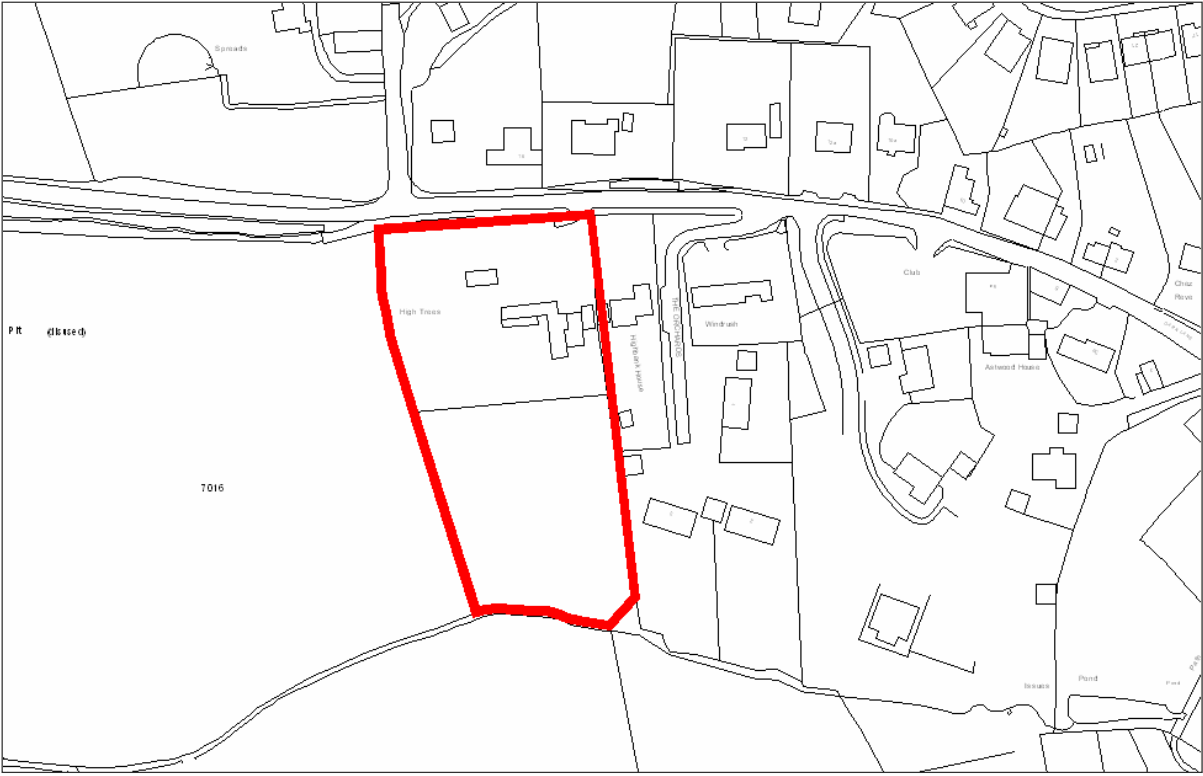
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	36-60



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: High Trees, Dark Lane	Site Ref: WYG06	Survey Date: 3.9.2008
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Ownership Details: Bradley Design Homes	Site Area: 0.7 ha Grid Ref: SP03806218
Current Land Use: Residential	
Surrounding Land Uses: Executive dwellings & traditional village settlement development	
Character of Surrounding Area: Rural lane with large 4 & 5 bed dwellings	
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: <input type="checkbox"/>	Details:
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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	✓
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	✓
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	

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	✓ Borough of Redditch TPO 133
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	✓
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	

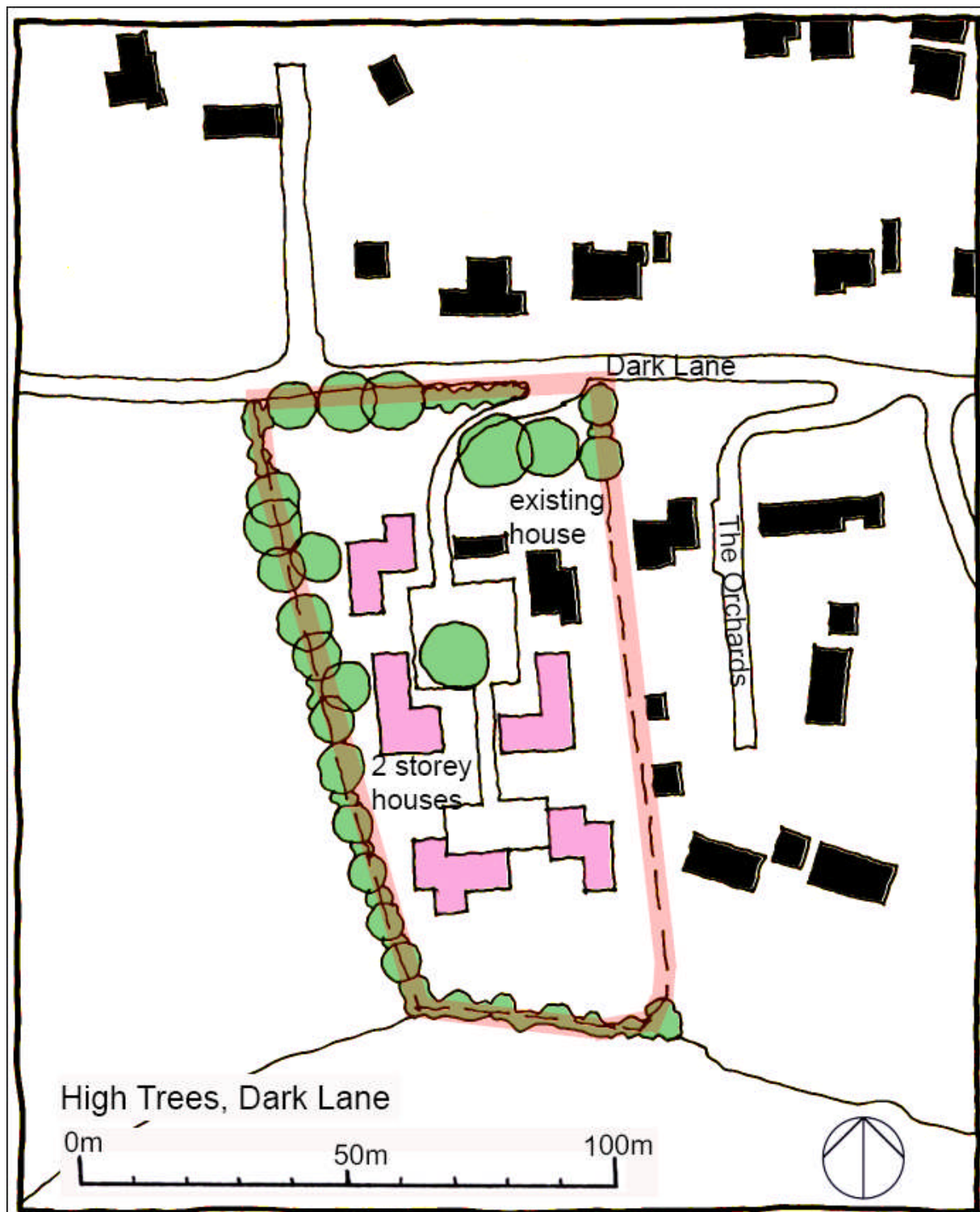
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	

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	

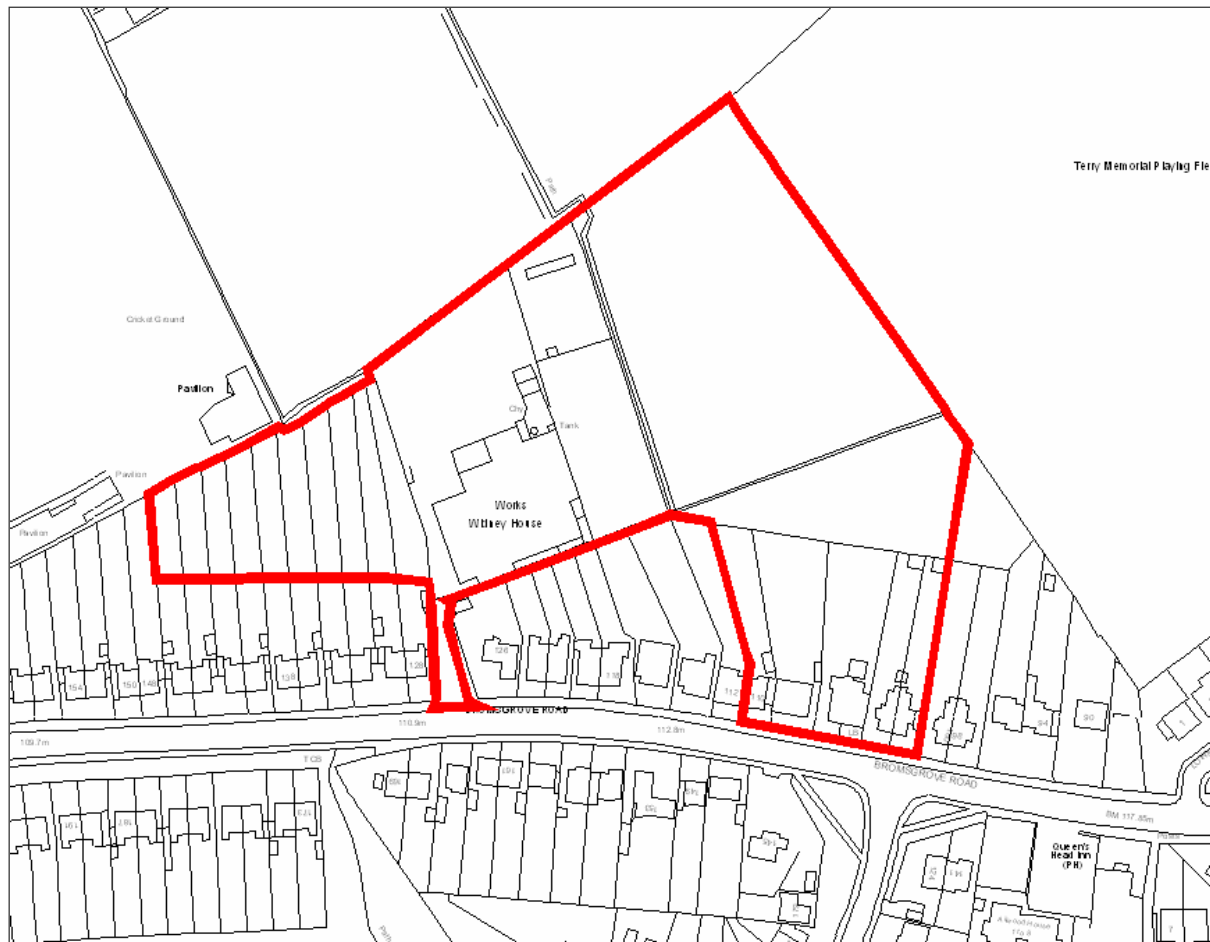
Appropriate timeframe for development?	
0-5 years	
5-10 years	✓
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	5



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Widney House & adjoining land, Bromsgrove Rd	Site Ref: RB003 (incl RB007 & RB038)	Survey Date: 8.9.2008
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Ownership Details: Multiple owners	Site Area: 2.24 ha Grid Ref: SP0316 6760
Current Land Use: Industrial & part unused/vacant	
Surrounding Land Uses: Residential & Open space	
Character of Surrounding Area: Mix of early 20 th century residential development fronting main district distributor	
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: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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	✓
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	✓ 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 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 – Further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	✓ 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)	✓
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	✓ 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	✓
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	✓ 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	
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	✓ 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 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	✓
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	✓ 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 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
	45-75

RB 003

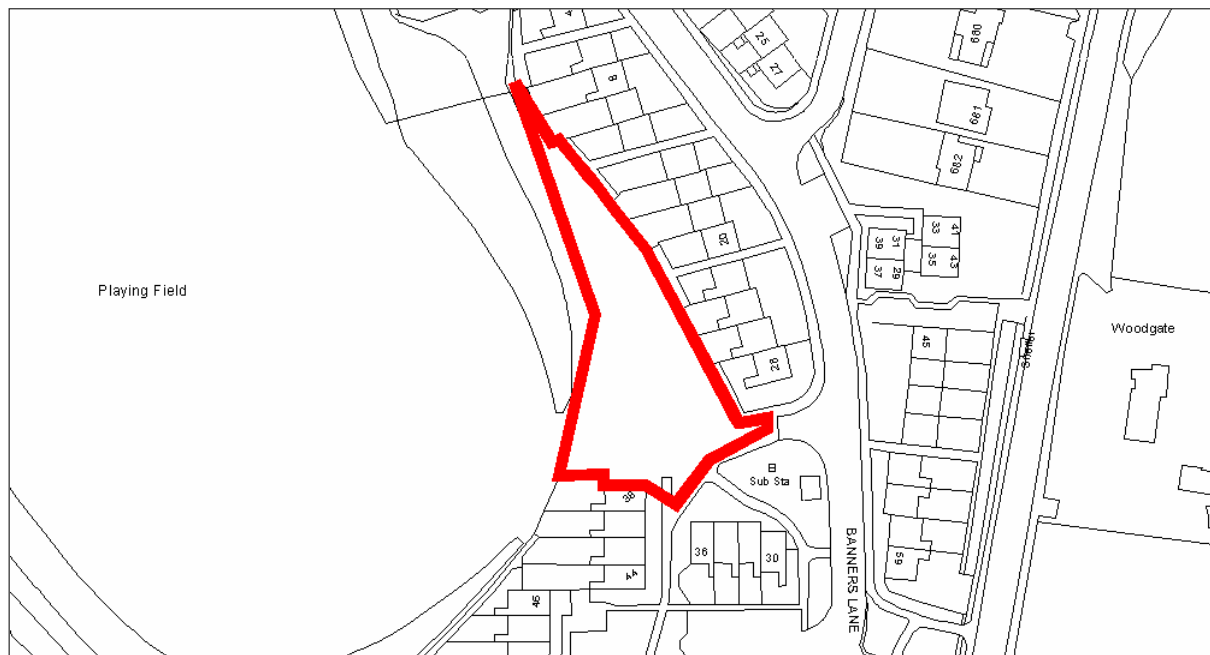
Widney House

2.24ha



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land off Banners Lane	Site Ref: L4L01	Survey Date: 29.8.2008
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Ownership Details: Redditch Borough Council	Site Area: 0.17 ha 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, omission site, other) L4L	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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?	✓
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	✓
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 – 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)	✓
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	New Town TPO 28
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	✓ 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	✓
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	✓
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	

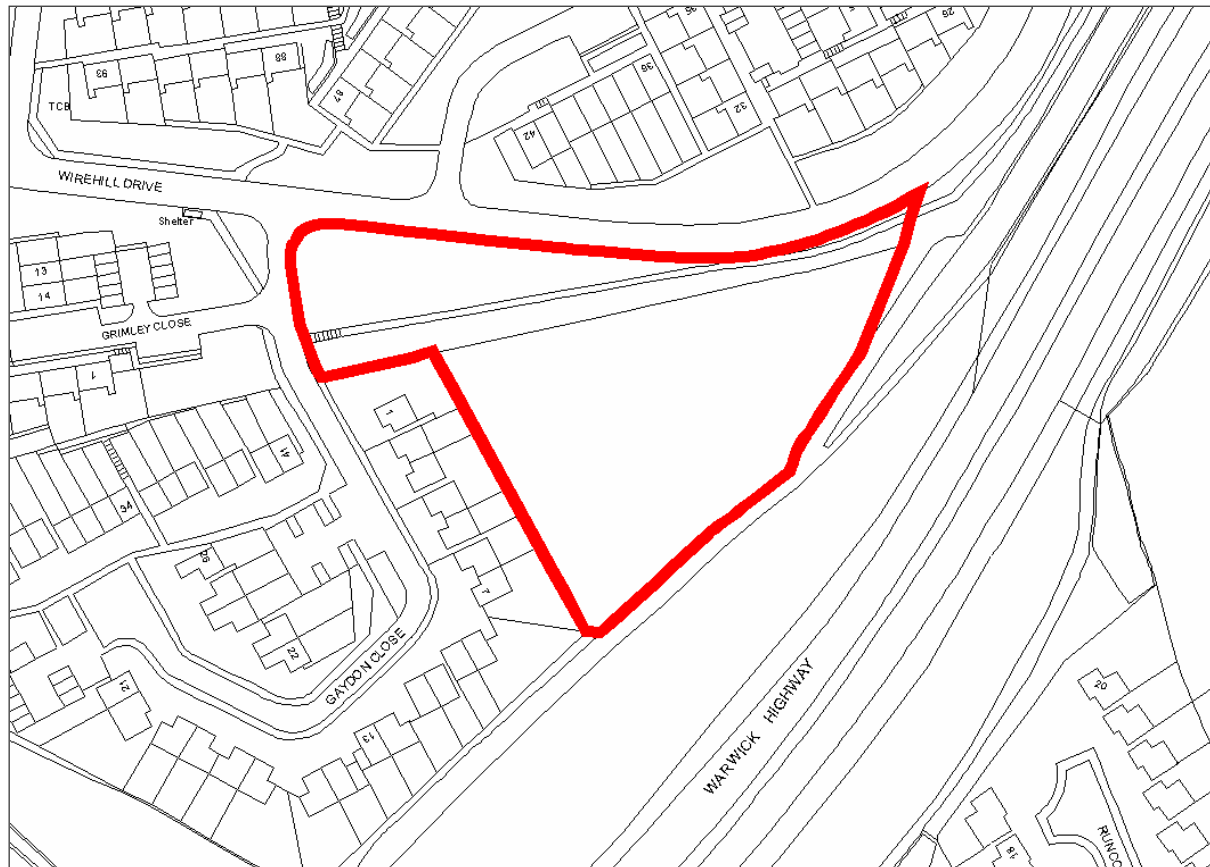
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
50dph would be inappropriate on this site	5



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land off Wirehill Drive	Site Ref: L4L02	Survey Date: 8.9.2008
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Ownership Details: Redditch Borough Council	Site Area: 0.47 ha 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, omission site, other) UCS	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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	✓
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: 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 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	No adverse impact if land north of hedgerow left open
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	✓ 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	✓
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	✓ Currently used by local kids – play football on the top of the site

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	✓
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	✓
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	

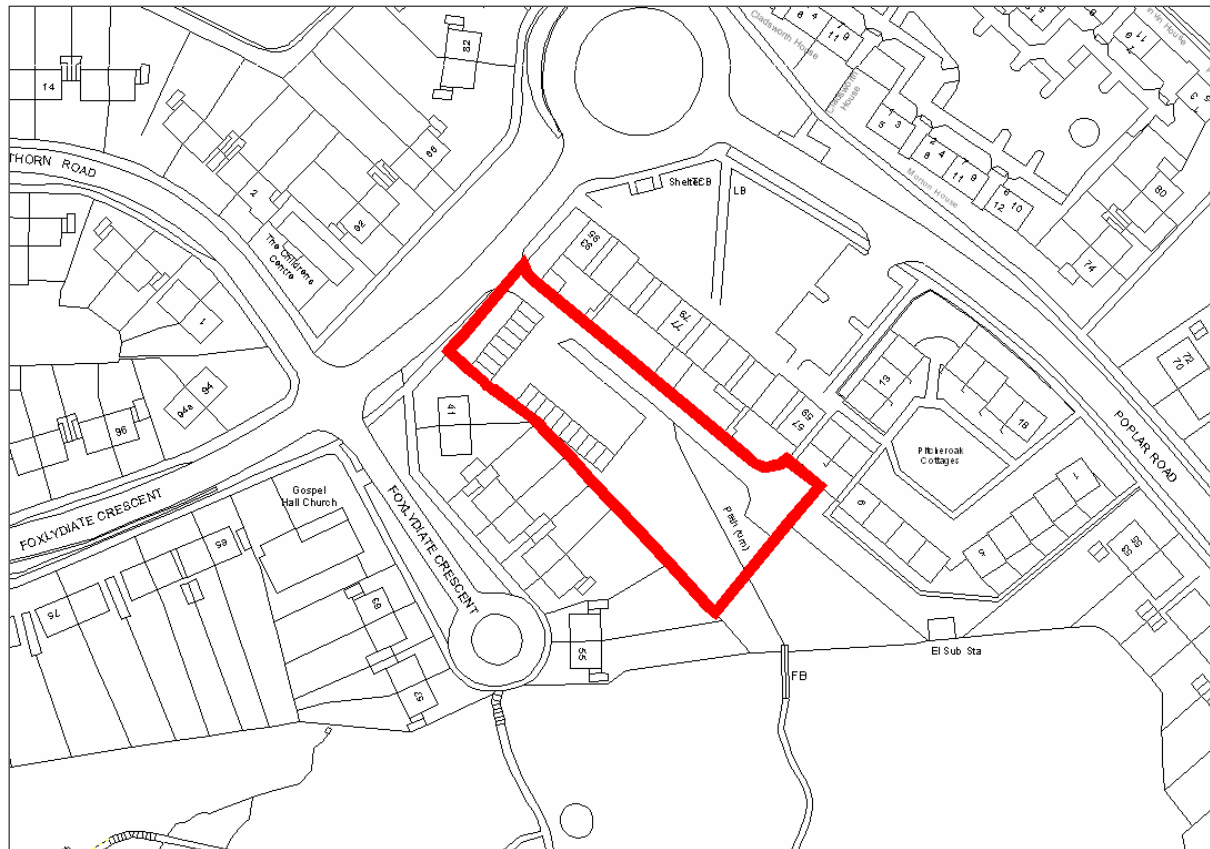
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	12-20



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land to the rear of Poplar Road Shops	Site Ref: UCS1.35	Survey Date: 2008
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Ownership Details: Redditch Borough Council	Site Area: 0.25 ha Grid Ref: SP02326738
Current Land Use: Rear of shops, garages, parking and scrub/wooded 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) <p> Detailed Planning Permission: <input type="checkbox"/> Details: </p> <p> Outline Planning Permission: <input type="checkbox"/> </p> <p> Previous Local Plan Allocation: <input type="checkbox"/> </p>	
Additional Information/site notes: <p>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.</p> <p>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.</p>	

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	✓ 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	✓
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 – Further evaluation may be required prior to development.
Opportunity to enhance/no adverse impact	Opportunity to enhance – area in desperate need of regeneration.
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	✓ Slope of wooded area & 15ft retaining wall
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	

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	✓
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	✓
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	

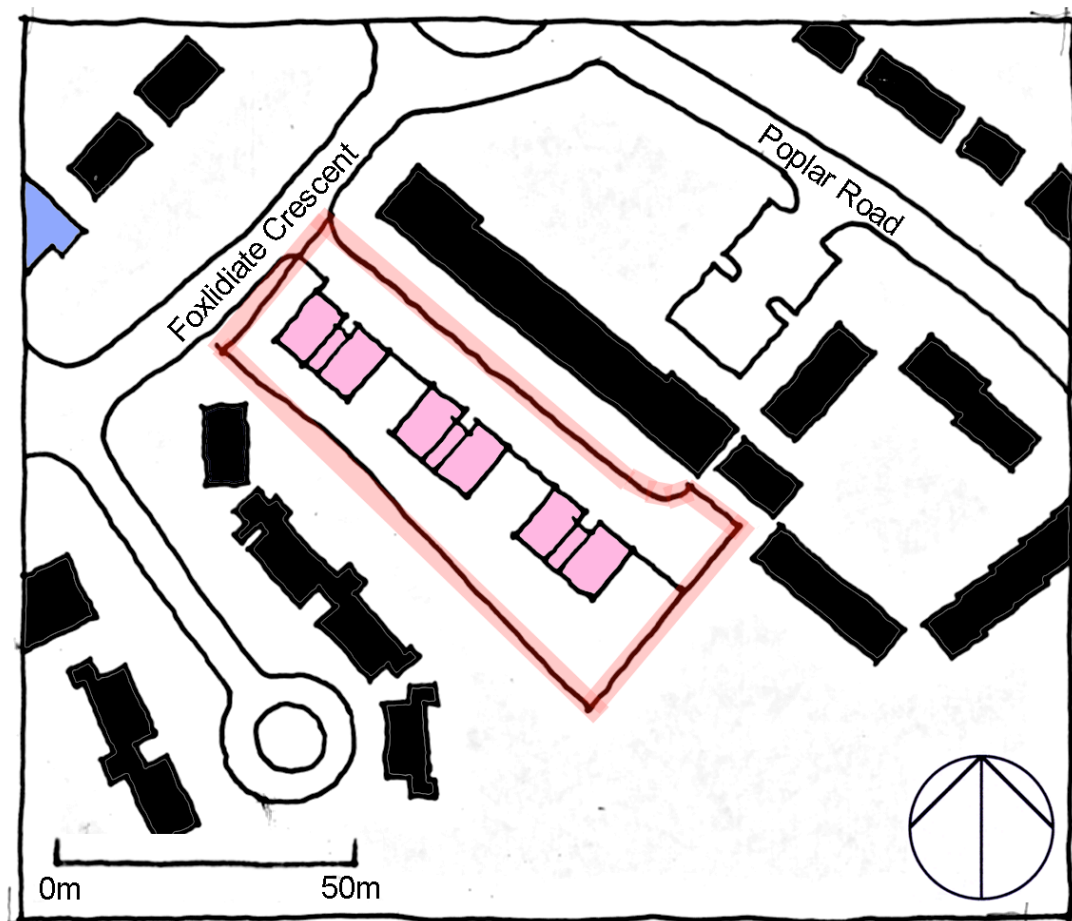
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	8 - 18

UCS 1.35

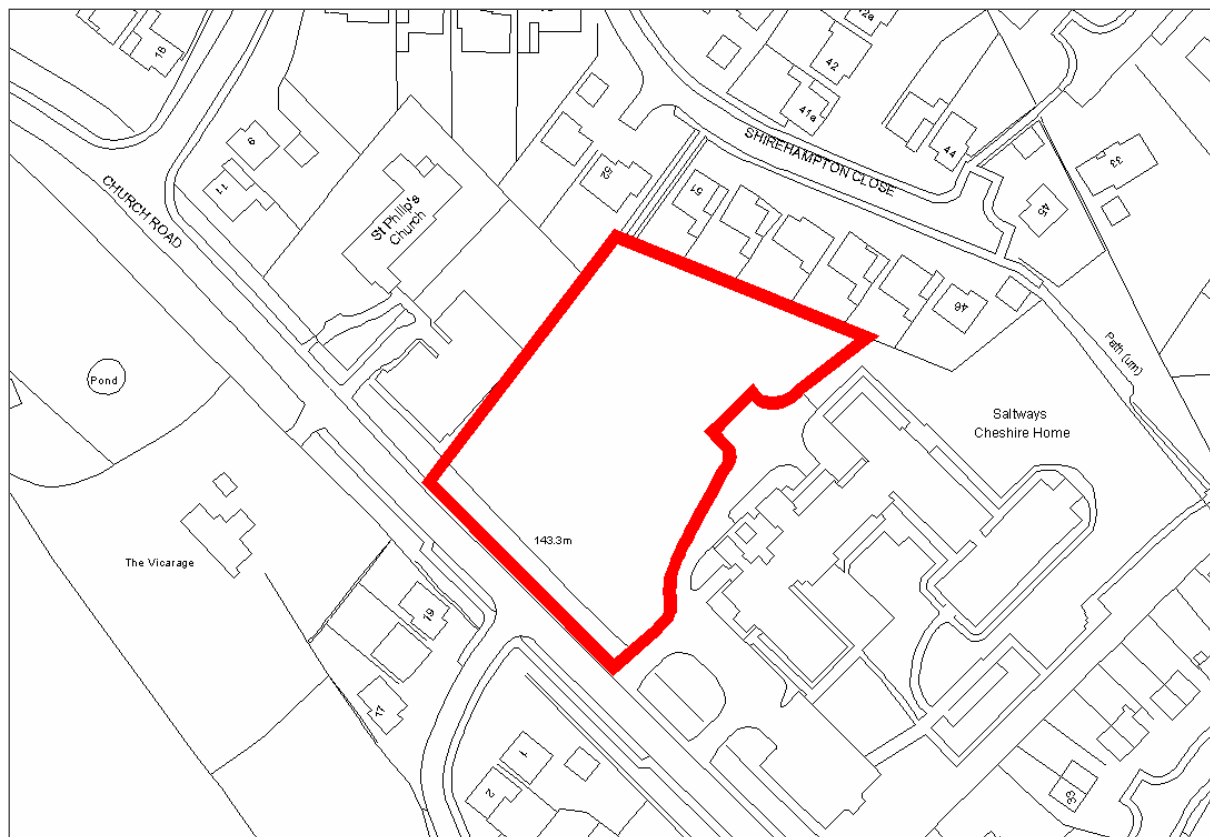
Poplar Road

0.25ha



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land adjacent to Saltways Cheshire Home	Site Ref: UCS 2.14	Survey Date: 29.8.2008
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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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: Planning permission for five dwellings with associated access drives and amenity space has been allowed on appeal with the terms of the application, Ref 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	✓
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: 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	✓
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 – 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)	✓
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	

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	✓
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	
Insignificant or moderate compatibility issues	✓ There has been a recommendation that only bungalows should be sited here to reduce over-looking properties in Shirehampton close.
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
	5

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land to the rear of Sandygate Close	Site Ref: UCS 2.16	Survey Date: 29.8.2008
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Ownership Details: Redditch Borough Council	Site Area: 0.20 ha Grid Ref: 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: <input type="checkbox"/>	Details:
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: Mix of flats and medium density housing – some possibly ex-council properties	

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	✓ 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	

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 – 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)	✓
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	✓ 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	

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	✓
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	✓
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?	
0-5 years	✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	6-10

UCS 2.16

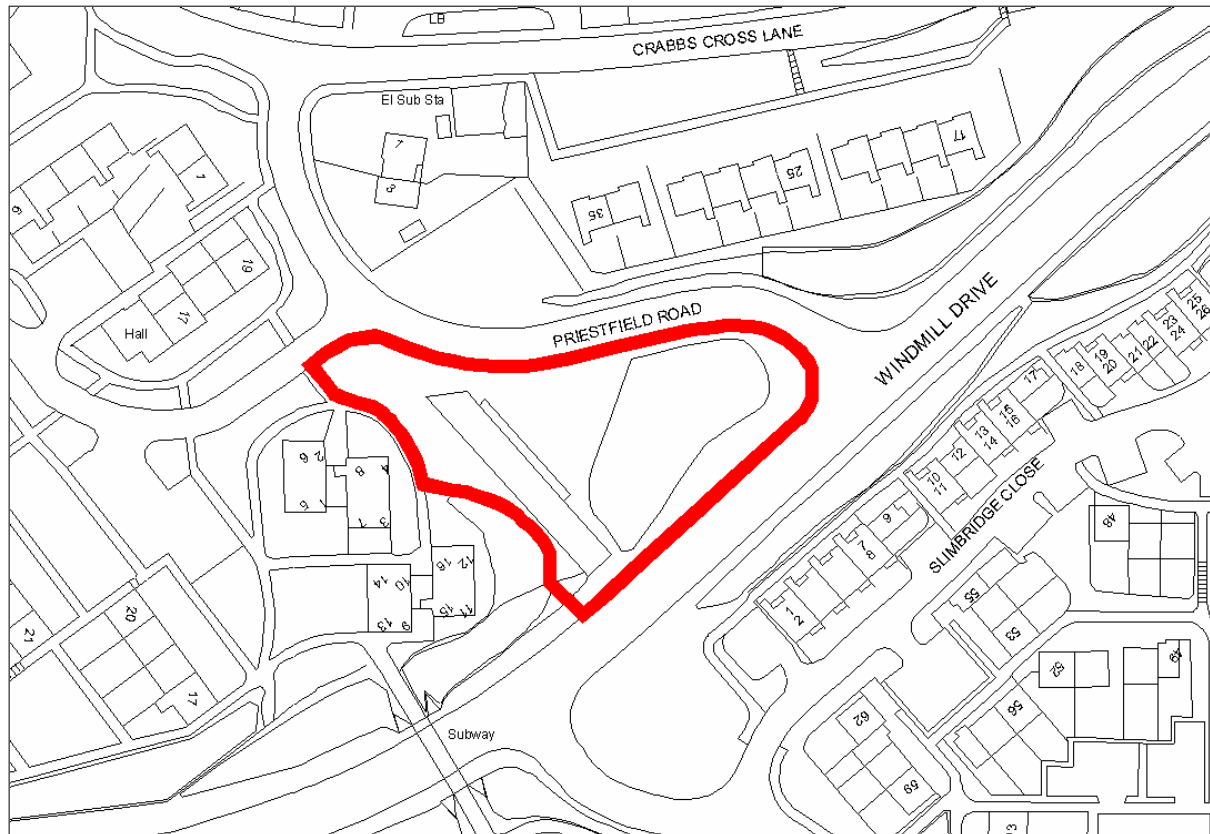
Sandygate Close

0.23ha



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land off Priestfield Road	Site Ref: UCS 3.10	Survey Date: 29.8.2008
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Ownership Details: Redditch Borough Council	Site Area: 0.26 ha Grid Ref: SP0405 6430
Current Land Use: Highway verge / Scrub land	
Surrounding Land Uses: Residential	
Character of Surrounding Area: Flats and elderly persons bungalows plus ex-council housing and traditional 1950's semis	
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: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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	
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	✓ Meadow (?) identified by local CPRE Chairperson.
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 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	✓ 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	✓ Topography
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	

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	✓
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	✓
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	

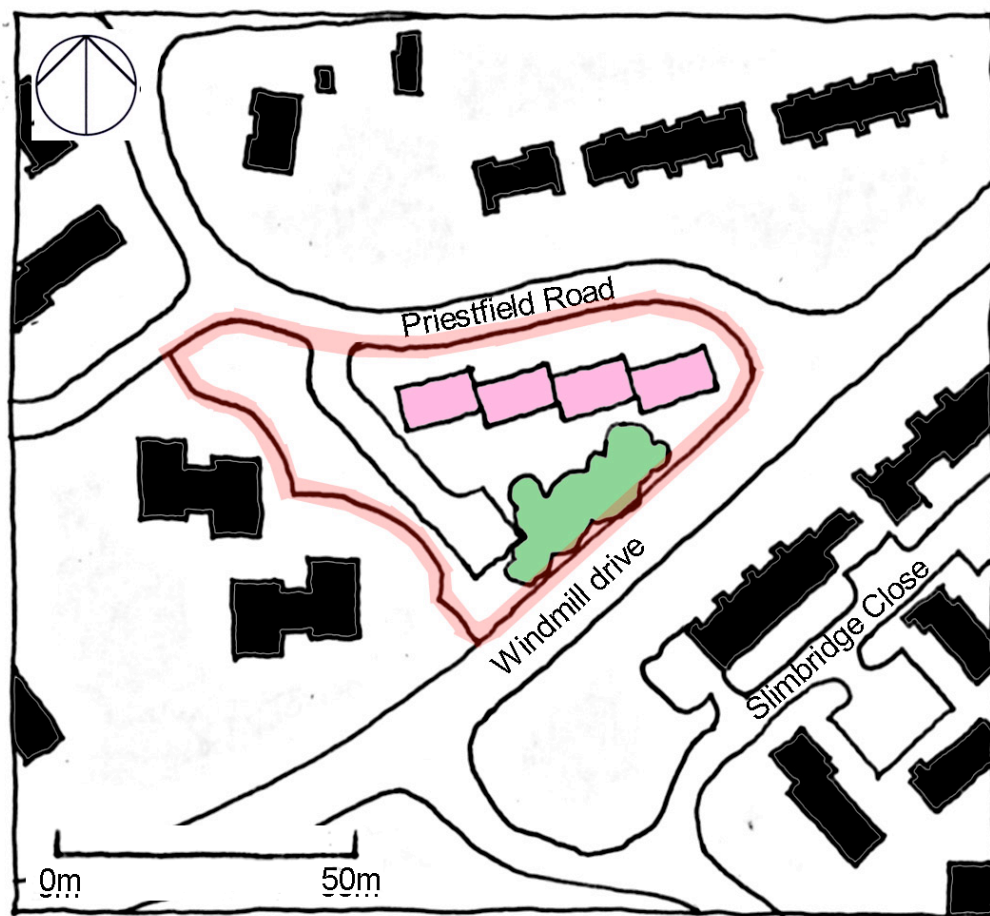
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

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

UCS 3.10

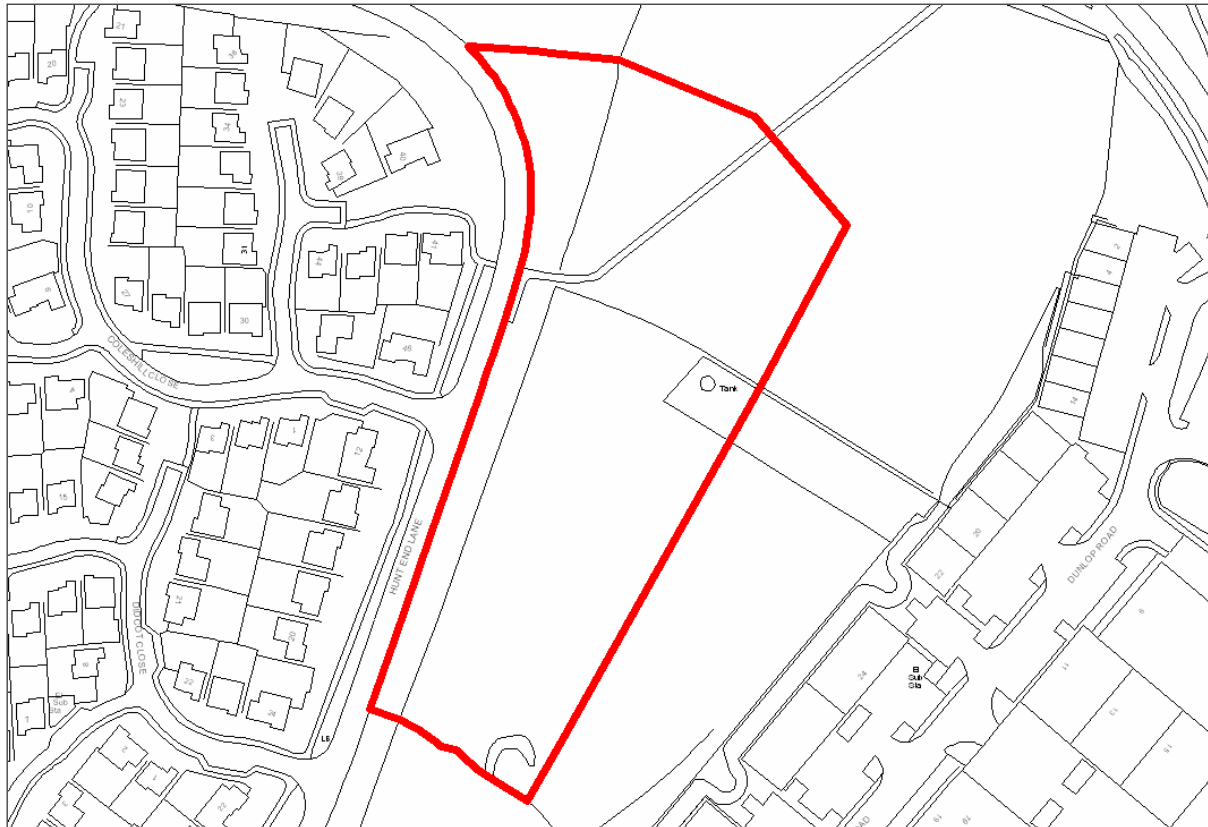
Priestfield Road

0.26ha



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land off Hunt End Lane	Site Ref: UCS 3.23	Survey Date: 3.9.2008
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Ownership Details: Redditch Borough Council	Site Area: 1.65 ha Grid Ref: 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 and a small scale industrial 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: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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	✓
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: 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	✓
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 – further evaluation 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

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	✓ Tank
Yes and cannot be overcome	
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	✓

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	✓
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	✓
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	

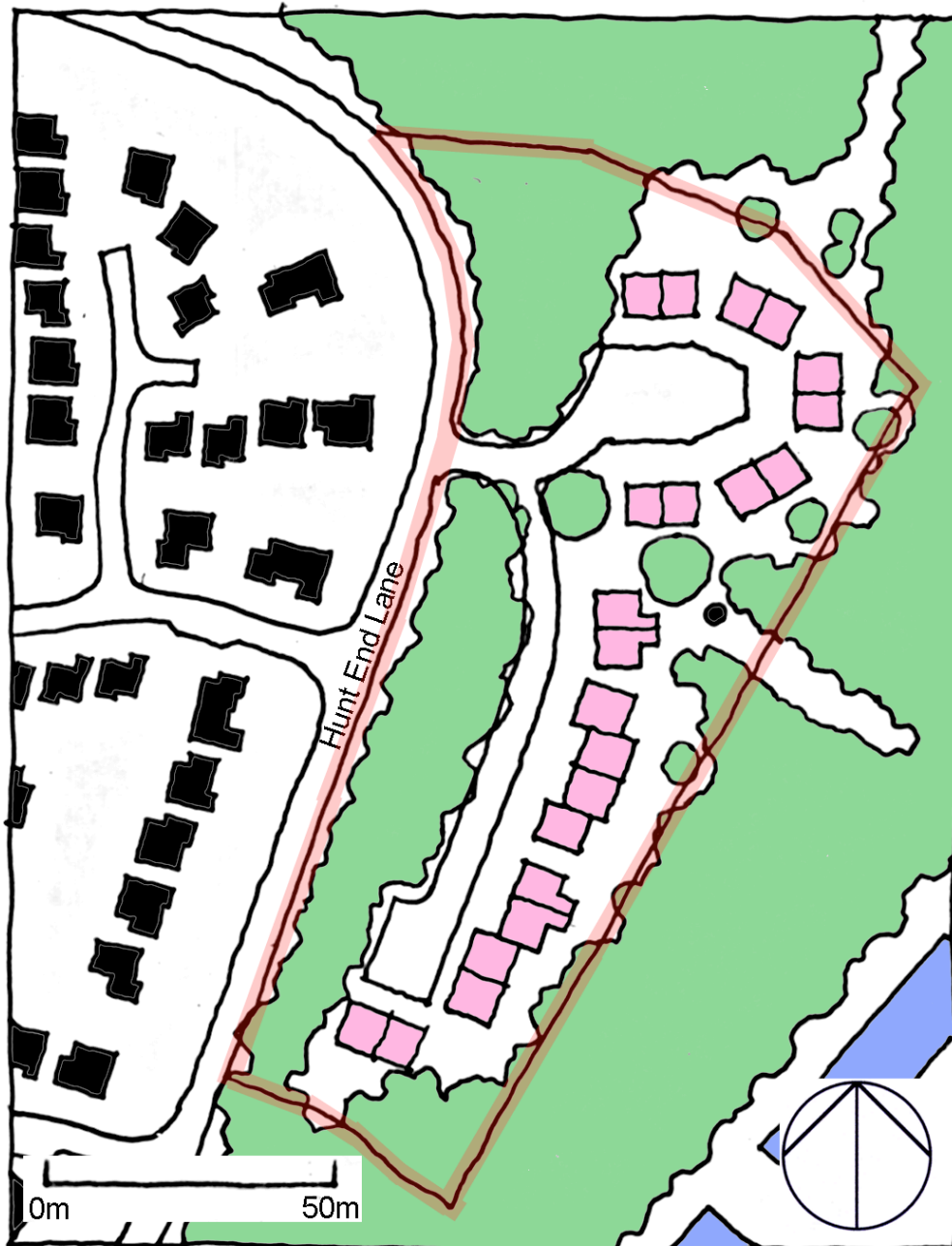
Appropriate timeframe for development?	
0-5 years	✓
5-10 years	
10years +	

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

UCS 3.23

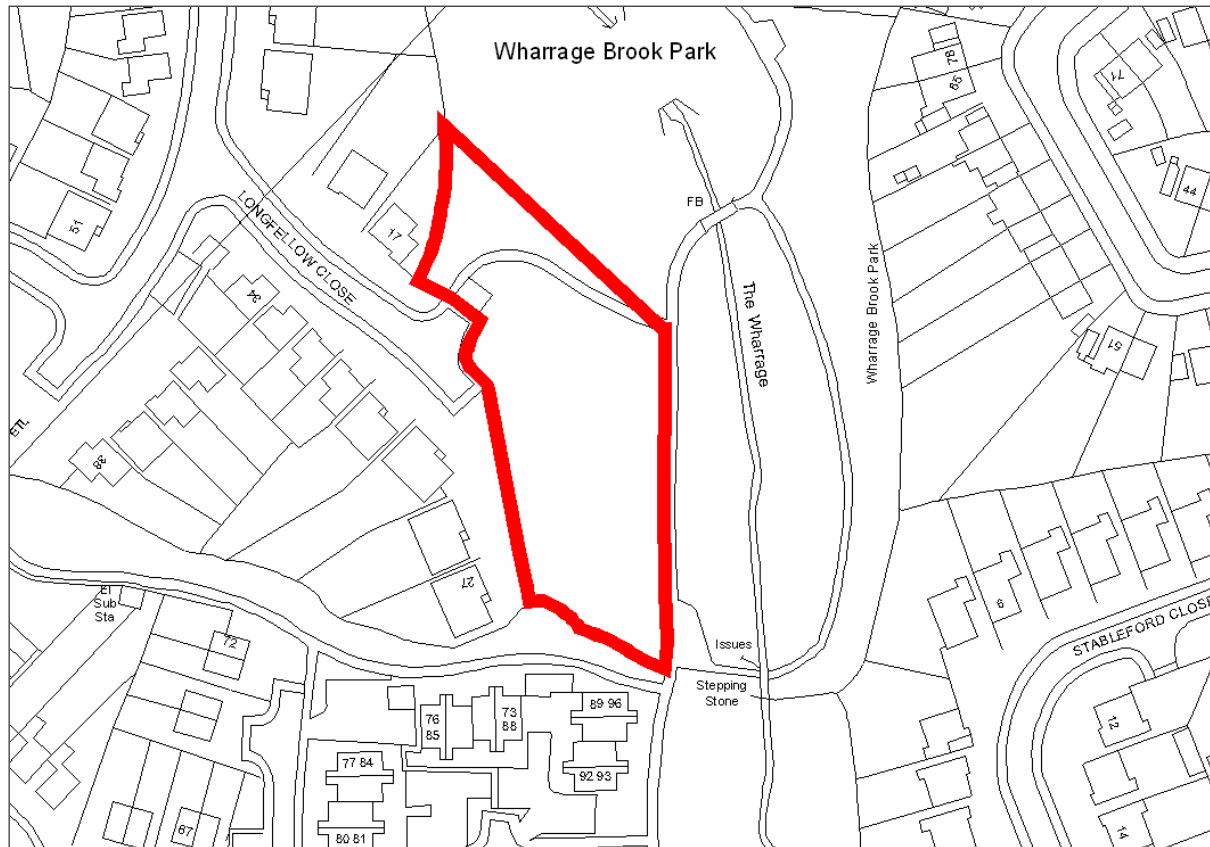
Hunt End Lane

1.65ha



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land East of Longfellow Close	Site Ref: UCS 3.43	Survey Date: 29.8.2008
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Ownership Details: Redditch Borough Council	Site Area: 0.30 ha Grid Ref: 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, omission site, other) UCS	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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?	✓
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	✓ 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	✓ Need to check flooding – could be why site hasn't been developed in the past
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	✓ Footpath joins footpath along The Wharrage

Open Space & Recreation – Part of Wharrage Brook Park Open Space	
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	✓ 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 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 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	✓
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?	
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	

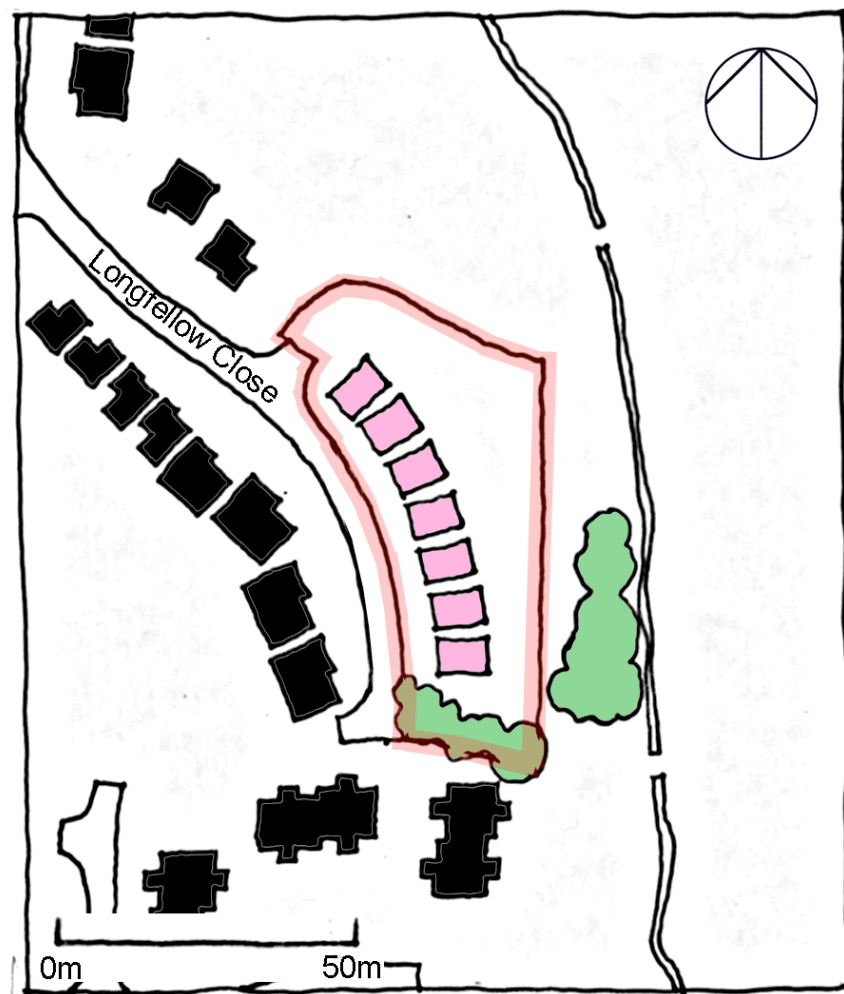
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	7-15

UCS 3.43

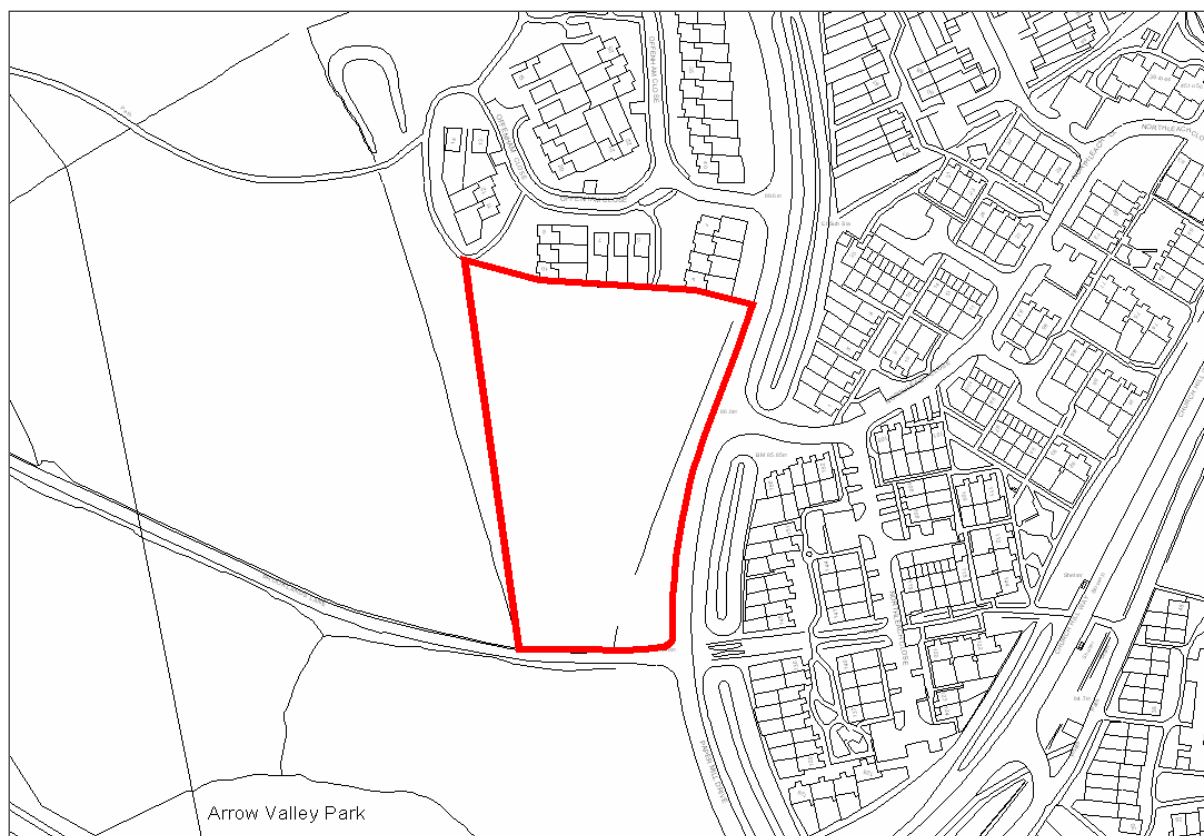
Longfellow Close

0.30ha



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land between Brooklands Lane & Offenham Close	Site Ref: UCS 4.36	Survey Date: 27.8.2008
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Ownership Details: Redditch Borough Council	Site Area: 1.33 ha Grid Ref: 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-corporation homes (opposite but screened from view)	
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: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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)	

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: 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	✓
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 – Further evaluation 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

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	✓ New Town TPO 21
Is there a Public Right of Way on the site?	
No	
Yes	✓ 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 on, next to or near to the site as part of the Development	✓ Bridle path could be excluded from development area – no other uses visual on site
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	✓
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	✓
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	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
	40-57

UCS 4.36

Brooklands Lane

1.7ha



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address:

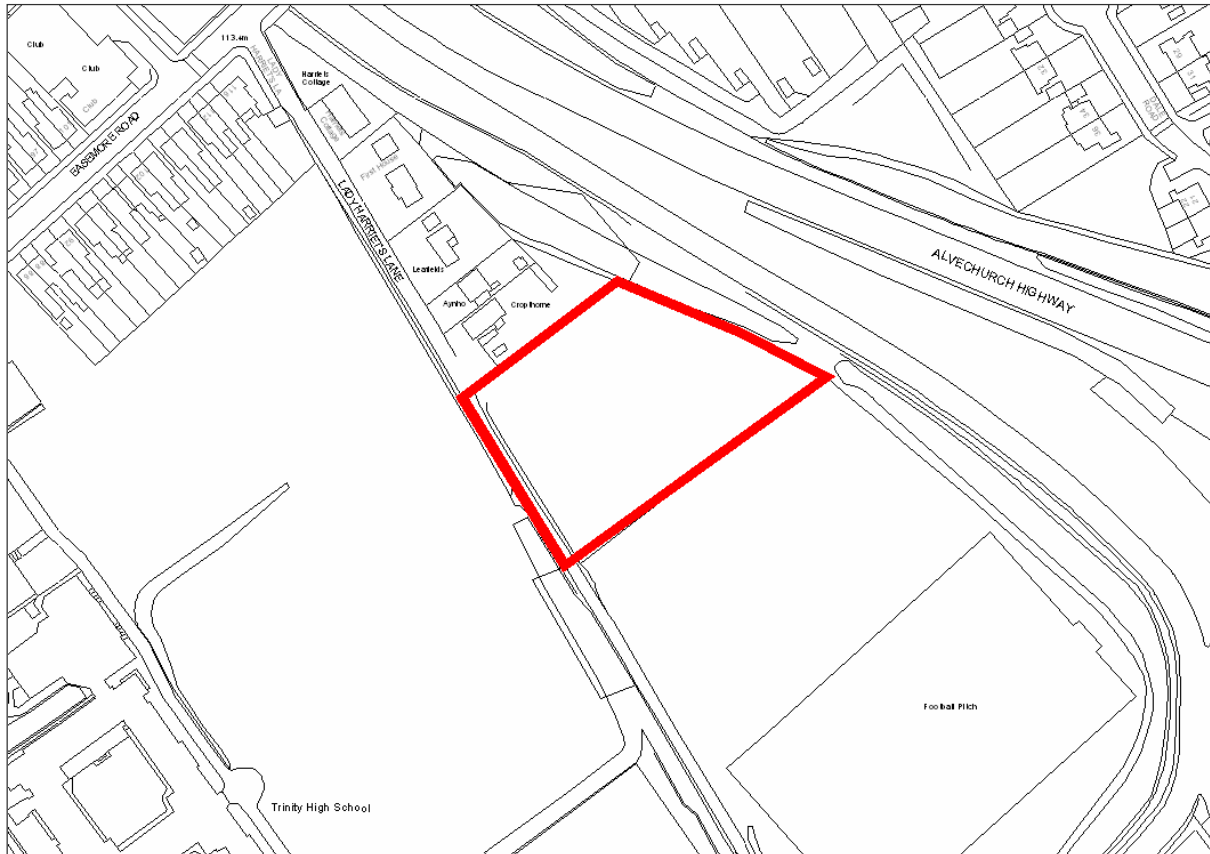
Land off Lady Harriet's Lane

Site Ref:

UCS 5.20

Survey Date:

8.9.2008



Ownership Details: Worcestershire County Council	Site Area: 0.43 ha Grid Ref: SP04666791
Current Land Use: Open Space	
Surrounding Land Uses: Residential & High School Playing Fields	
Character of Surrounding Area: Ribbon development along un-adopted track	
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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	✓
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)	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	✓ 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 Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details Could be ecological area 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	✓
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	✓ Access to adopted road
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 – Site is not currently open to the public	
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	
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	✓
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	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	

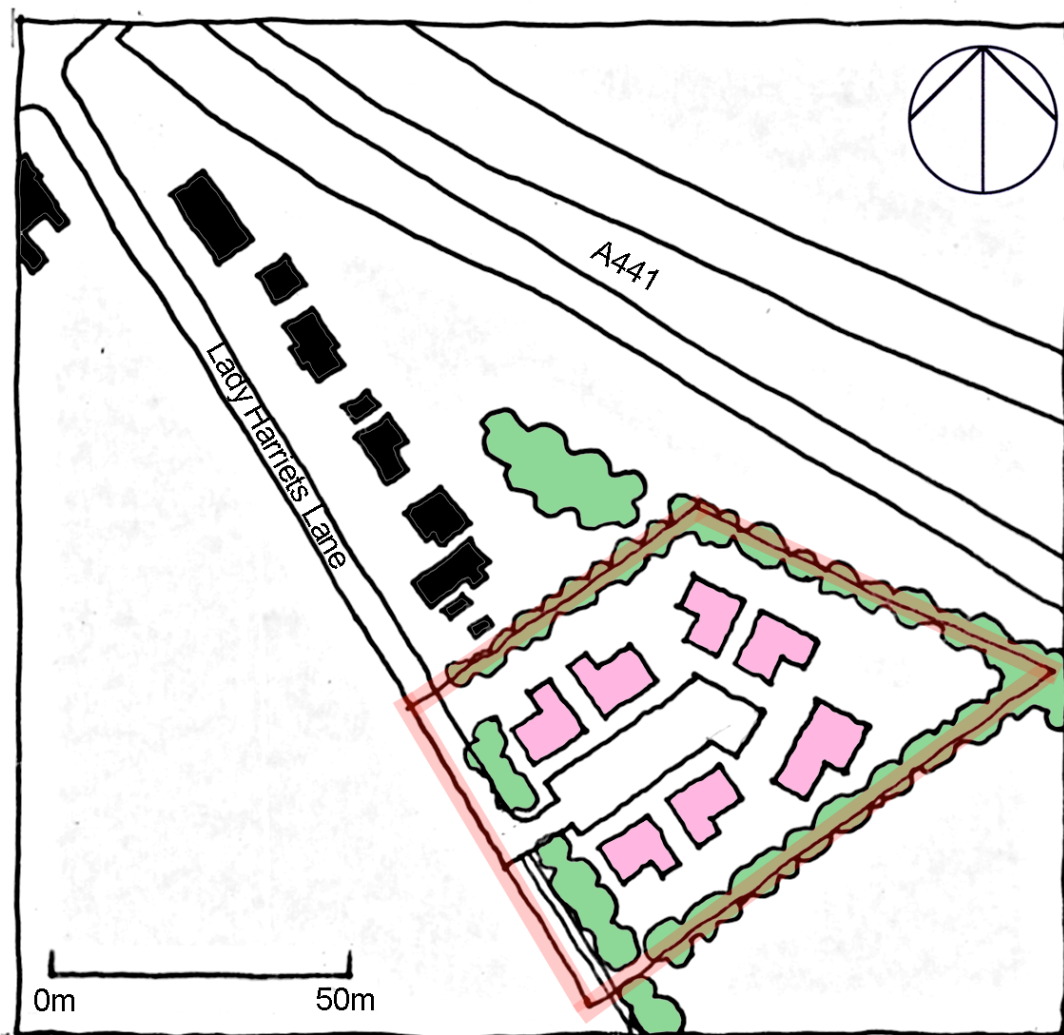
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

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

UCS 5.20

Lady Harriets Lane

0.43ha



Redditch Borough Council
Strategic Housing Land Availability Assessment
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
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Ownership Details: Redditch Borough Council	Site Area: 3.04 ha Grid Ref: SP05056483
Current Land Use: Open Space	
Surrounding Land Uses: Residential, B1 employment & road traffic junction	
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, omission site, other) UCS	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details) <p> Detailed Planning Permission: <input type="checkbox"/> Details: </p> <p> Outline Planning Permission: <input type="checkbox"/> </p> <p> Previous Local Plan Allocation: <input type="checkbox"/> </p>	
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	✓
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: Good hedgerows along west and south-eastern sides.	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	✓ 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 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)	✓
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	

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	✓ Investigate whether Woodrow Drive could be enhanced – open space & recreation

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	✓
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	✓
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	

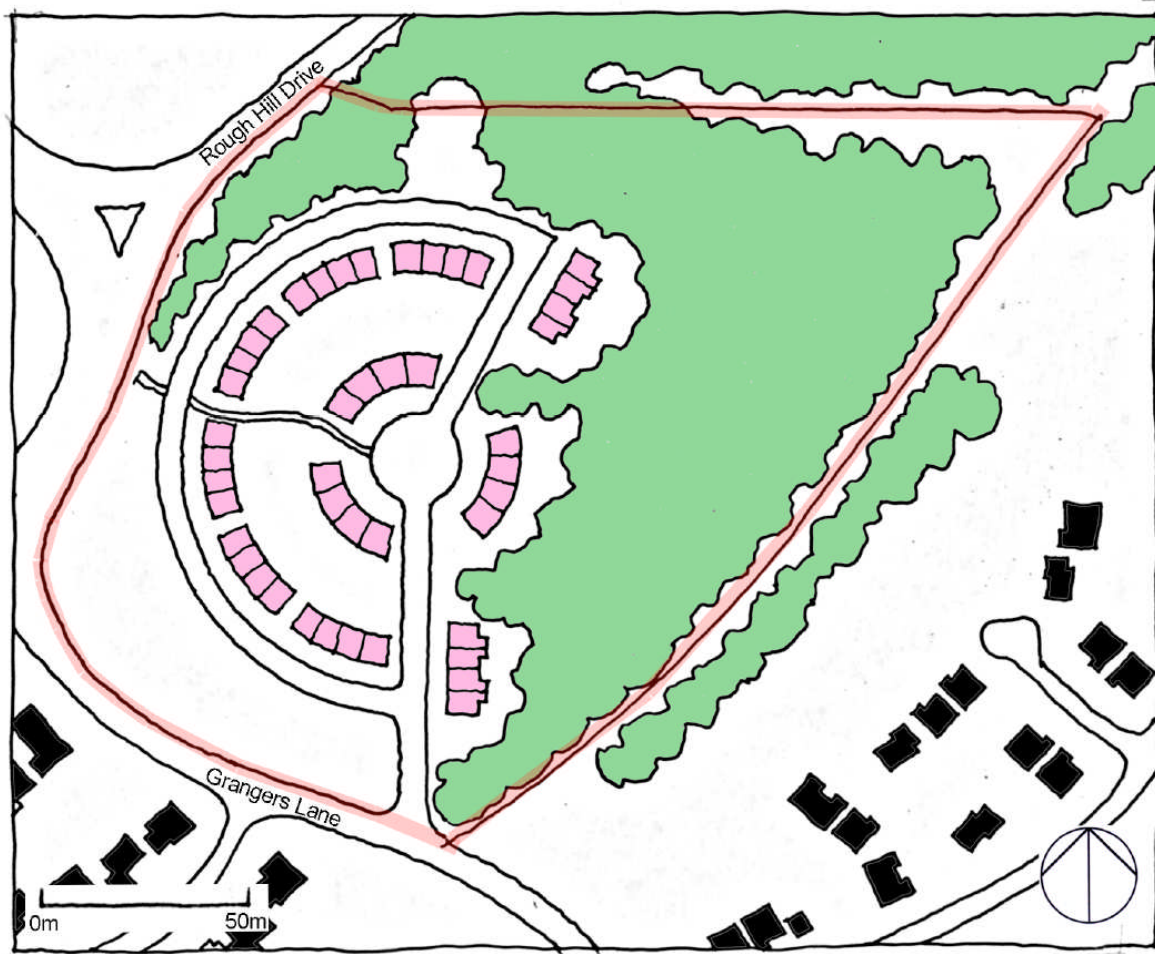
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
Development at 30 dph + may be inappropriate due to the topography & historic nature of part of the site	44-99

UCS 8.10

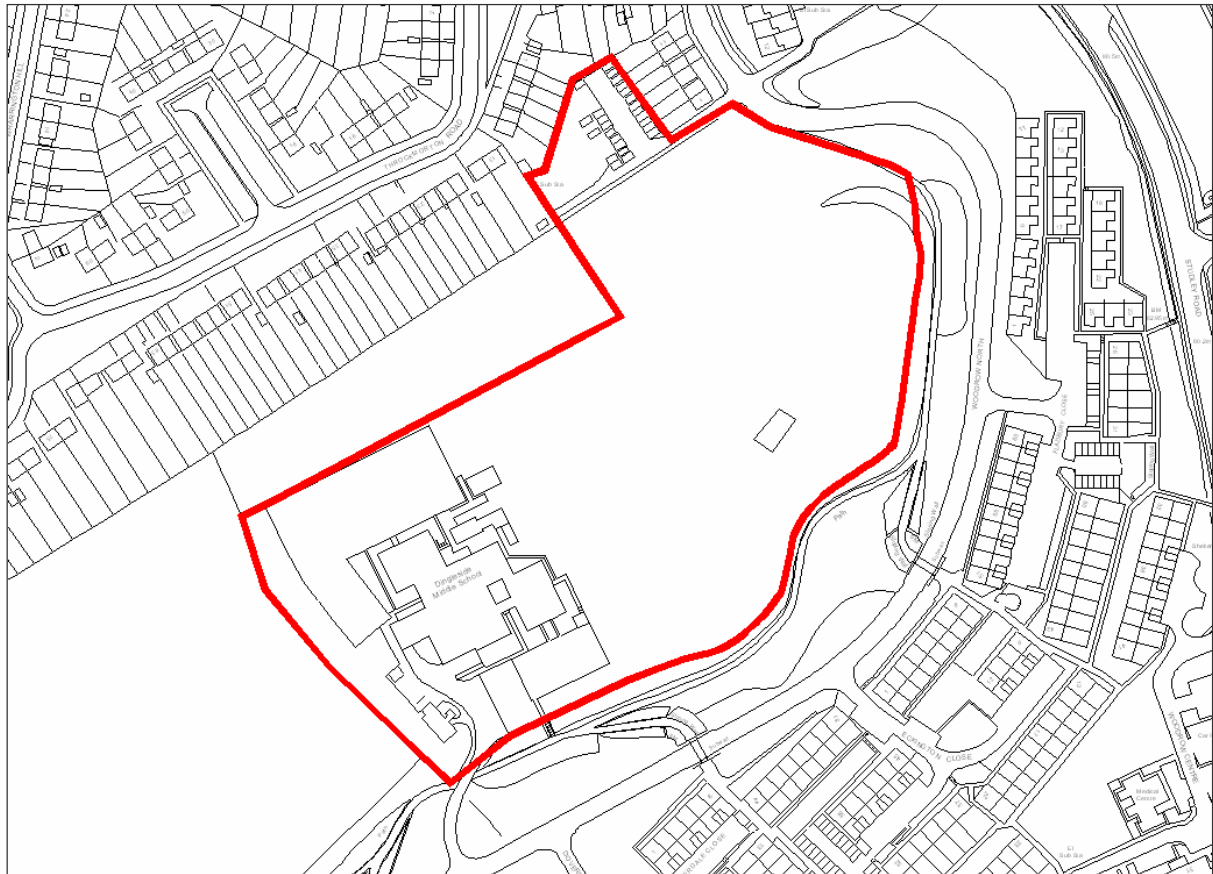
McDonalds Island

3.04ha



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Playing field, Dingleside middle school & Land to the rear of 1-11 Auxerre Avenue	UCS 8.38	19.9.08



Ownership Details: Worcestershire County Council & Redditch Borough Council	Site Area: 3.95 ha 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	
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	✓
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)	✓
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 ✓	

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	✓
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	✓
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
	77-129

UCS 8.38

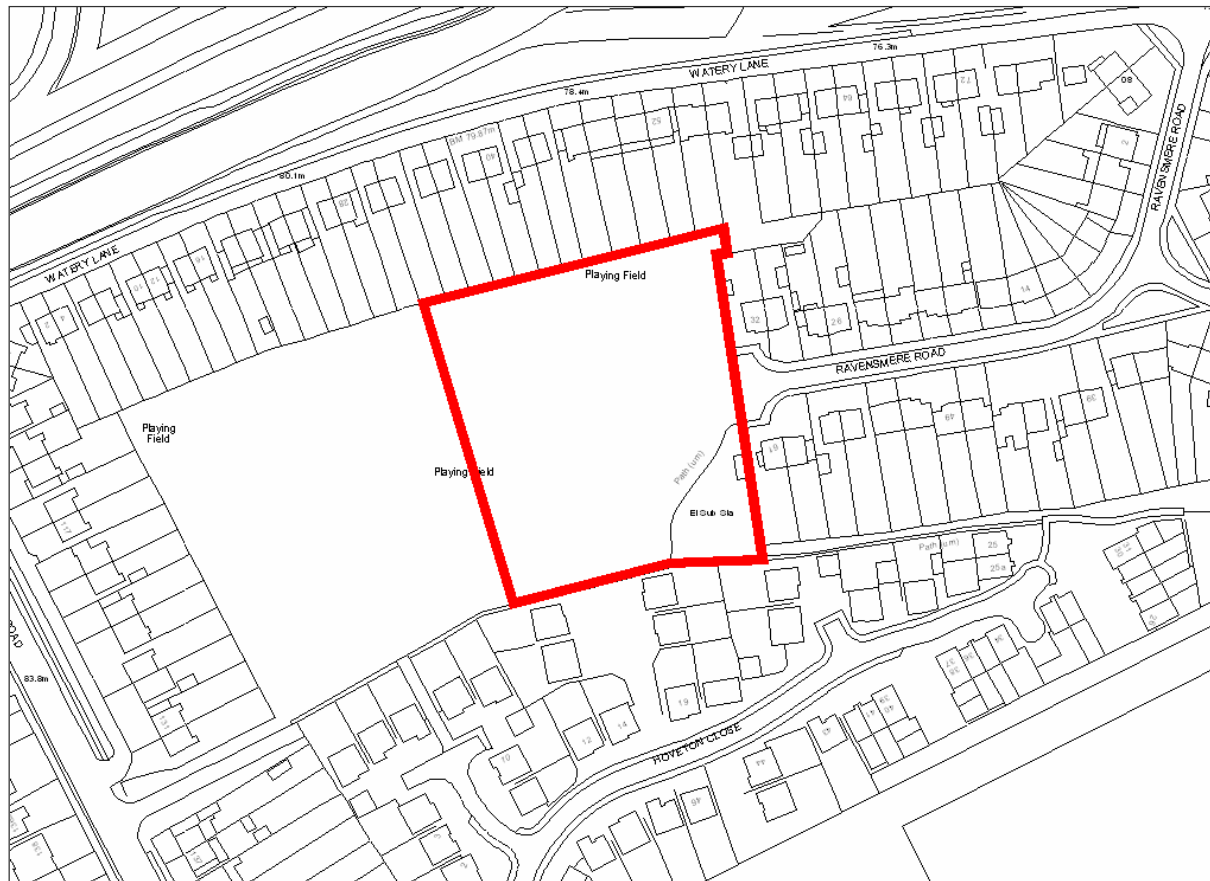
Dingleside Middle School

3.95ha



Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

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



Ownership Details: Redditch Borough Council	Site Area: 0.67 ha Grid Ref: 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: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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)	
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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: 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	✓
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	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	✓
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	✓
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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 - Land of high recreational & amenity value	
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	✓
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	

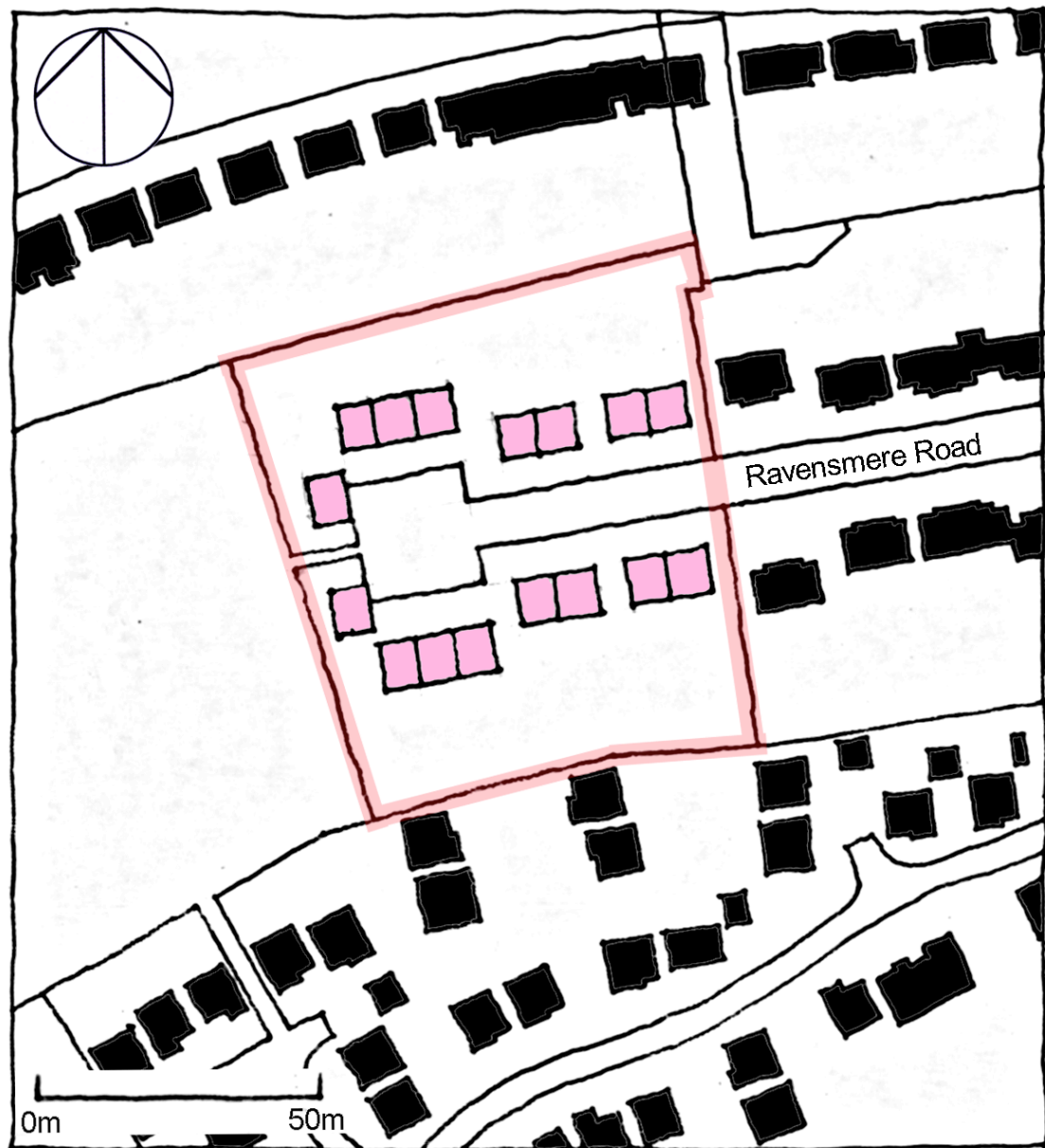
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	

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?	
0-5 years	✓
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

0908 ref: 0558

REDDITCH BOROUGH COUNCIL

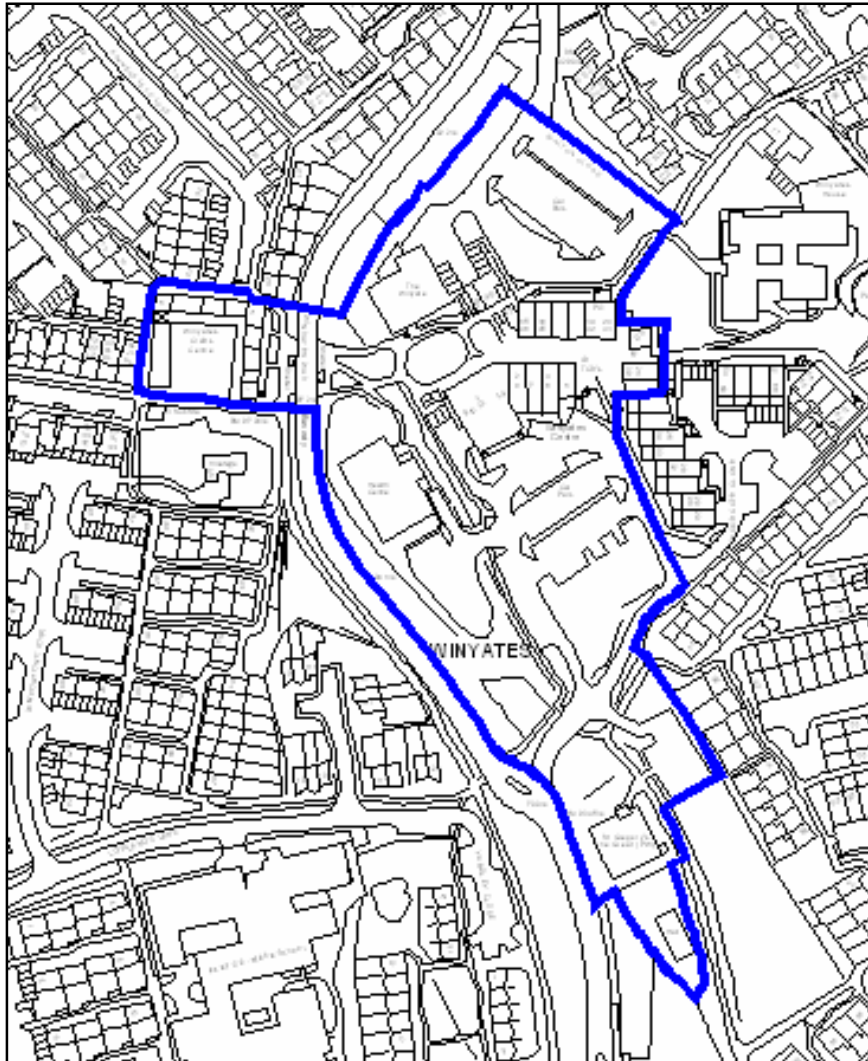
*making
a
difference*

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Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

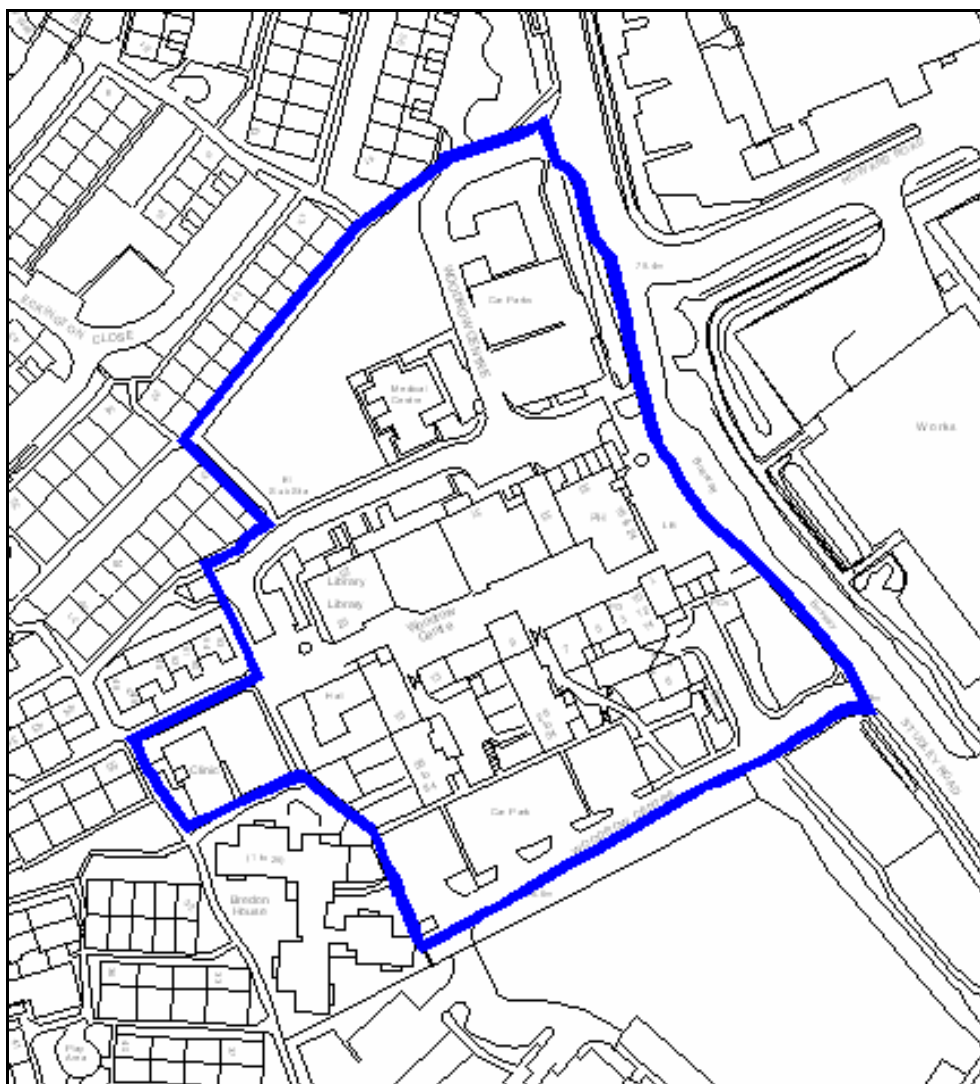
Site Address: Winyates District Centre	Site Ref: CS02	Survey Date: Not surveyed
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Ownership Details: Redditch Borough Council	Site Area: 2.55 ha Grid Ref: SP0723 6721
Current Land Use: District Centre	
Surrounding Land Uses: Residential	
Character of Surrounding Area: Dated New Town District Centre in need of 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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.	

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

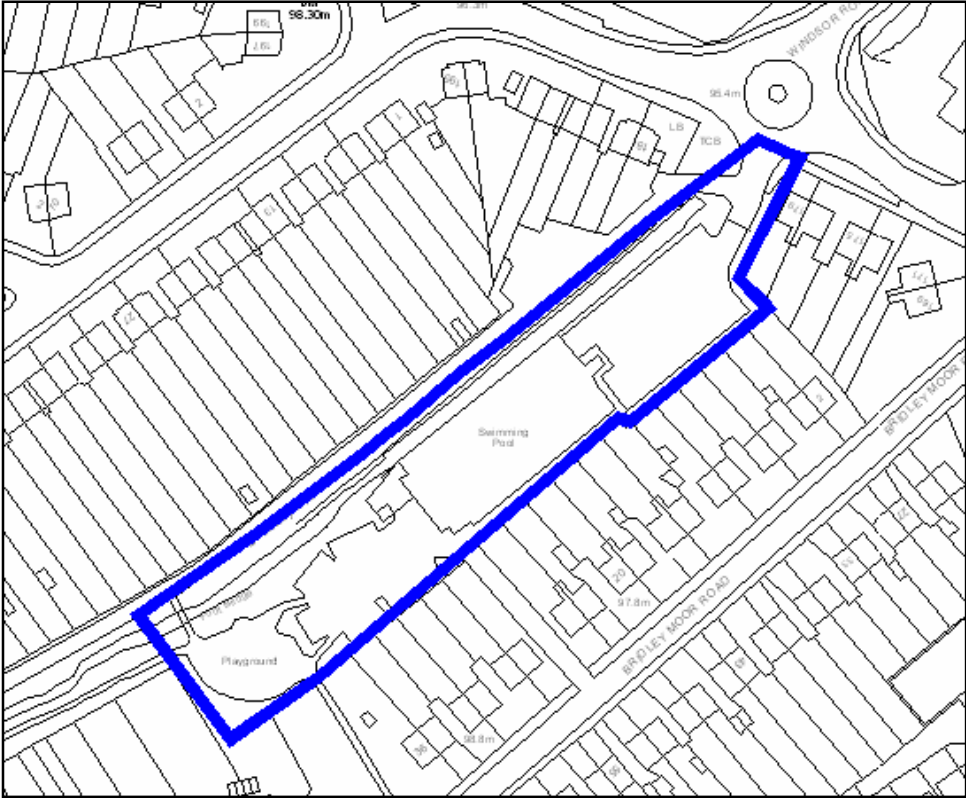
Site Address: Woodrow District Centre	Site Ref: CS04	Survey Date: Not surveyed
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Ownership Details: Redditch Borough Council	Site Area: 2ha Grid Ref: SP0585 6550
Current Land Use: District Centre	
Surrounding Land Uses: Employment and Residential	
Character of Surrounding Area: Dated New Town District Centre in need of 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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.	

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Hewell Road swimming baths	Site Ref: WYG01	Survey Date: Not surveyed
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Ownership Details: Redditch Borough Council	Site Area: 0.49 ha 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: Within Flood Zone 3	

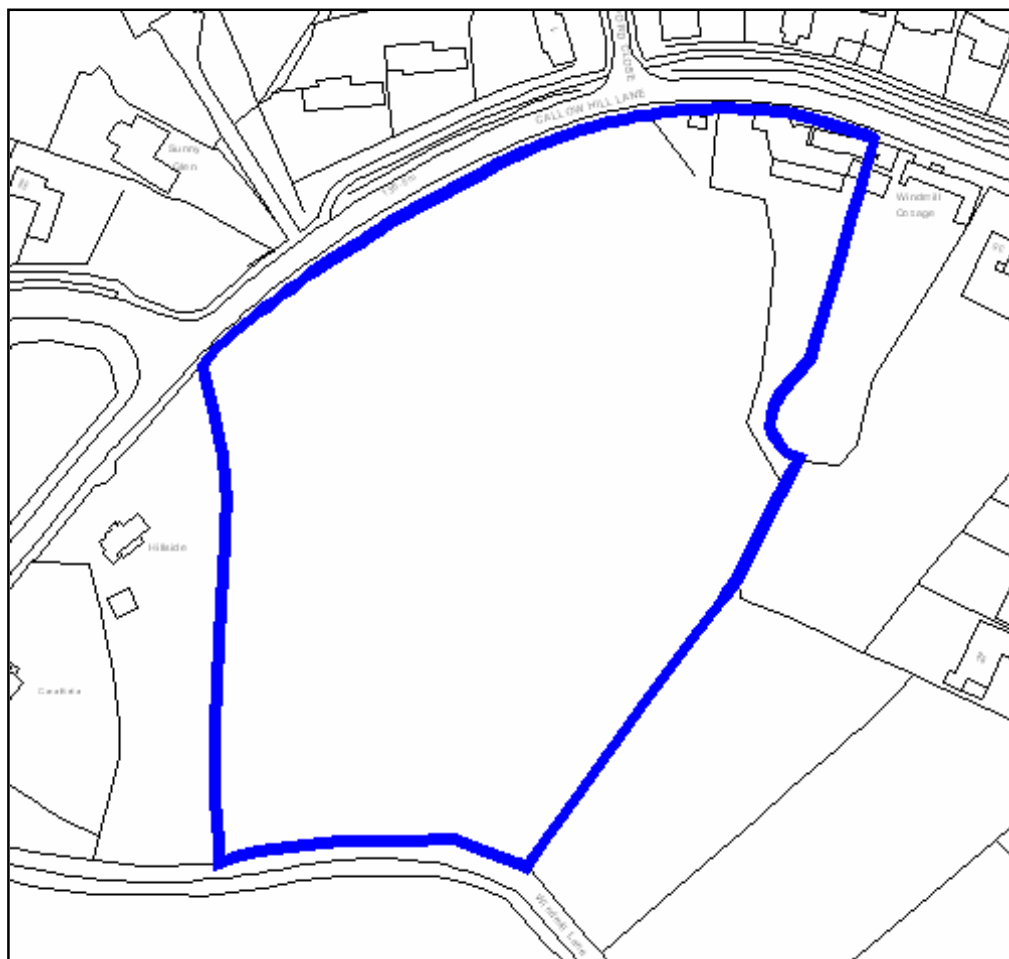
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	✓
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Windmill Cottage, Callow Hill Lane, Callow Hill	Site Ref: RB01	Survey Date: Not surveyed
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Ownership Details: DRS Developments (UK) Ltd	Site Area: 2.23 ha Grid Ref: 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: <input type="checkbox"/>	Details:
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: Site falls within Callow Hill Ridge area	

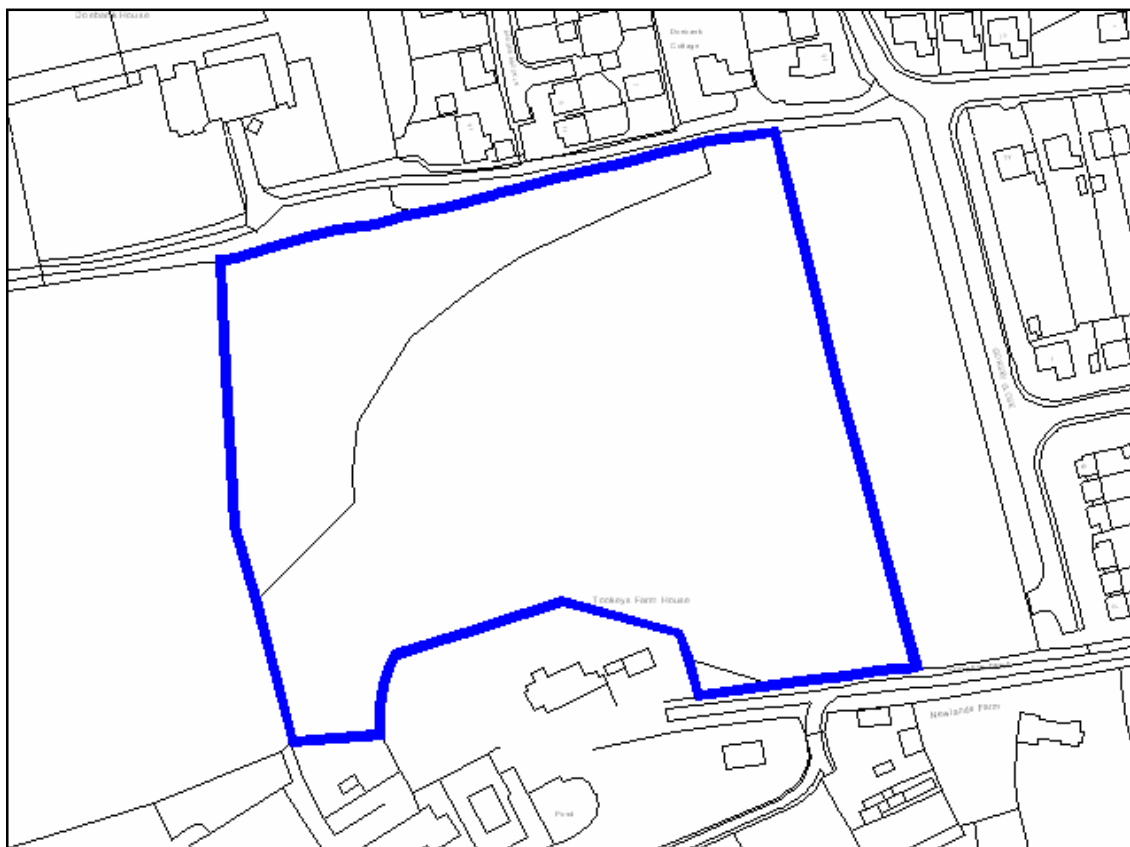
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch 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
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	✓ Site falls within Callow Hill Ridge area

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	

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Between Tookeys Farmhouse and Doebank House/ Badgerbrook Close, Astwood Bank	Site Ref: RB06	Survey Date: 19.9.08
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Ownership Details: Mr A Goldrick	Site Area: 2.50 ha 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 Bank is a sustainable rural settlement.	
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: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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.	

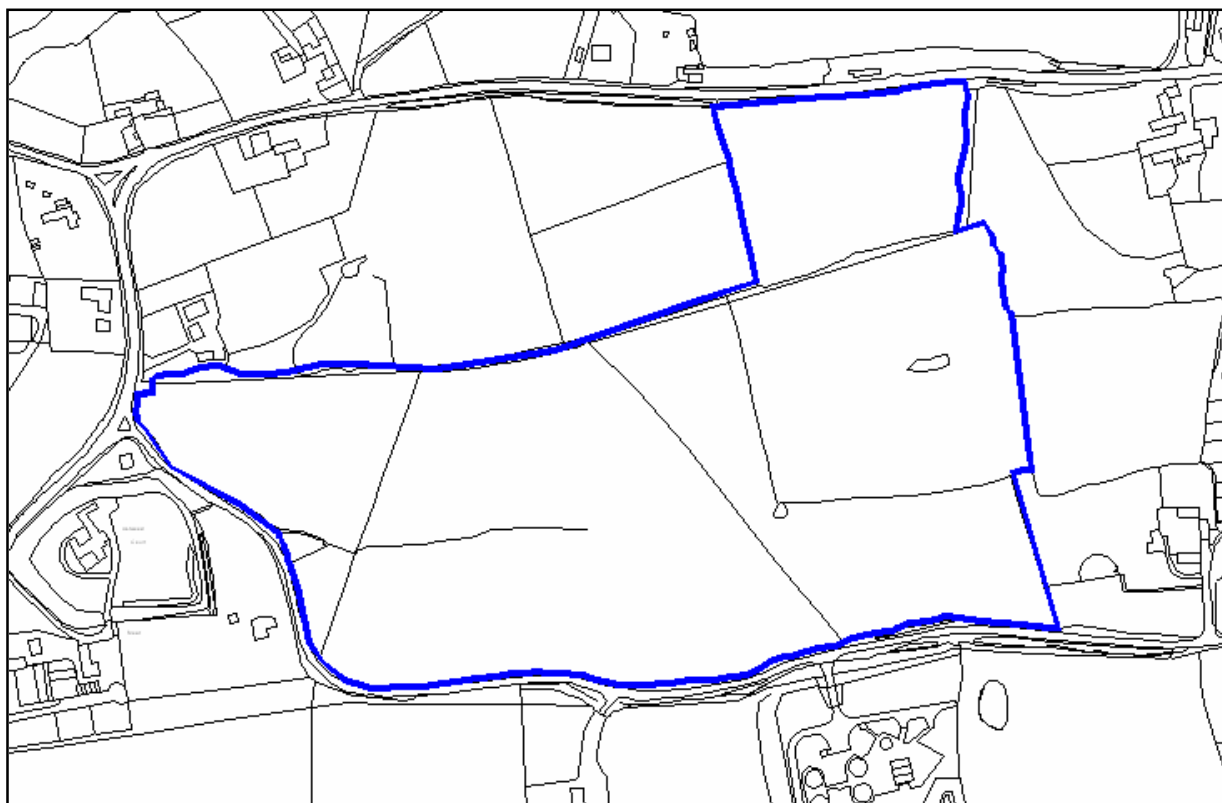
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land at Astwood Lane, Astwood Bank	Site Ref: RB08	Survey Date: Not surveyed
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Ownership Details: Mr Cockburn	Site Area: 11.55 ha 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: 	

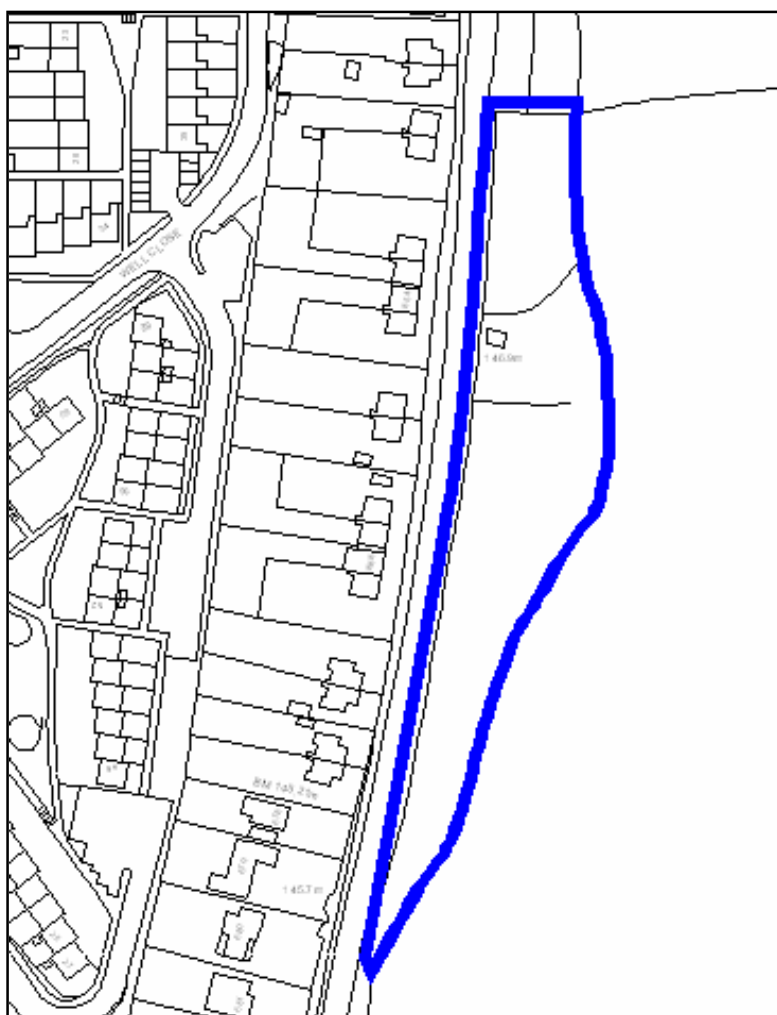
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land to the east of Evesham Road	Site Ref: RB10	Survey Date: Not surveyed
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Ownership Details: Mr Porter & Mr Matthews	Site Area: 0.55 ha 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: 	

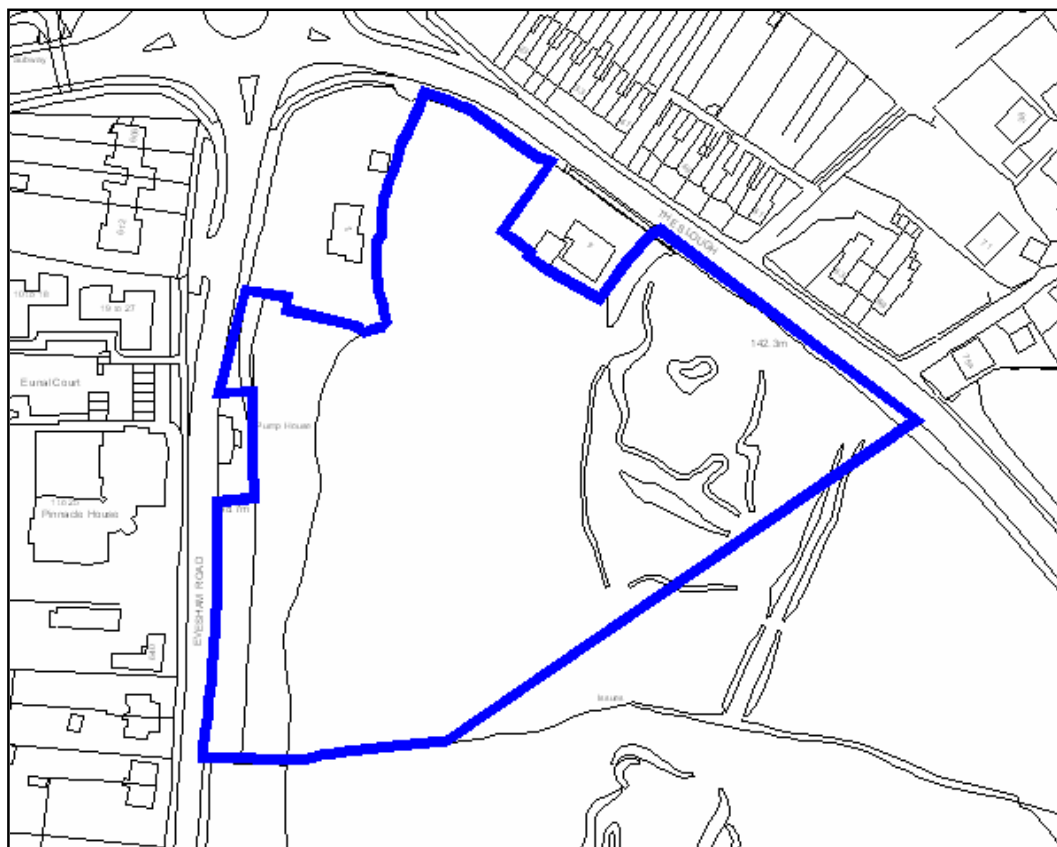
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land south of The Slough and east of Evesham Road	Site Ref: RB11	Survey Date: 29.8.2008
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Ownership Details: Mr Porter & Mr Matthews	Site Area: 1.85 ha 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 character residential areas	
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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	
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	

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land north of Love Lyne	Site Ref: RB12	Survey Date: Not surveyed
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Ownership Details: Mr Porter, Mr Matthews & Mr Styler	Site Area: 3.96 ha Grid Ref: 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: Site falls within Callow Hill Ridge area	

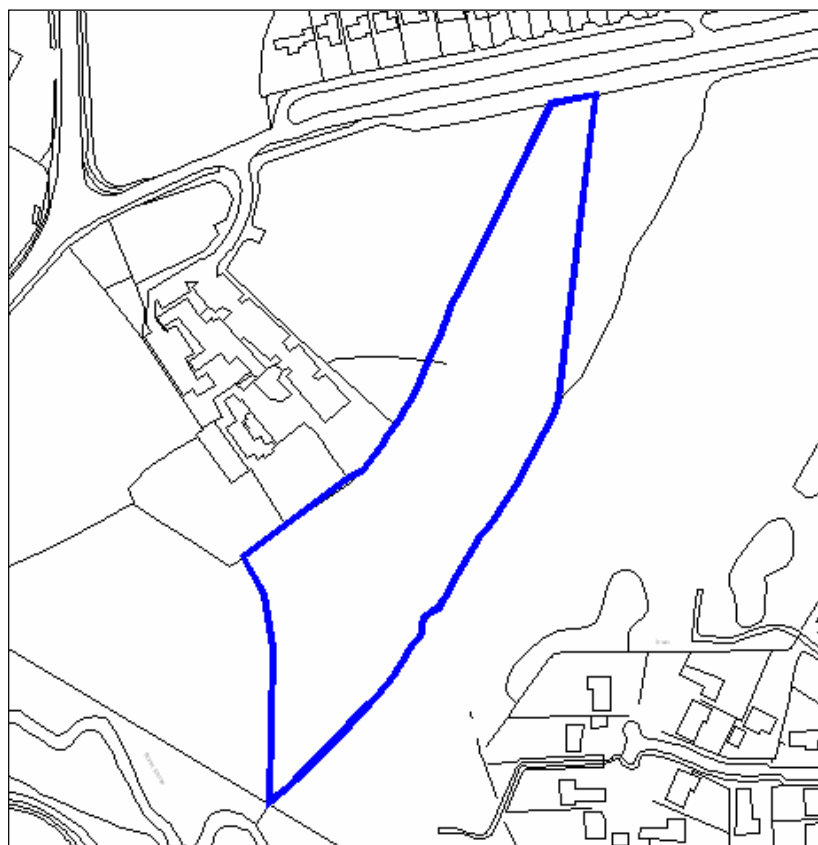
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land off Dagnell End Road	Site Ref: RB13	Survey Date: 8.9.2008
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Ownership Details: RSM Leisure Ltd	Site Area: 2.39 ha Grid Ref: SP0431 6935
Current Land Use: Open Space – Arrow Valley Park	
Surrounding Land Uses: Parkland, pub/restaurant & motel, ribbon housing 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	

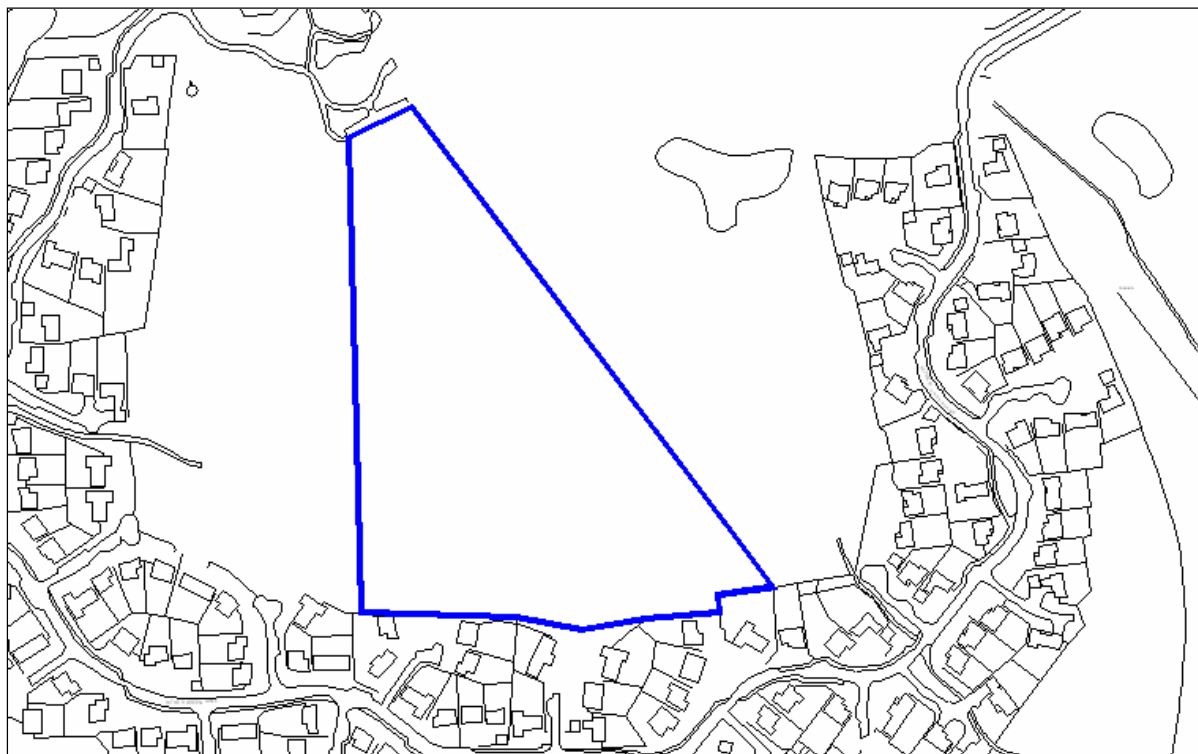
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Driving Range, Hither Green Lane	Site Ref: RB14	Survey Date: 8.9.2008
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Ownership Details: RSM Leisure Ltd	Site Area: 3.36ha Grid Ref: SP0480 6922
Current Land Use: Open Space – driving range	
Surrounding Land Uses: Golf course, leisure facilities and private golf course	
Character of Surrounding Area: 1980's houses wrapping around private golf course	
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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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.	

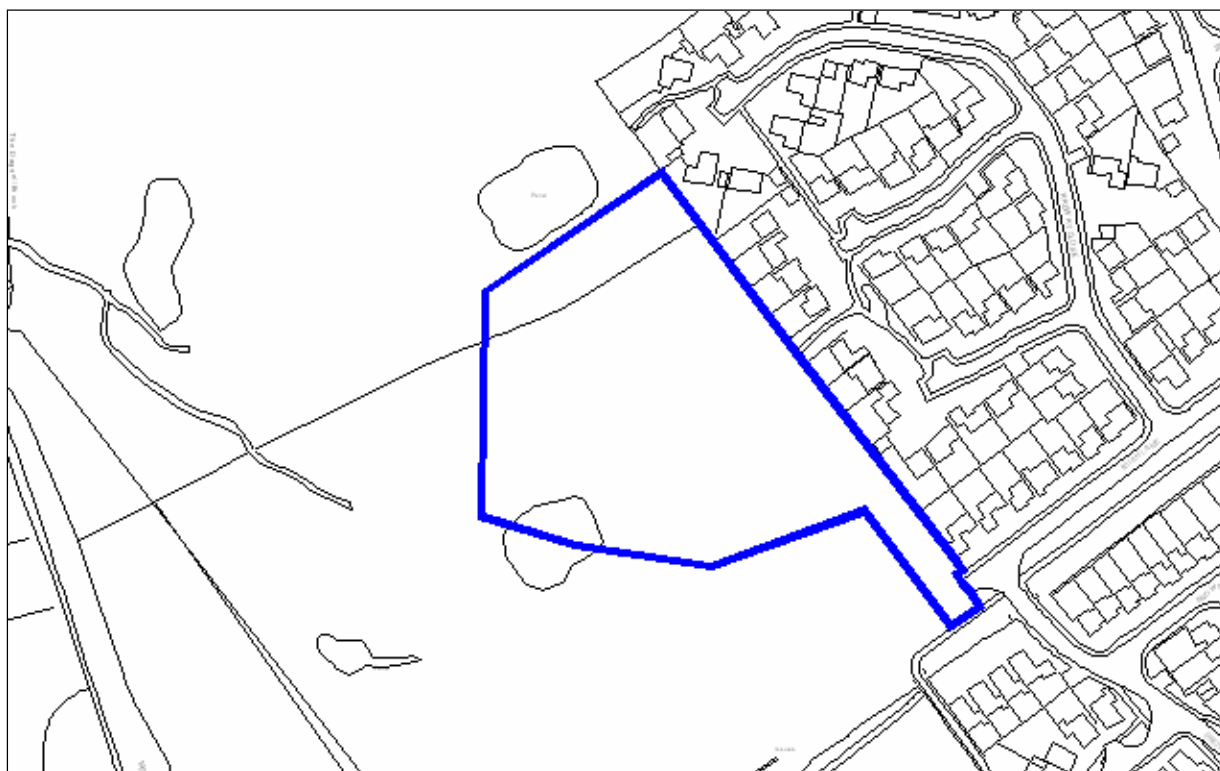
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land off Rush Lane	Site Ref: RB15	Survey Date: 3.9.2008
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Ownership Details: RSM Leisure Ltd	Site Area: 0.53 ha 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 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: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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.	

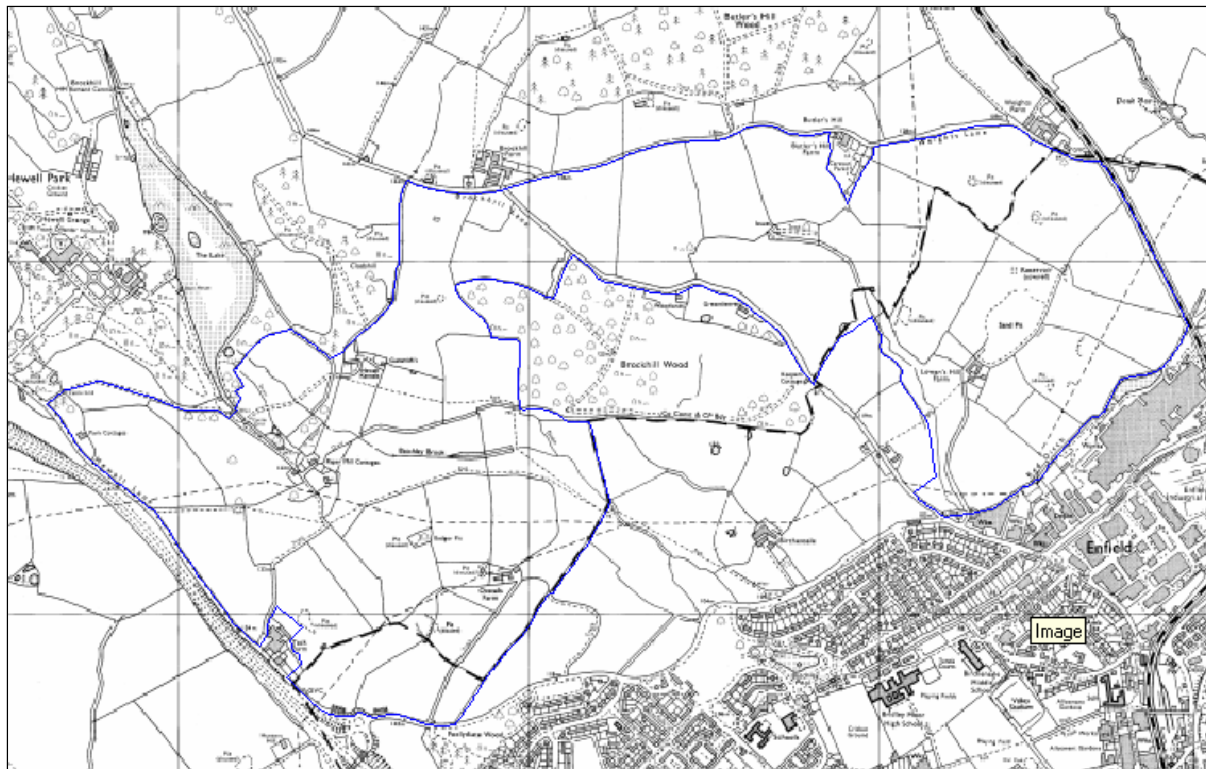
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

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	✓ Rough wet grassland area adjacent to river and pond. Excellent habitat for amphibians, newts and snakes.

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	

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Brockhill Expansion Site, Redditch	Site Ref: RB16, 17, 18 & 40	Survey Date: Sept 2008
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Ownership Details: c/o RPS Group	Site Area: 230 Ha Grid Ref: SP0236 6908
Current Land Use: Agricultural commercial	
Surrounding Land Uses: Agricultural / residential / employment	
Character of Surrounding Area: <p>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.</p>	
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: <input type="checkbox"/>	Details: It is not believed that the site has any detailed residential planning history.
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	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	
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 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	✓ 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	✓
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	✓ (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	✓

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	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	Potential sewage issues may require a pumping 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	
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	✓

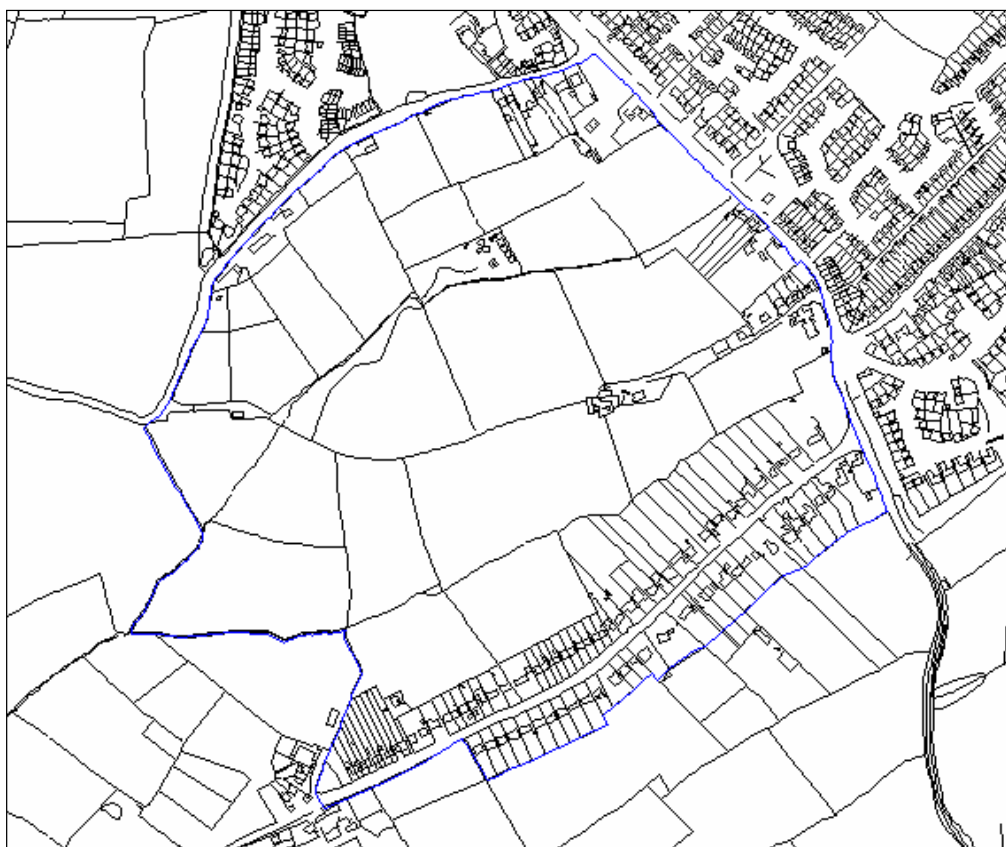
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Webheath ADR, Redditch	Site Ref: RB19	Survey Date: Sept 2008
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Ownership Details: Taylor Wimpey / David Wilson	Site Area: 28 ha Grid Ref: 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, omission site, other)	
New Source: (e.g. landowner, developer etc) Developer	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: <input type="checkbox"/>	Details: It is not believed that the site has any detailed residential planning history.
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	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	
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 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
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	✓ Biodiversity
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	✓ Allotments

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	✓
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	✓
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	

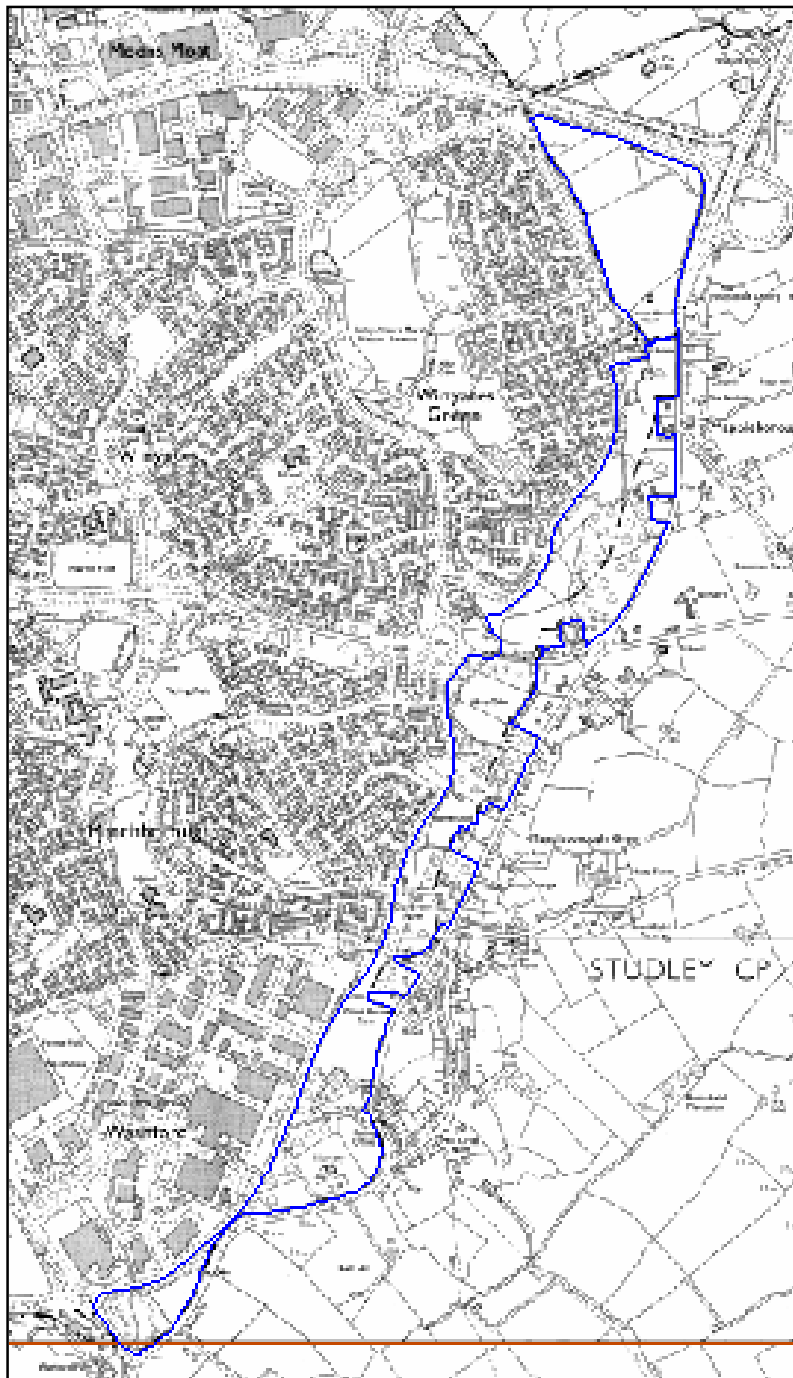
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	✓
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Redditch Borough Council
Strategic Housing Land Availability Assessment
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
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Ownership Details: English Partnerships	Site Area: 48 ha Grid Ref: 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, omission site, other) New Source: (e.g. landowner, developer etc) Developer	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: <input type="checkbox"/>	Details: It is not believed that the site has any detailed residential planning history.
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	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	✓
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?	✓
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 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	

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	✓ Biodiversity
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	✓ Allotments

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	✓
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	✓
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	✓
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	

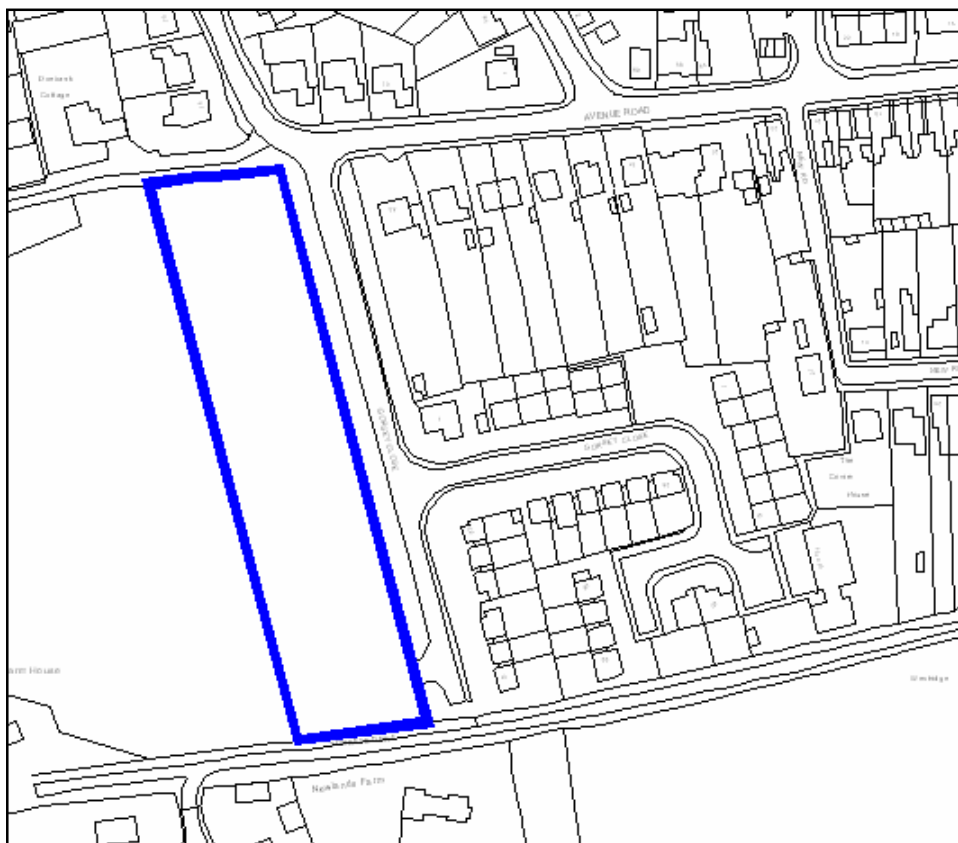
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	✓
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land off Gorsey Close, Astwood Bank	Site Ref: RB22	Survey Date: 18.9.2008
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Ownership Details: R Simmonds	Site Area: 0.59 ha 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 Bank is a sustainable rural settlement	
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: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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.	

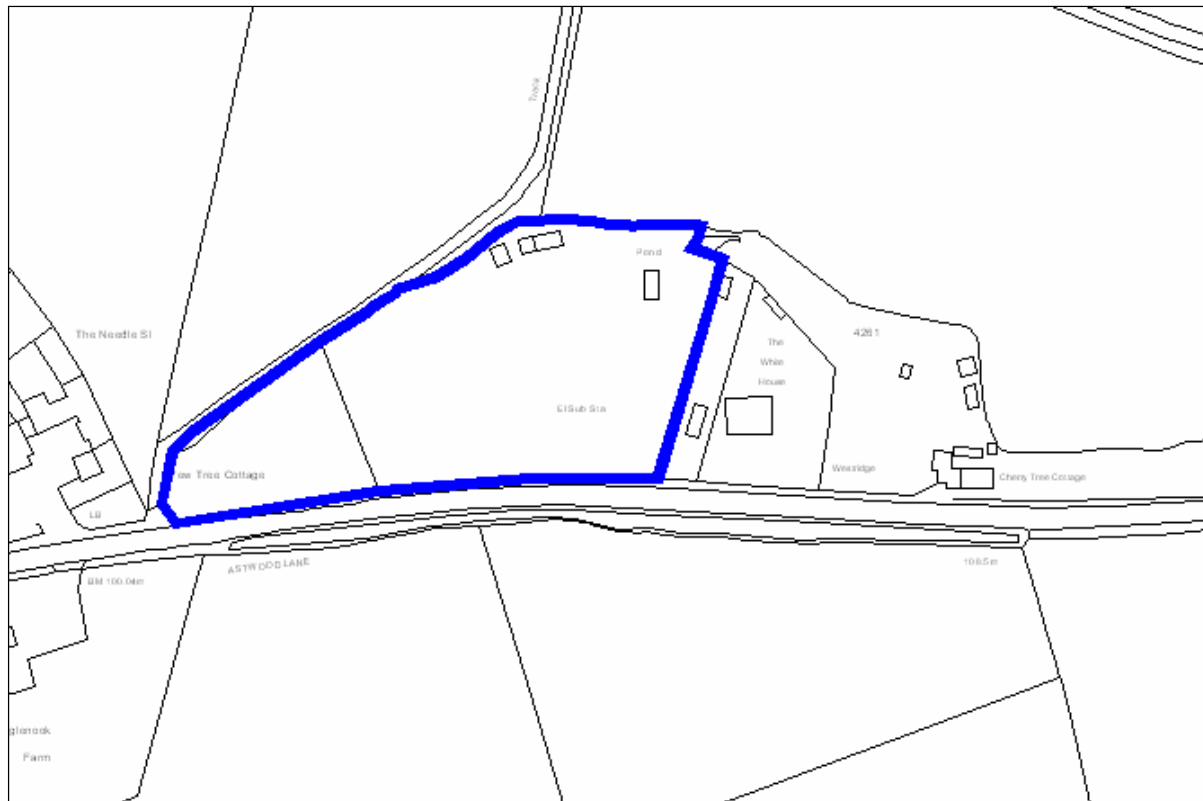
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: The White House, Astwood Lane, Astwood Bank	Site Ref: RB24	Survey Date: Not surveyed
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Ownership Details: K Wilson	Site Area: 0.65 ha 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: 	

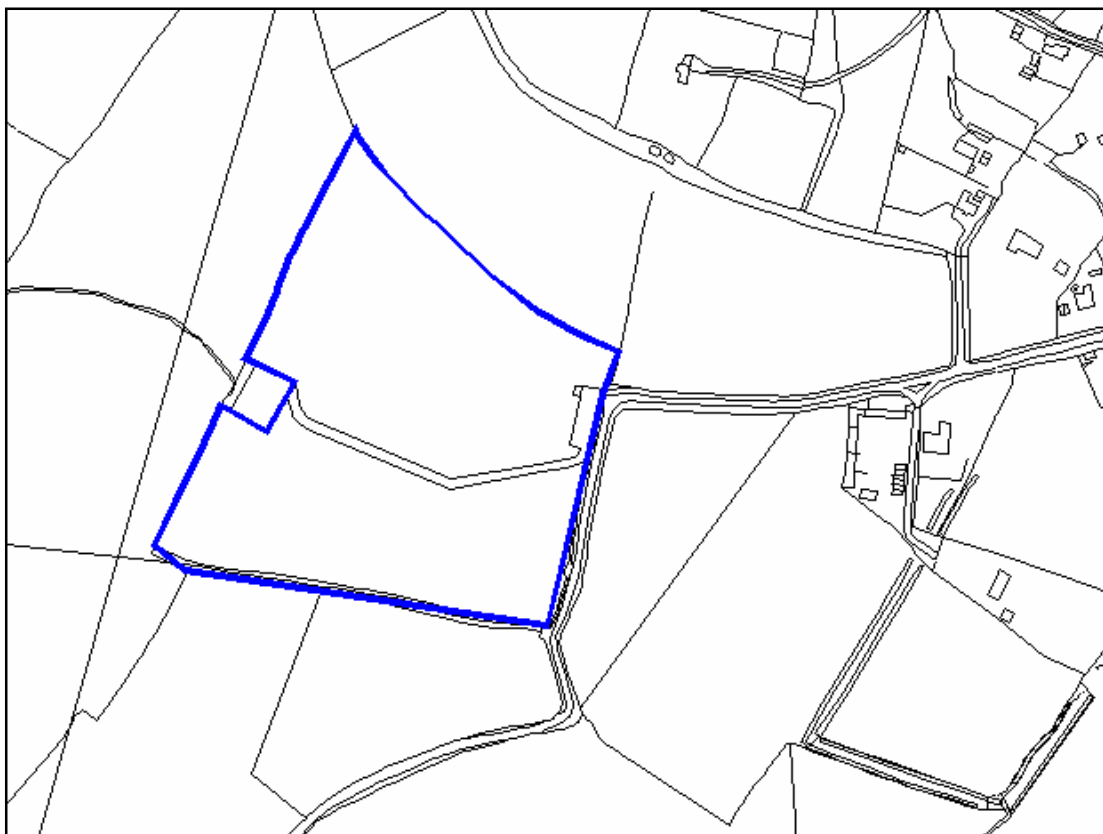
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Blaze Lane, Hunt End	Site Ref: RB29	Survey Date: Not surveyed
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Ownership Details: Mr Newbould, Mrs Saunders, Mrs Powell, Miss Newbould	Site Area: 3.71 ha 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: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes:	

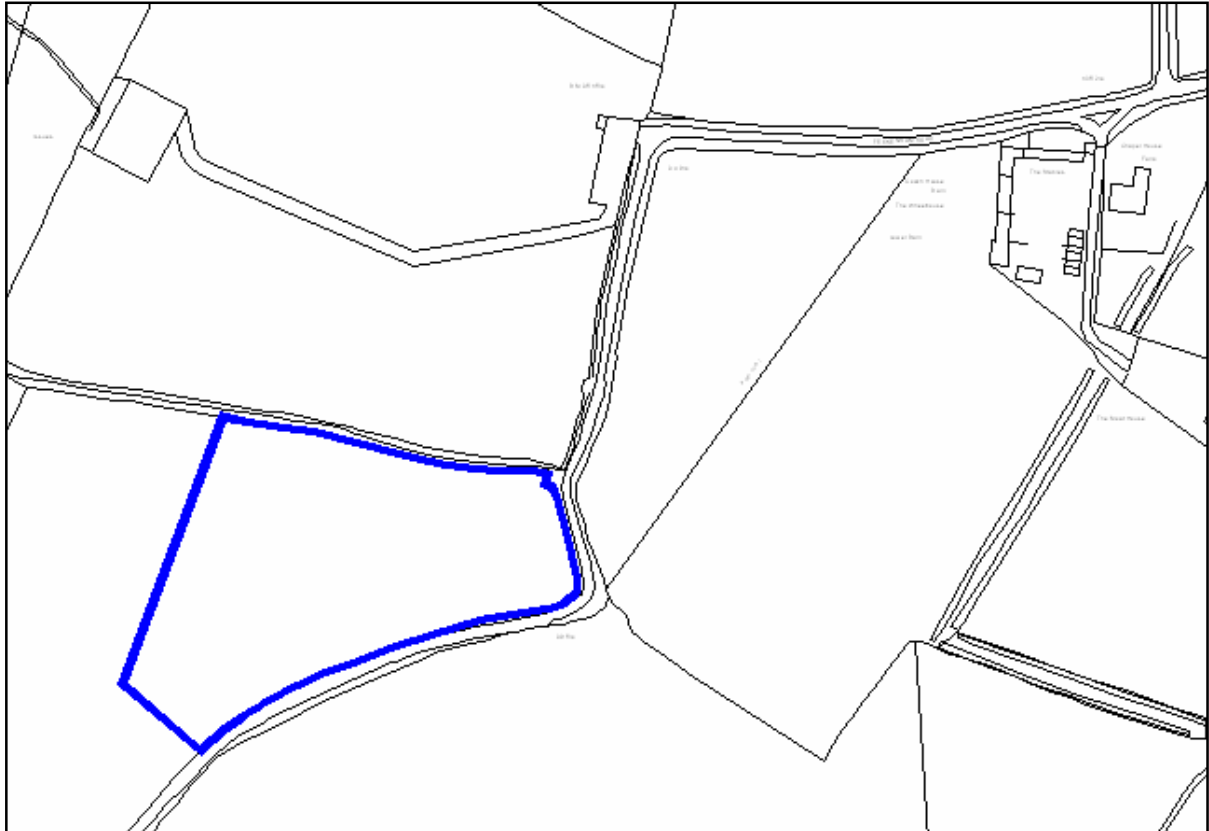
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Blaze Lane, Hunt End	Site Ref: RB30	Survey Date: Not surveyed
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Ownership Details: Mr Newbould, Mrs Saunders, Mrs Powell, Miss Newbould	Site Area: 1.17 ha Grid Ref: 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: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes:	

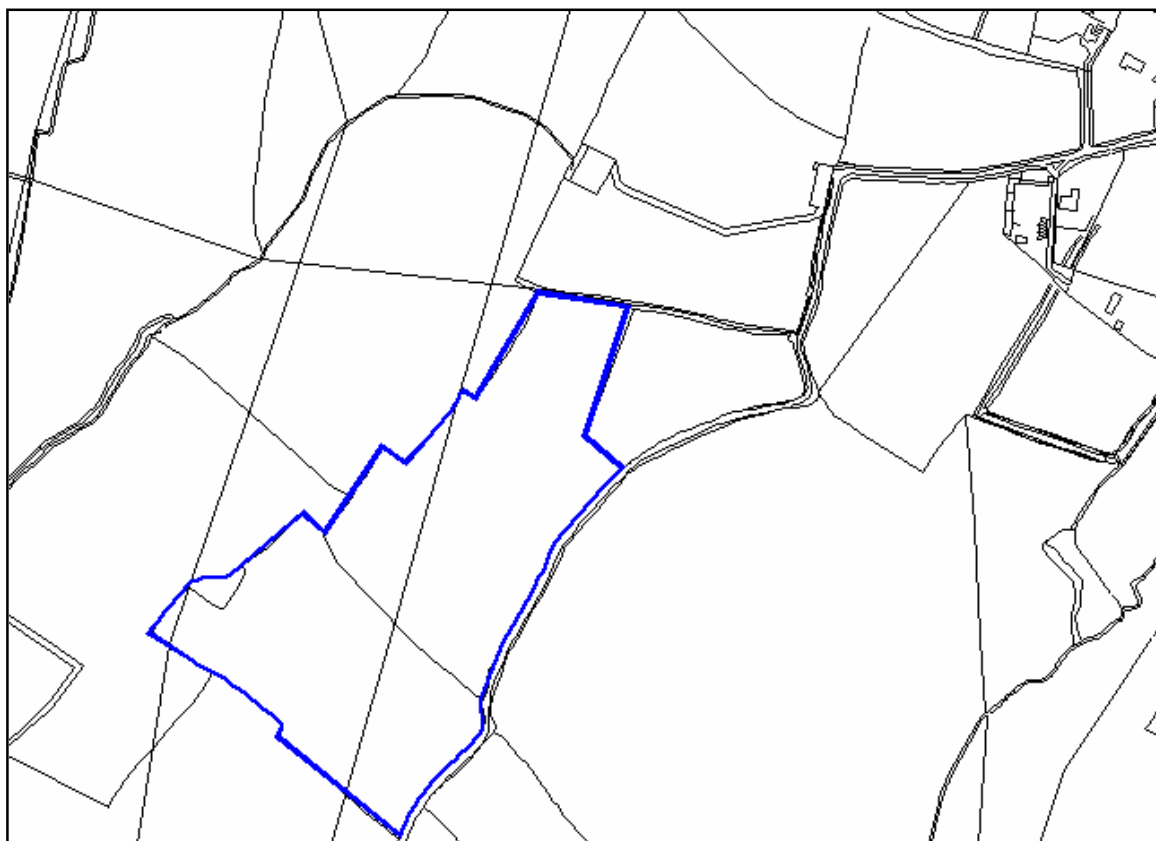
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Blaze Lane, Hunt End	Site Ref: RB31	Survey Date: Not surveyed
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Ownership Details: Mr Newbould, Mrs Saunders, Mrs Powell, Miss Newbould	Site Area: 6.31 ha Grid Ref: 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: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes:	

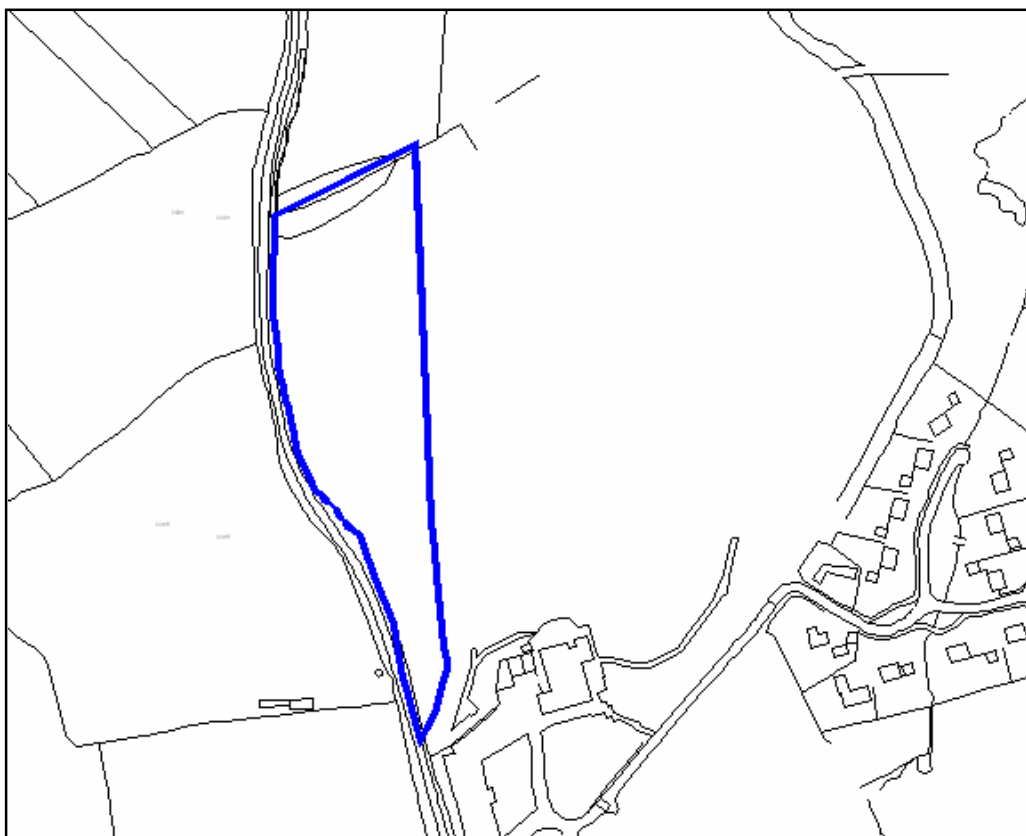
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Redditch Golf Club, Green Lane, Callow Hill	Site Ref: RB34	Survey Date: 3.9.2008
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Ownership Details: Golf Club & English Partnerships	Site Area: 1.49 ha Grid Ref: SP0208 6572
Current Land Use: Recreation	
Surrounding Land Uses: Golf course and Green Belt – rural feel to surrounding area	
Character of Surrounding Area: Mix of 1960's & 1990's housing. Part of site borders 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: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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 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	✓ 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	✓
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	✓

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	✓ NT TPO 33
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	✓
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	
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	

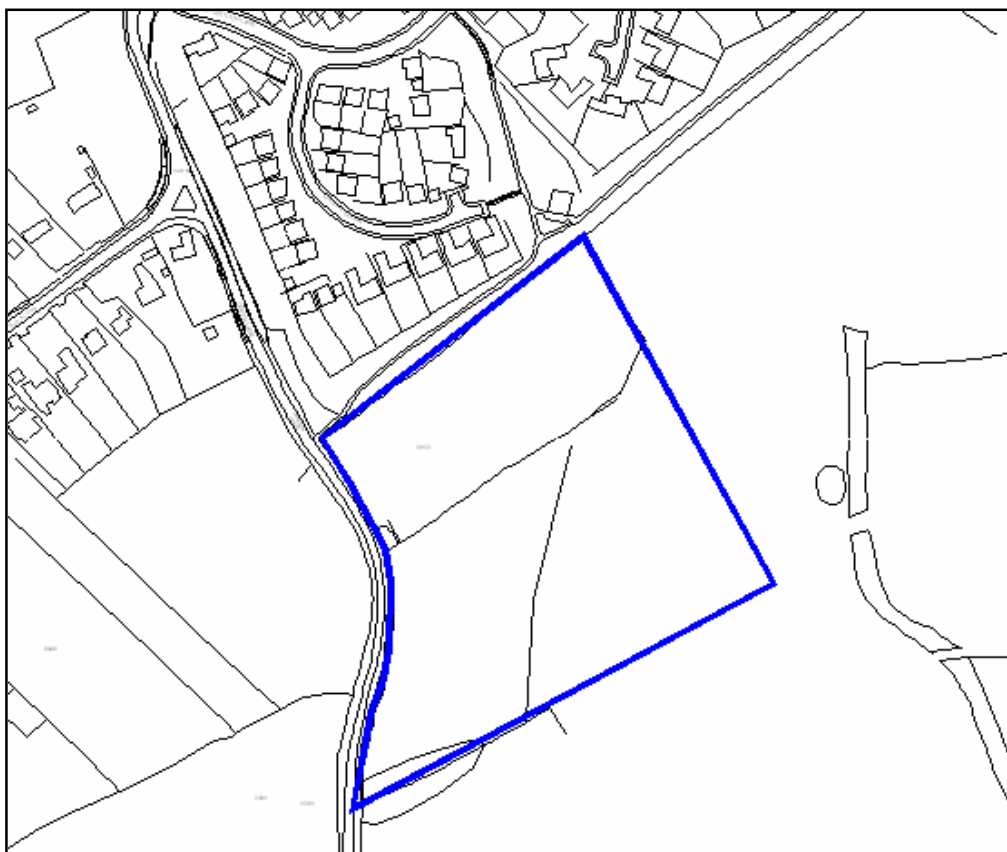
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Redditch Golf Club, Green Lane, Callow Hill	Site Ref: RB35	Survey Date: 3.9.2008
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Ownership Details: Golf Club & English Partnerships	Site Area: 3.36 ha Grid Ref: SP02012 6595
Current Land Use: Recreation	
Surrounding Land Uses: Golf course and Green Belt – rural feel to surrounding area as nearby housing is accessed away from this site.	
Character of Surrounding Area: Mix of 1960's & 1990's housing. Part of site borders 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: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: 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 Green Lane. Upgrading lane would destroy rural character of the 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
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	✓ Important hedgerows around the field boundaries also, water-filled pond and woodland area to the south-west tip need safeguarding

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
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	✓ Steep
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ NT TPO 35
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	
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	
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	

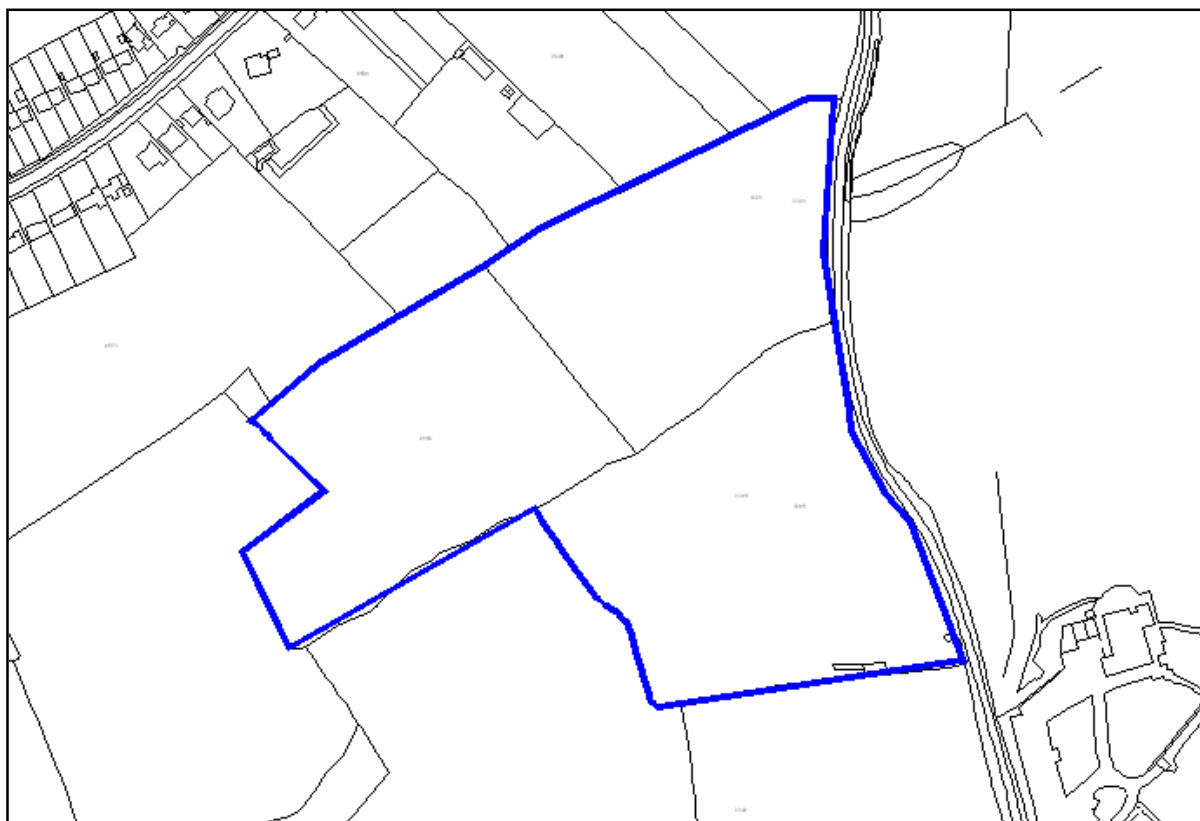
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Redditch Golf Club, Green Lane, Callow Hill	Site Ref: RB36	Survey Date: 3.9.2008
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Ownership Details: Golf Club & English Partnerships	Site Area: 6.75 ha Grid Ref: 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: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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	✓
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	✓ 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 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
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

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	✓ 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	✓
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 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	
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	

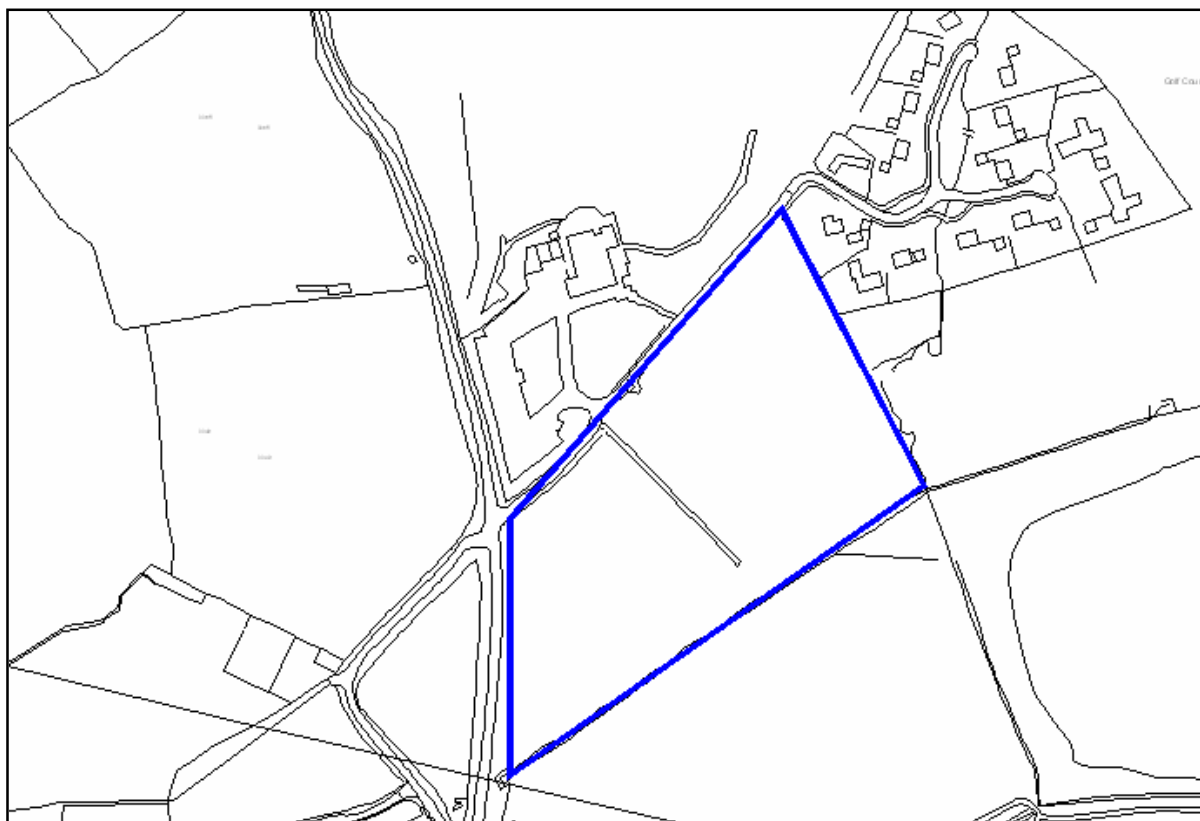
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Redditch Golf Club, Green Lane, Callow Hill	Site Ref: RB37	Survey Date: 3.9.2008
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Ownership Details: Golf Club & English Partnerships	Site Area: 3.22 ha Grid Ref: SP0224 6546
Current Land Use: Recreation	
Surrounding Land Uses: Residential and open space	
Character of Surrounding Area: Practice area surrounded by open space and Green Belt. Some low density executive homes accessed from golf course	
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: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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.	

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	✓ Good hedgerow along western and southern boundaries.

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
Opportunity to enhance/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)	
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	✓ NT TPO 33
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	
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	
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	

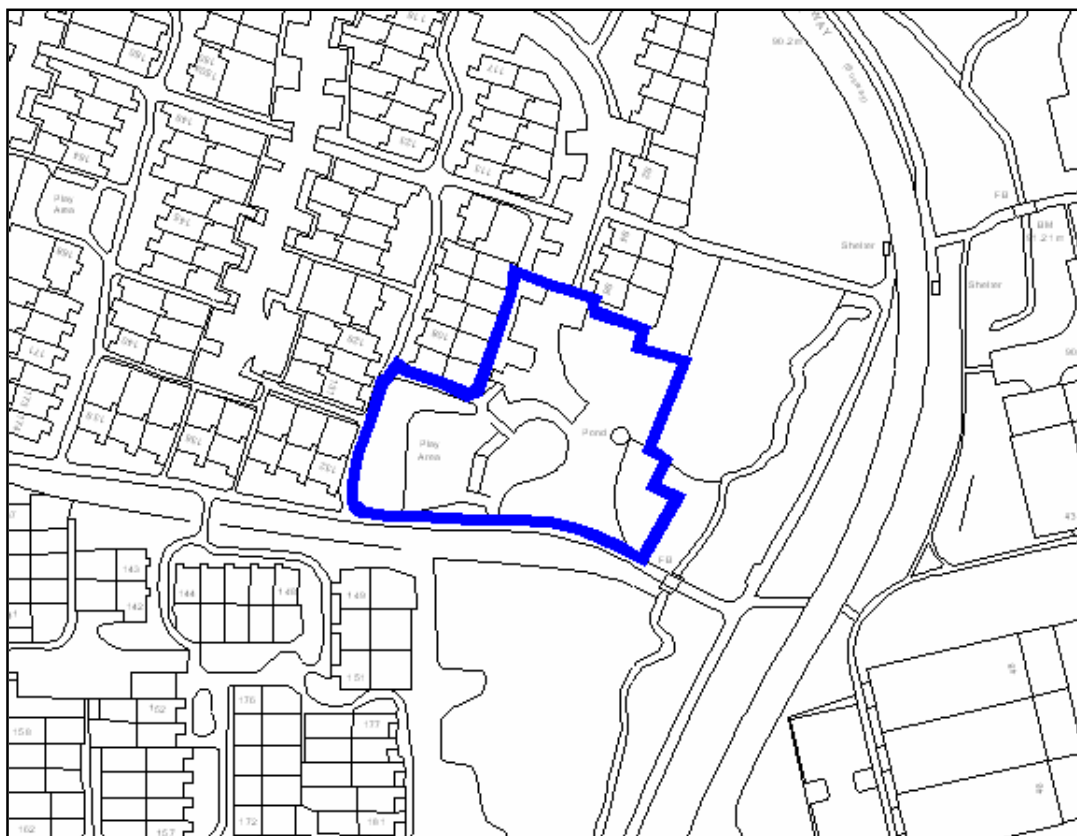
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land at Loxley Close, Church Hill	Site Ref: L4L03	Survey Date: Not surveyed
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Ownership Details: Redditch Borough Council	Site Area: 0.31 ha 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: <input type="checkbox"/>	Details:
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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?	✓
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	✓

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land at Skilts Avenue, Lodge Park	Site Ref: L4L04	Survey Date: 8.9.2008
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Ownership Details: Redditch Borough Council	Site Area: 0.29 ha Grid Ref: 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 density ex corporation dwellings	
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: <input type="checkbox"/>	Details:
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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)	

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)	✓ 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	✓
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	

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	✓ Bunding and pit
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	✓

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	✓
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	✓
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	

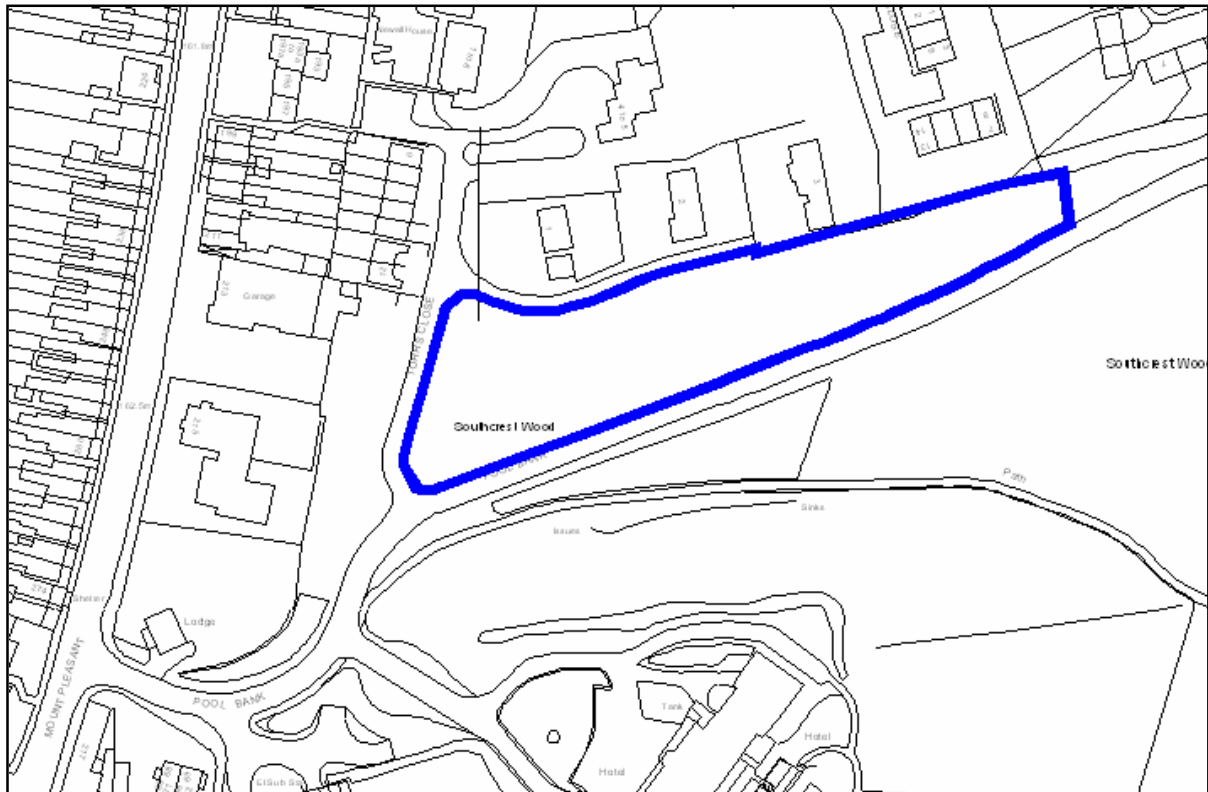
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	✓

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land at Torrs Close	Site Ref: UCS 1.9	Survey Date: 8.9.2008
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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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes:	

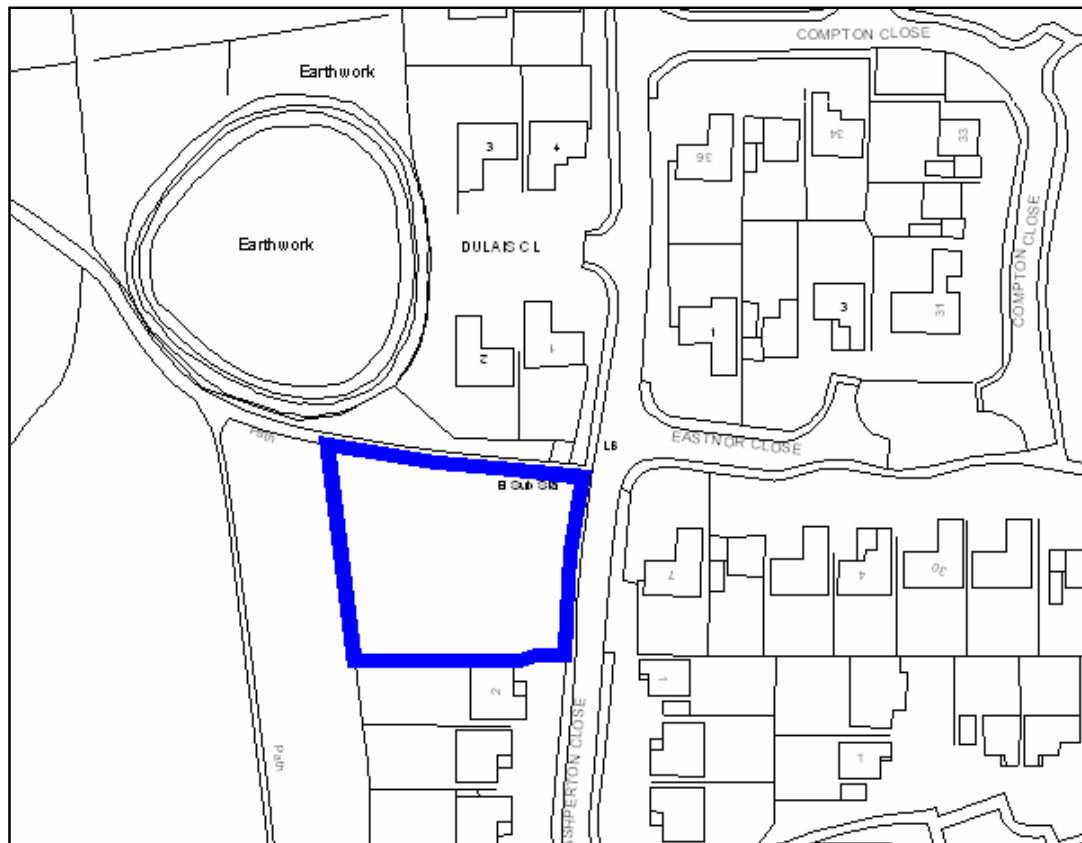
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land at Ashperton Close	Site Ref: 1.11	Survey Date: 18.9.2008
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Ownership Details:	Site Area: 0.17 ha Grid Ref: SP0424 6641
Current Land Use:	
Open Space – gateway to SWS of Southcrest Wood	
Surrounding Land Uses:	
Residential and open space	
Character of Surrounding Area:	
Private 3 and 4 bed detached properties. Peaceful setting with access to woodland	
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:	<input type="checkbox"/> Details:
Outline Planning Permission:	<input type="checkbox"/>
Previous Local Plan Allocation:	<input type="checkbox"/>
Additional Information/site notes:	
<p>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.</p>	

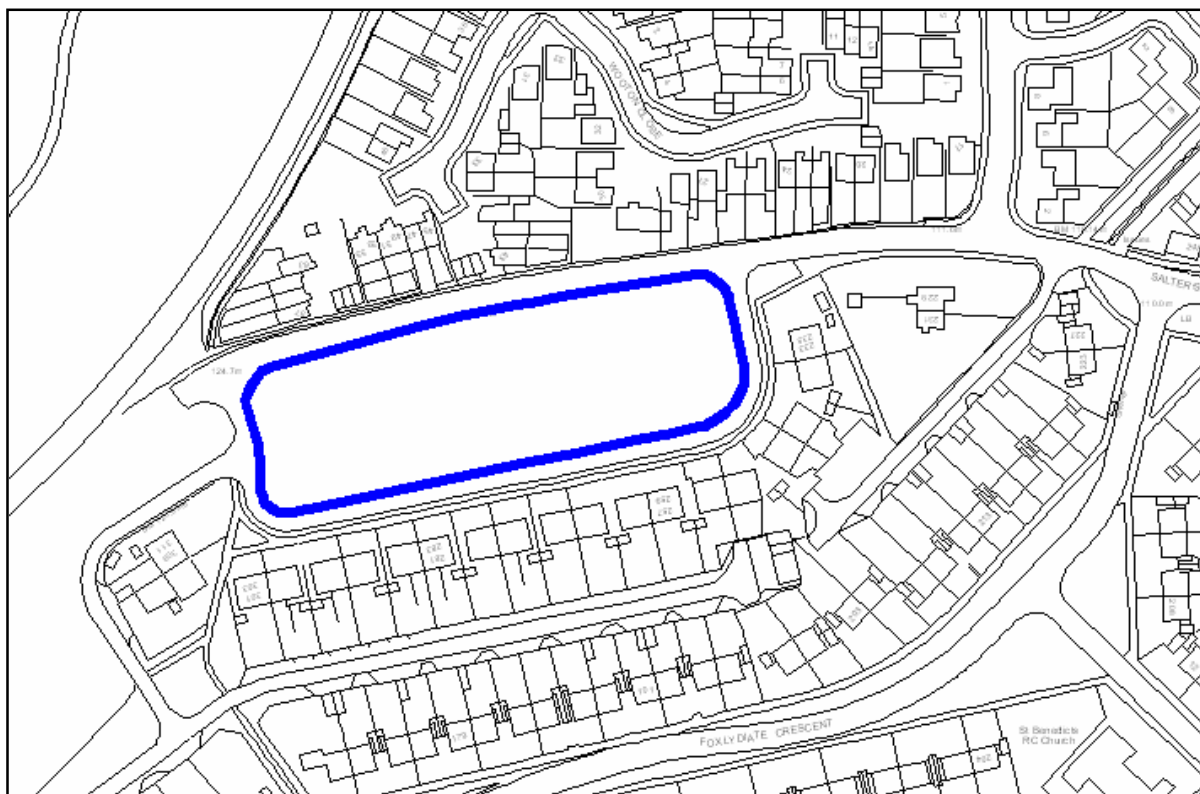
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch 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	✓ Entrance way into Southcrest Woods – SWS and LNR

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	

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land at western end of Salters Lane	Site Ref: UCS 1.16	Survey Date: 8.9.2008
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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, omission site, other) UCS New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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.	

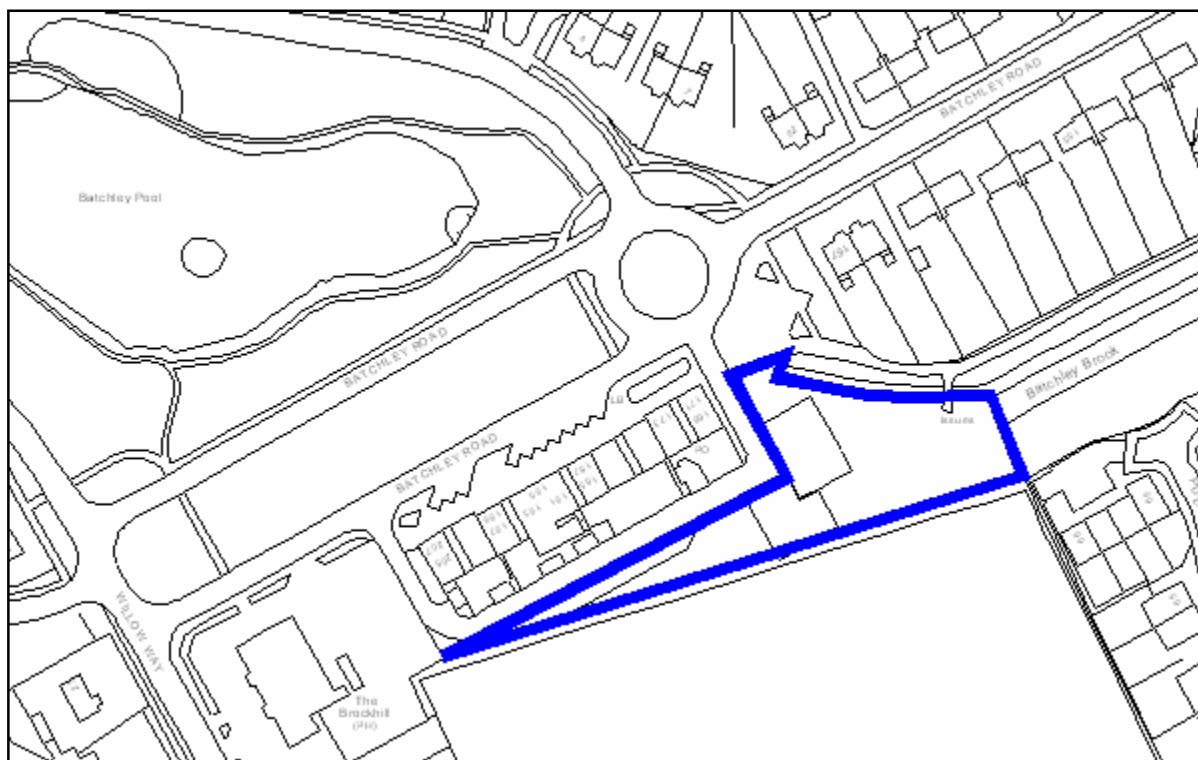
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

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	✓ Area of well spaced mature trees – linked to Foxlydiate Wood (LNR and 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	

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Rear of Batchley Road shops	Site Ref: UCS 1.20	Survey Date: Not surveyed
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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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes:	

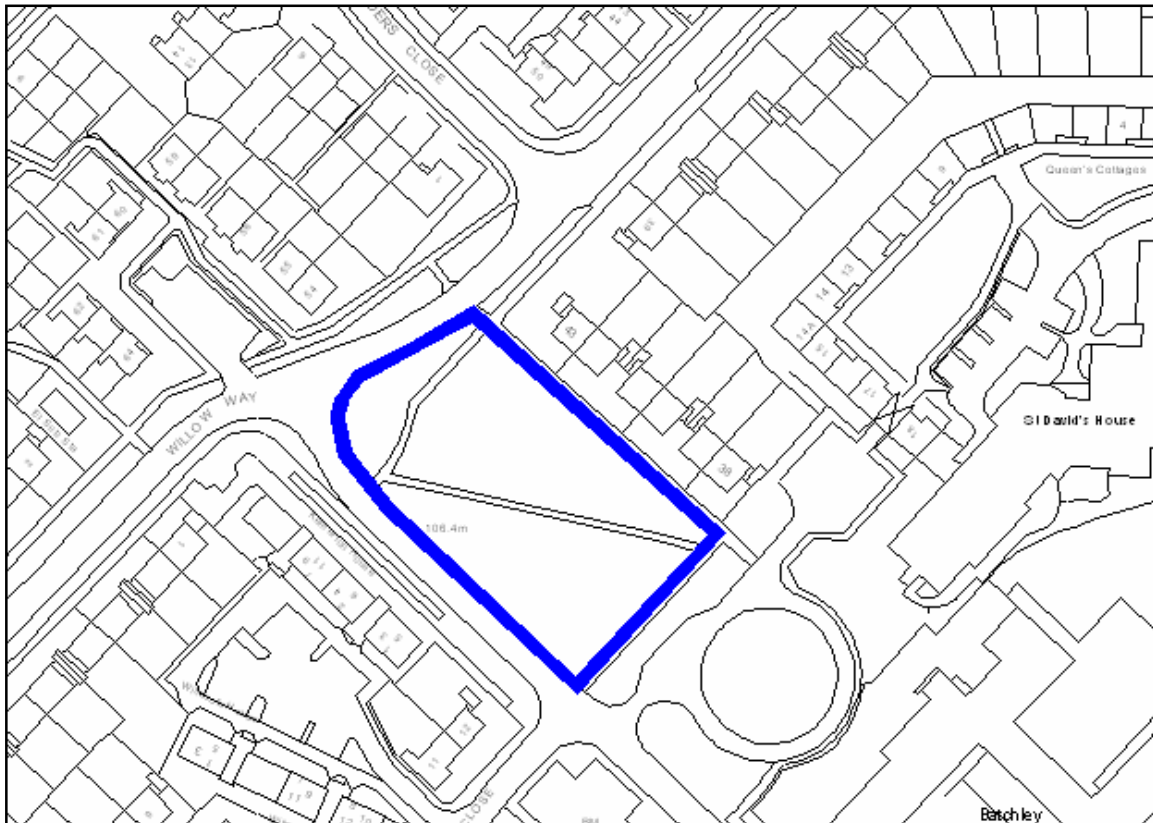
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	✓
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: Area of flat open land in an area with very little amenity open space.	

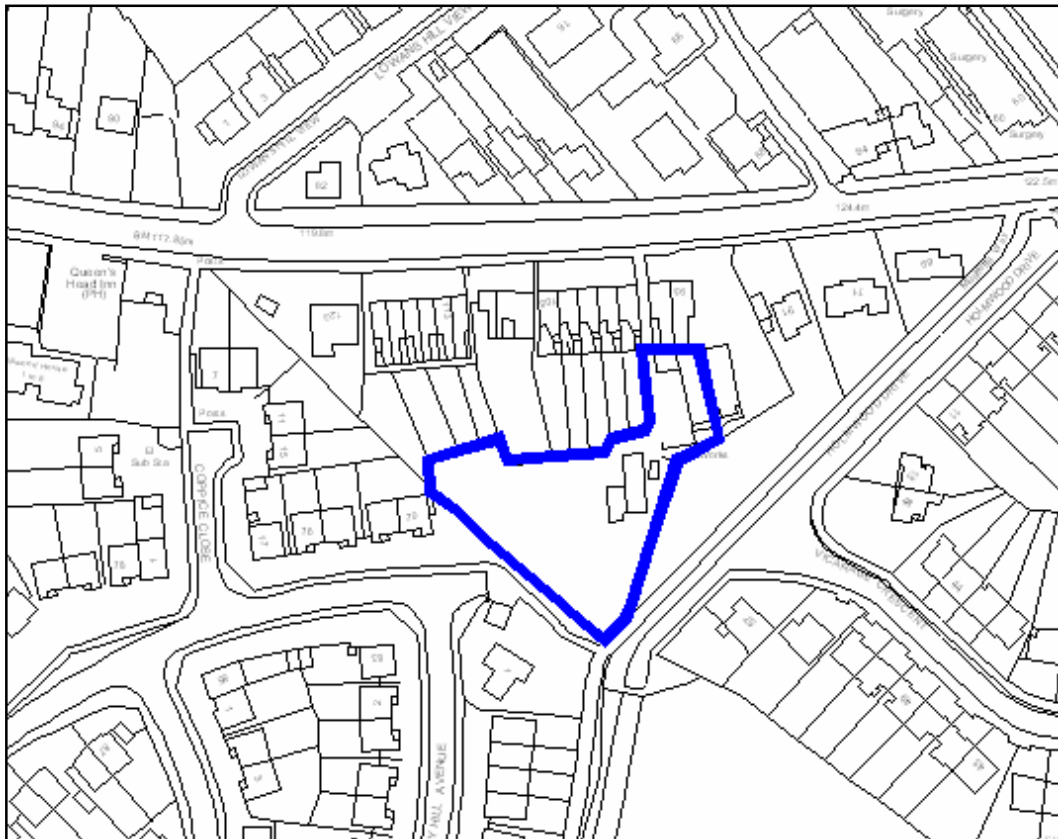
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land rear of Bromsgrove Road – industrial buildings	Site Ref: UCS 1.50	Survey Date: 8.9.2008
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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, omission site, other) UCS New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	✓
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	✓
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	✓ 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)	✓
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	✓ Unsure – as in employment use, would need investigation
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	✓ Narrow access between existing dwellings
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	

Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓ 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	
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	
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	

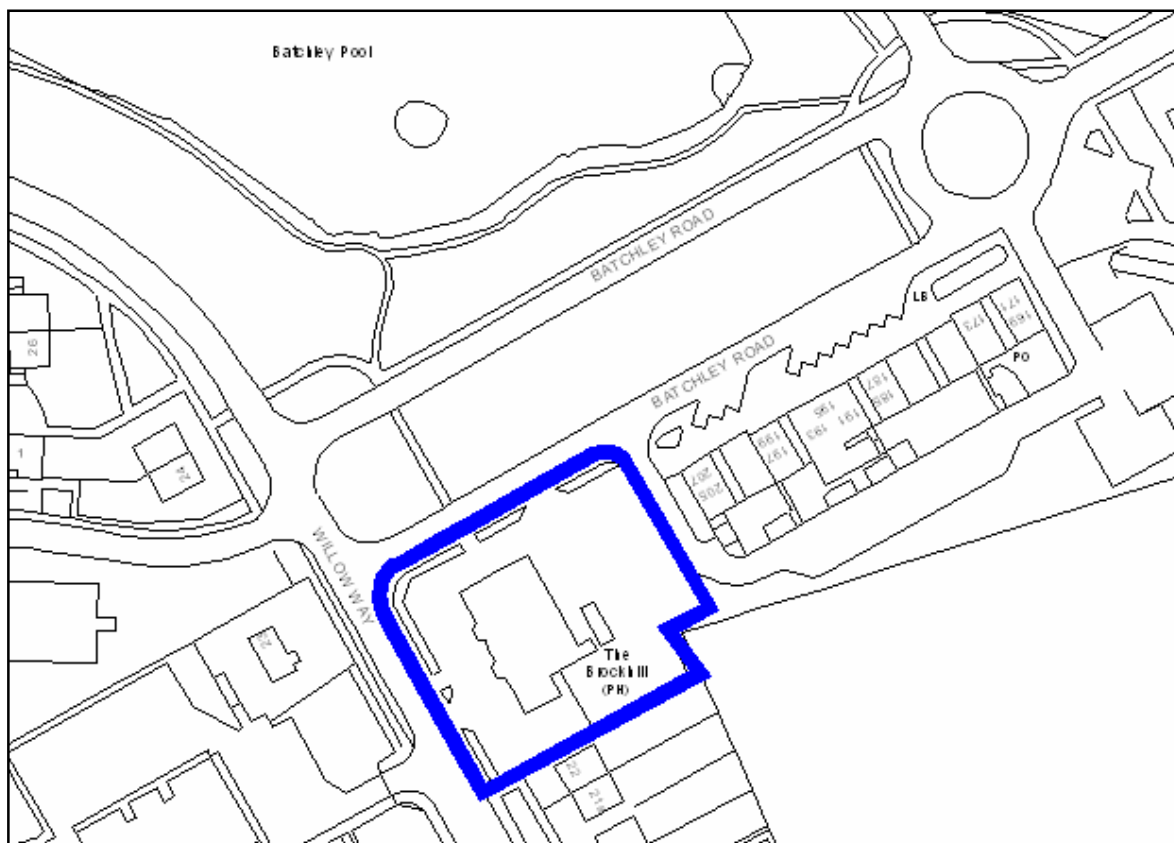
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: The Brockhill PH	Site Ref: UCS 1.54	Survey Date: 8.9.2008
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Ownership Details:	Site Area: 0.23 ha Grid Ref: 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, omission site, other) UCS New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: Local pub at the heart of the Council estate. Fairly well maintained from the outside – viable business at present time	

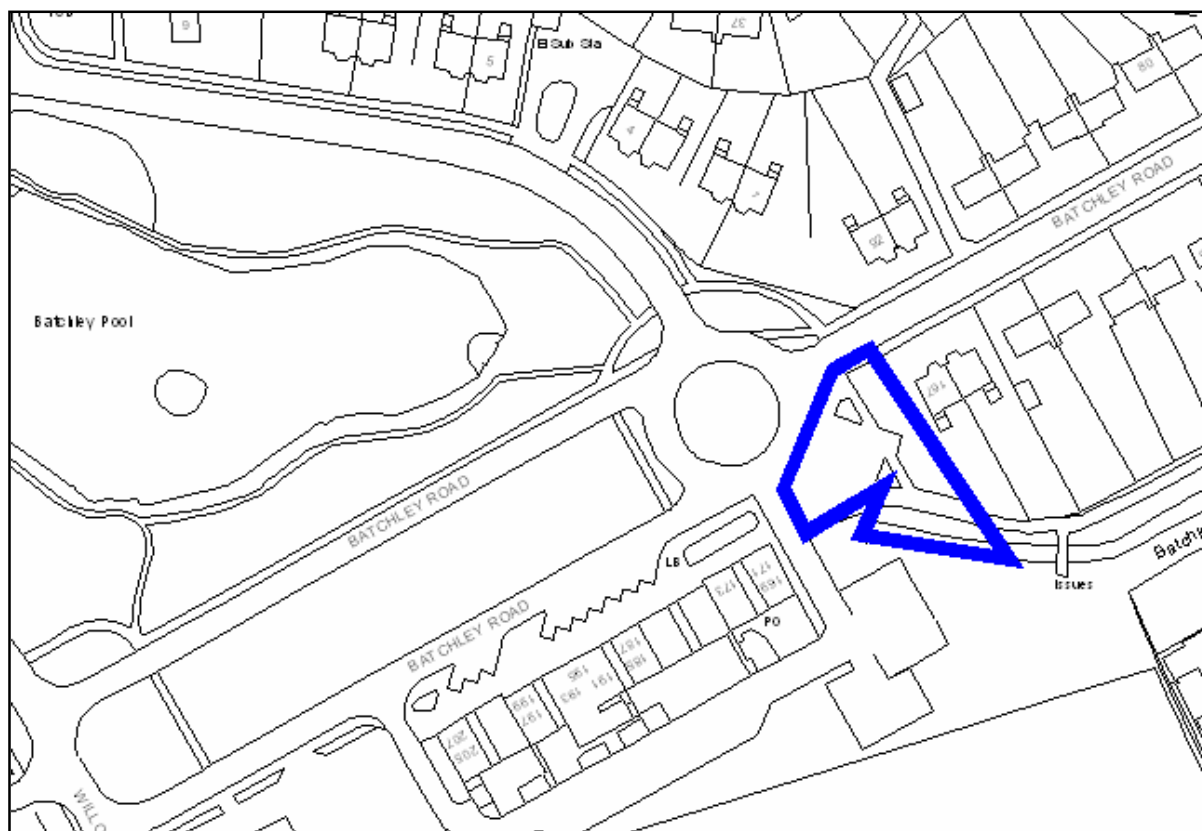
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	✓
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land to the side of Batchley Road shops	Site Ref: UCS 1.55	Survey Date: Not surveyed
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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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes:	

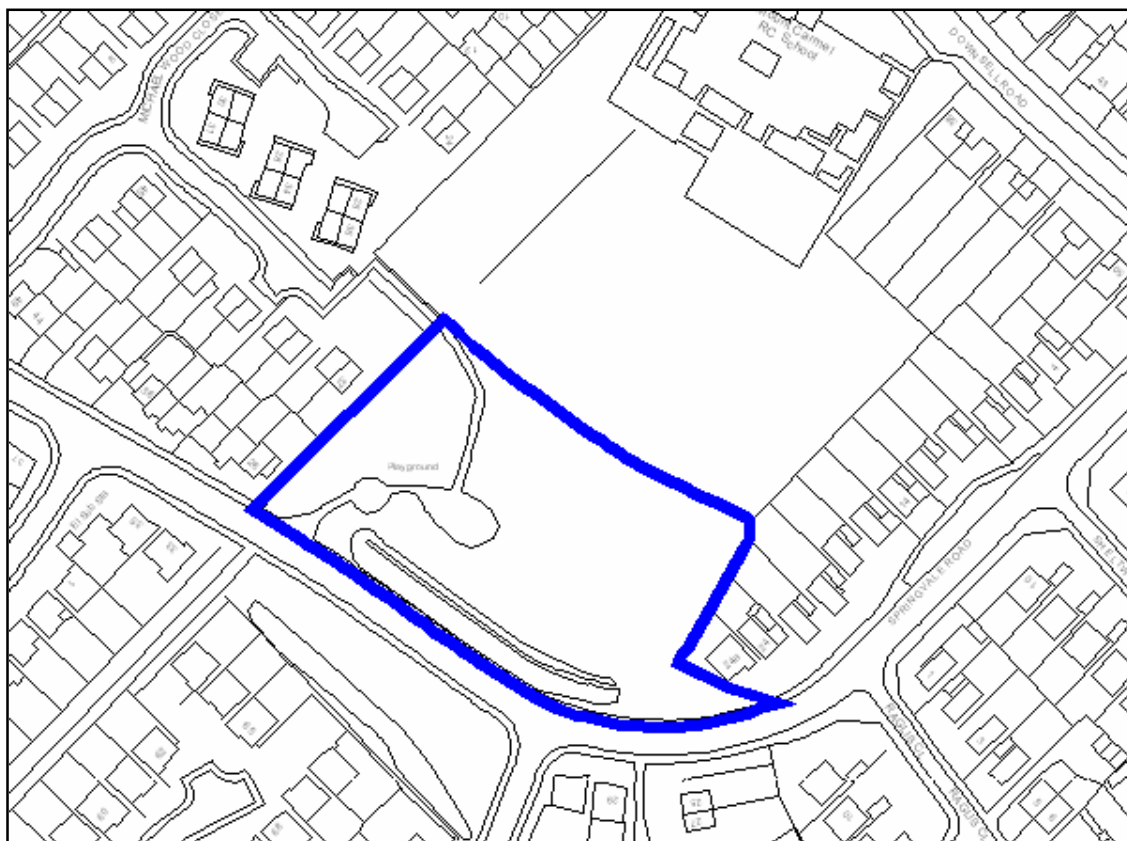
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	✓
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land off Springvale Road	Site Ref: UCS 2.15	Survey Date: 29.8.2008
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Ownership Details:	Site Area: 0.65 ha Grid Ref: 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	
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	✓
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	

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	✓ 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	✓
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	✓
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	

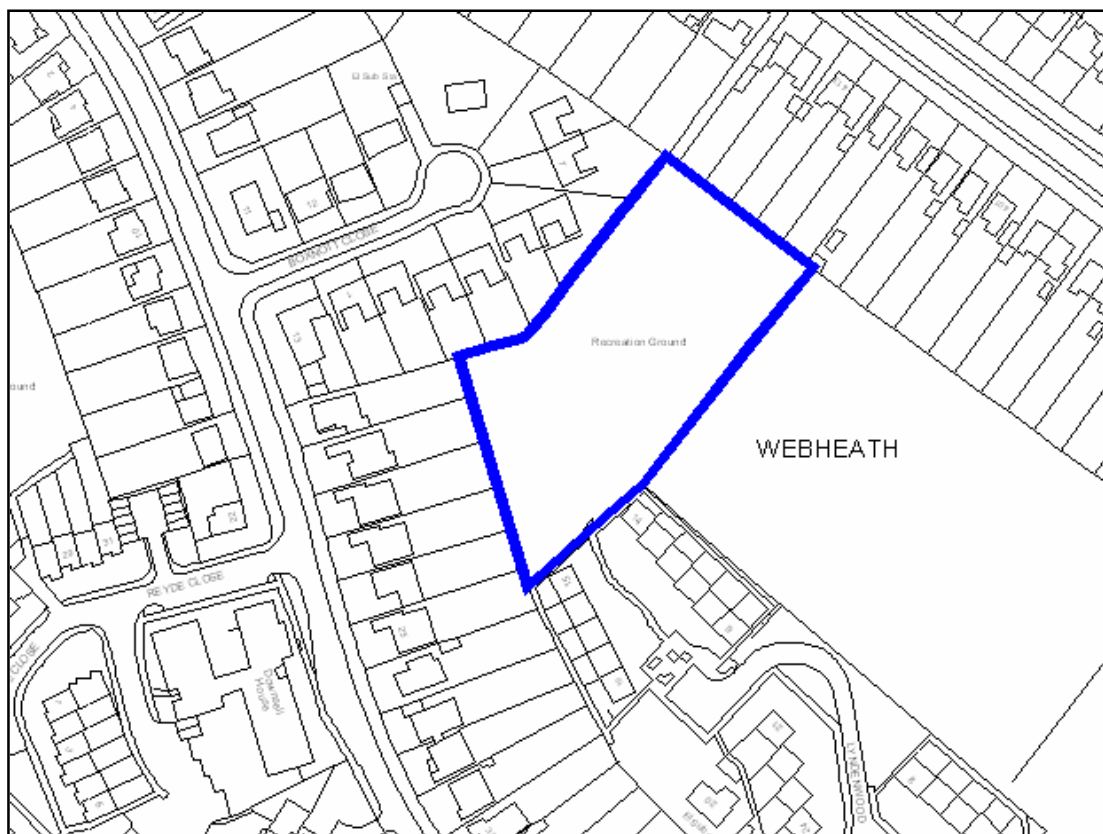
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land off Boxnott Close	Site Ref: UCS 2.18	Survey Date: 29.8.2008
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Ownership Details:	Site Area: 0.50 ha Grid Ref: 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, omission site, other) UCS New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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)	

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	✓
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	

**Redditch Borough Council
Strategic Housing Land Availability Assessment**

HOUSING SITE ANALYSIS FORM

Site Address:

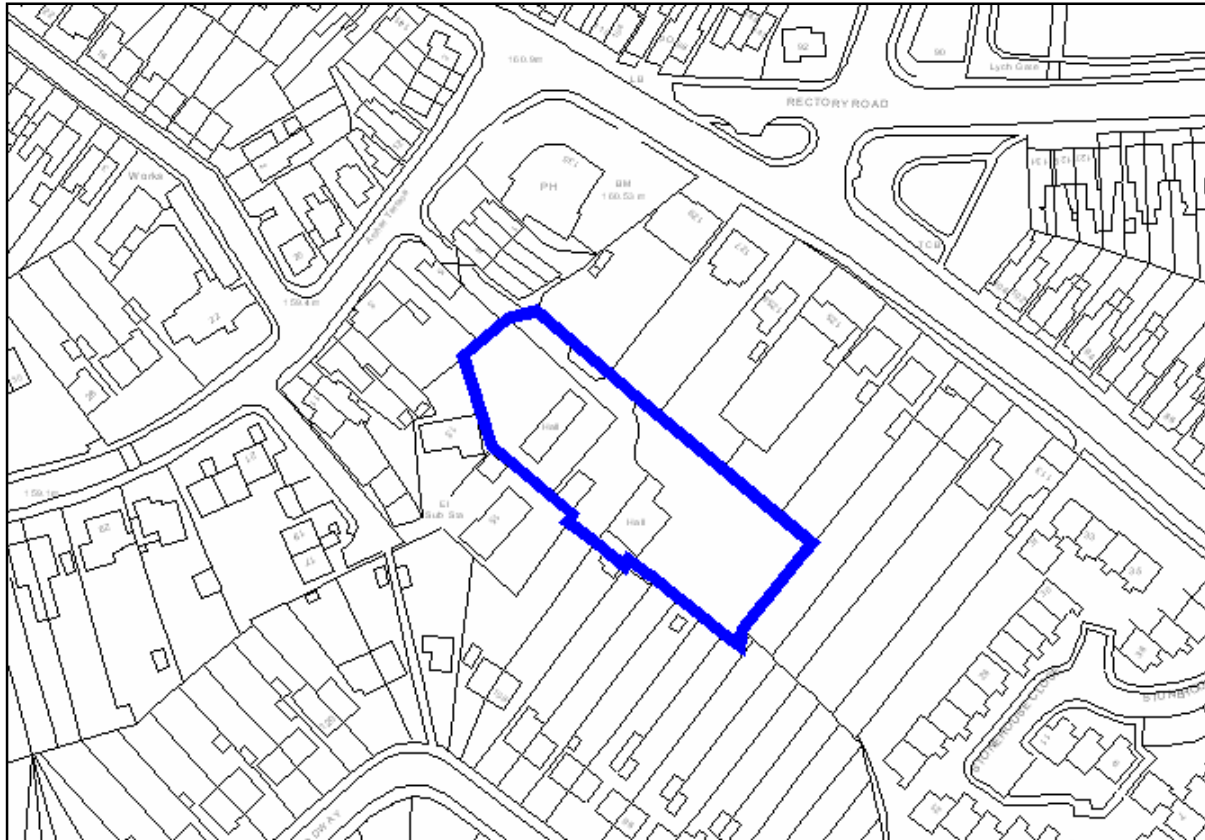
Rear of the Archers PH, Feckenham Road

Site Ref:

UCS 3.3

Survey Date:

29.8.2008



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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: <p>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.</p>	

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)	

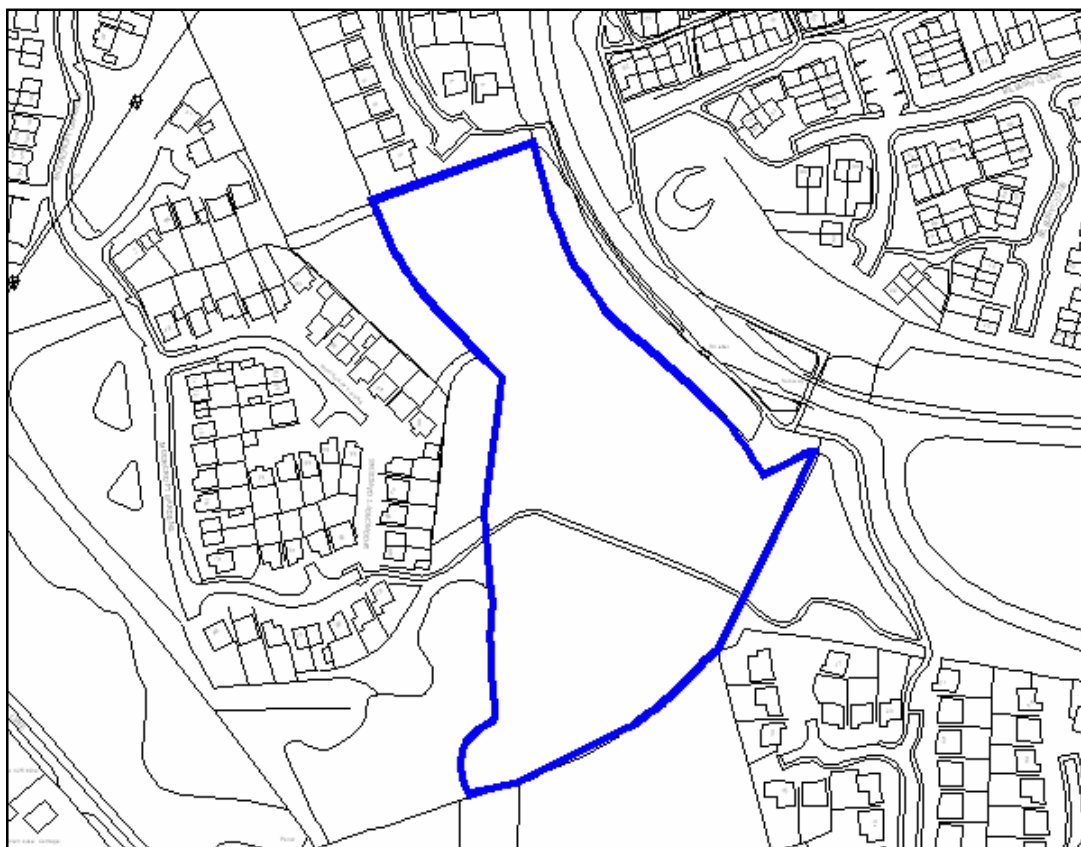
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? 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	✓
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	

**Redditch Borough Council
Strategic Housing Land Availability Assessment**

HOUSING SITE ANALYSIS FORM

Site Address: Land between Windmill Drive and Love Lyne/ Tippings Hill	Site Ref: UCS 3.21	Survey Date: 29.8.2008
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Ownership Details:	Site Area: 1.97 ha Grid Ref: 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, omission site, other) UCS New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: <p>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.</p>	

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	✓ Adj. Callow Hill Ridge

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

The map shows a residential neighborhood with several streets and lots. A blue outline highlights a specific lot on the right side of the map. This lot is adjacent to a road labeled 'W. 10th St.' and a larger lot labeled '10000 sq. ft.'.



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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: <p>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.</p>	

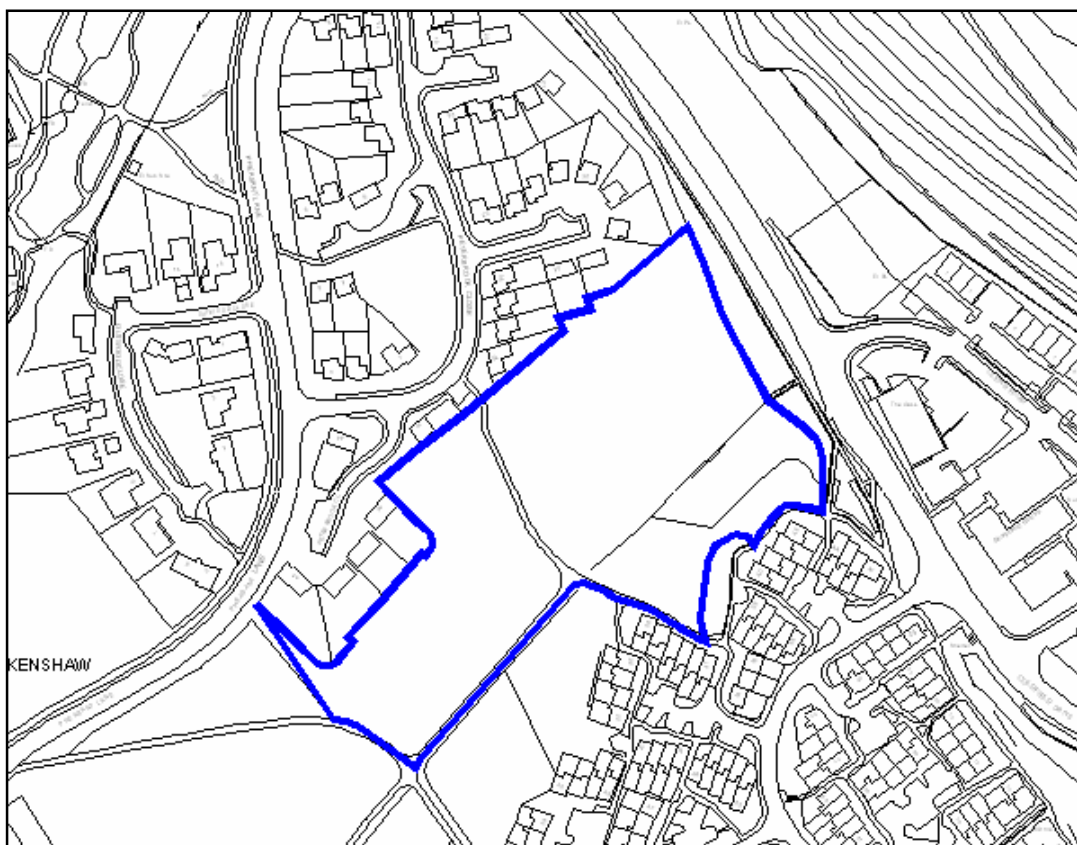
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land off Peterbrook Close	Site Ref: UCS 3.27	Survey Date: 3.9.2008
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Ownership Details:	Site Area: 1.94 ha Grid Ref: 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: High, prominent point in surrounding landscape – well screened from view. Steep slopes form ridge of site. Part of Oakenshaw Park.	

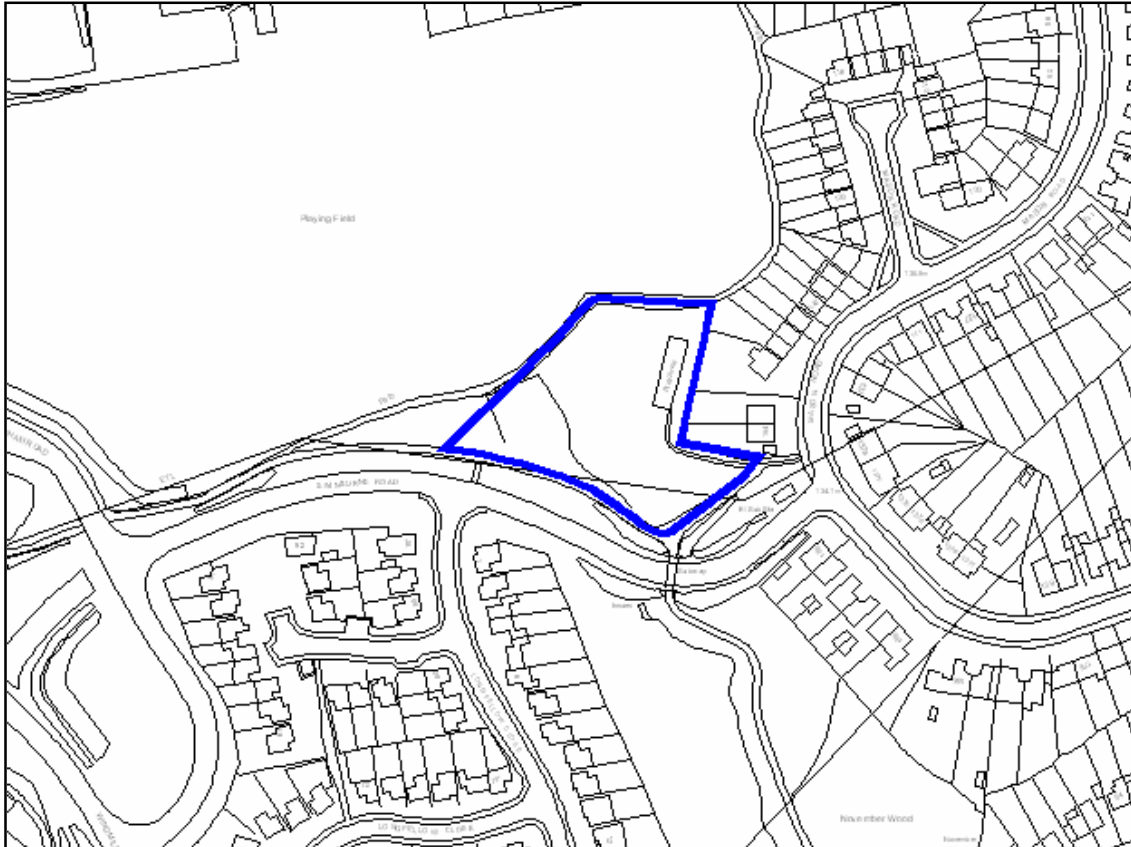
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

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	✓ Mature oaks, possibility of bats. Woodland, scrubland and potential wildflower meadow

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	

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land South of Walkwood School Playing Field	Site Ref: UCS 3.42	Survey Date: 29.8.2008
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Ownership Details: Redditch Borough Council	Site Area: 0.47 ha Grid Ref: SP03376537
Current Land Use:	
Surrounding Land Uses: Residential, School Field	
Character of Surrounding Area: Mix of 1960's & 1990's housing. Part of site borders school playing field.	
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: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
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)	

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: 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	
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
Opportunity to enhance/no adverse impact	✓ Opportunity to enhance – site development would 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)	✓
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	✓ 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	✓
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	
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 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	✓
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	

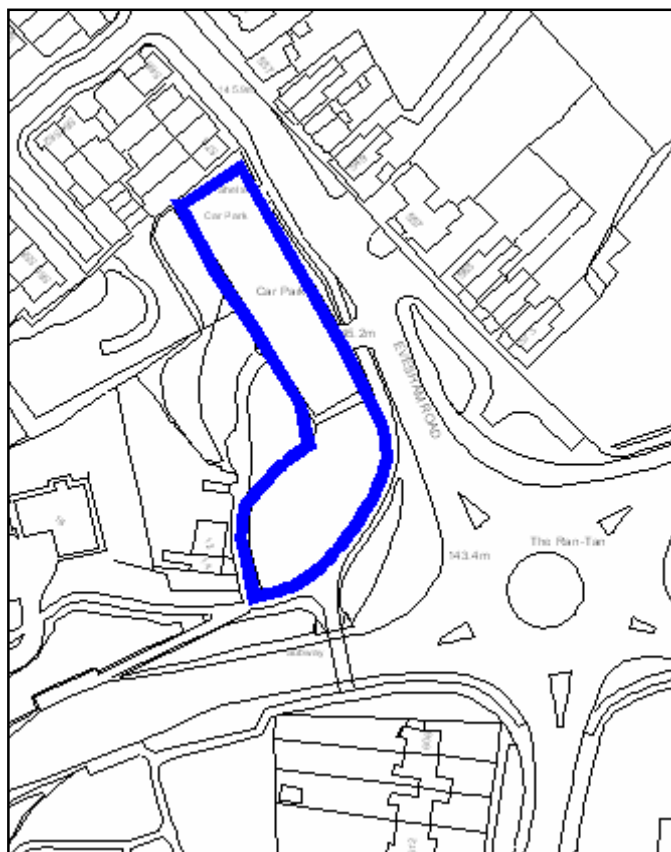
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Informal car park/ recycling centre, Crabbs Cross	Site Ref: UCS 3.49	Survey Date: 29.8.2008
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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 townhouses fronting the main road	
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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: Large car park. Dropped as important provision for off-street parking.	

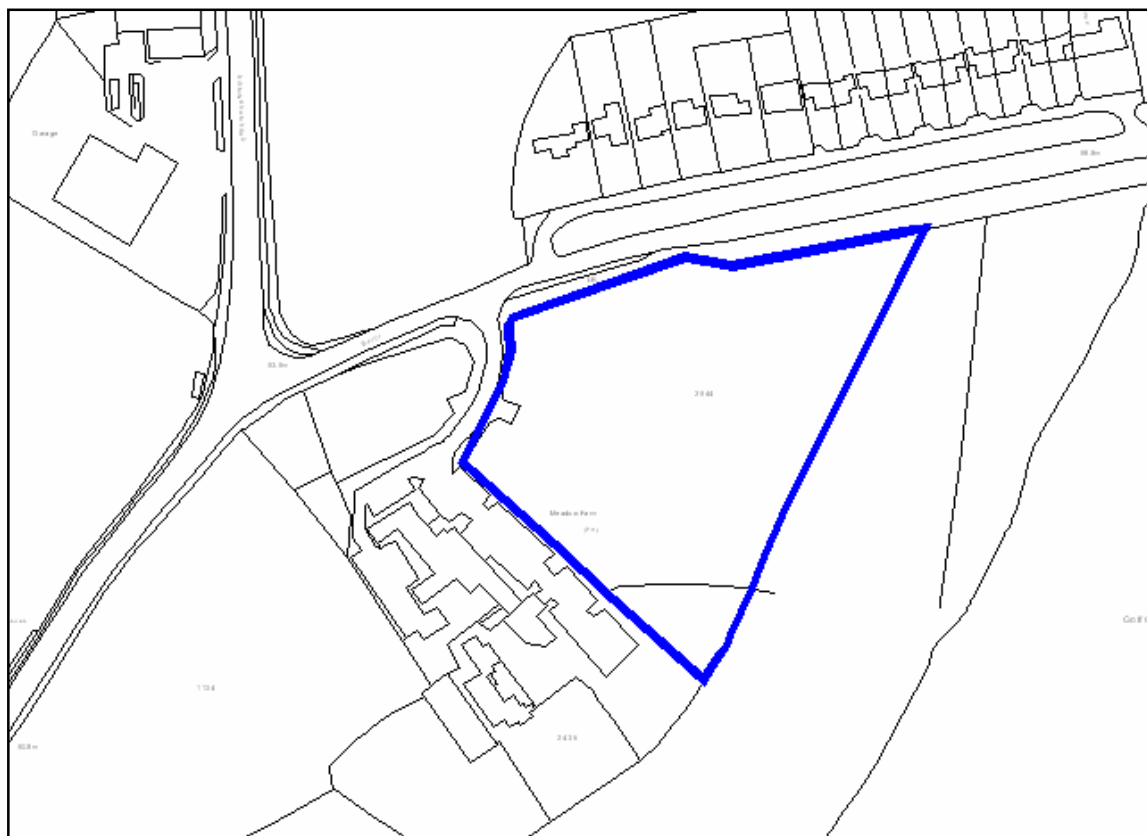
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	✓
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land north of Meadow farm PH	Site Ref: UCS 4.1	Survey Date: 8.9.2008
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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 housing 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	

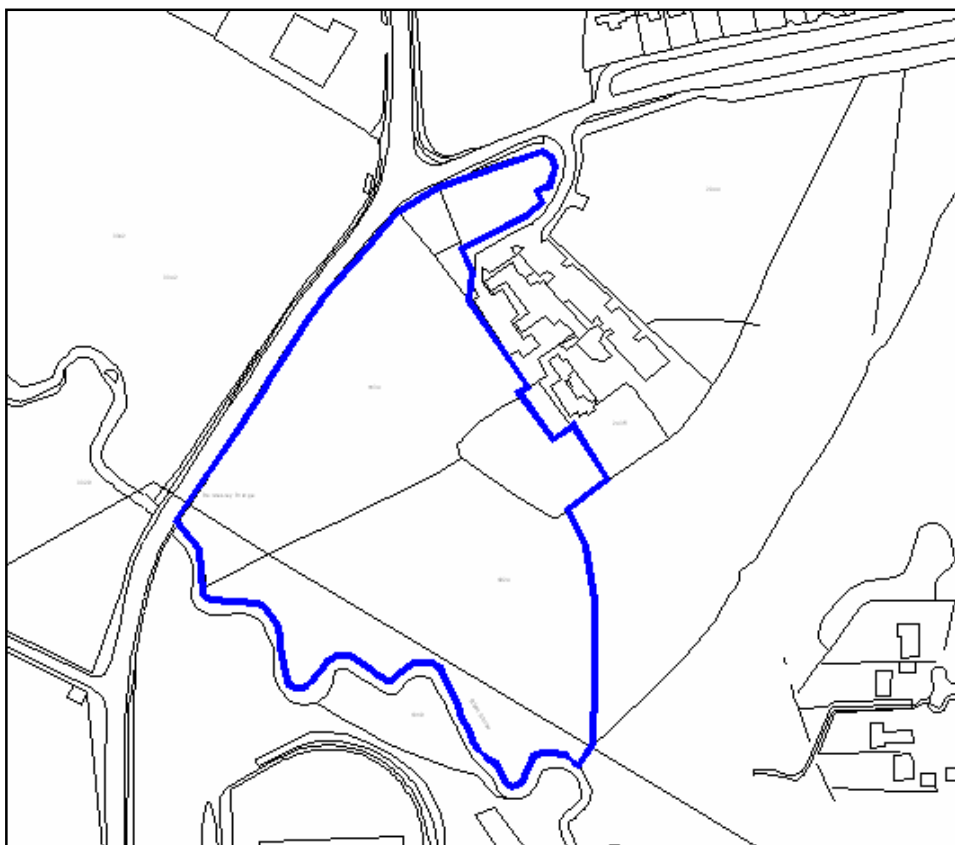
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land south west of Meadow farm PH	Site Ref: UCS 4.2	Survey Date: Not surveyed
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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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes:	

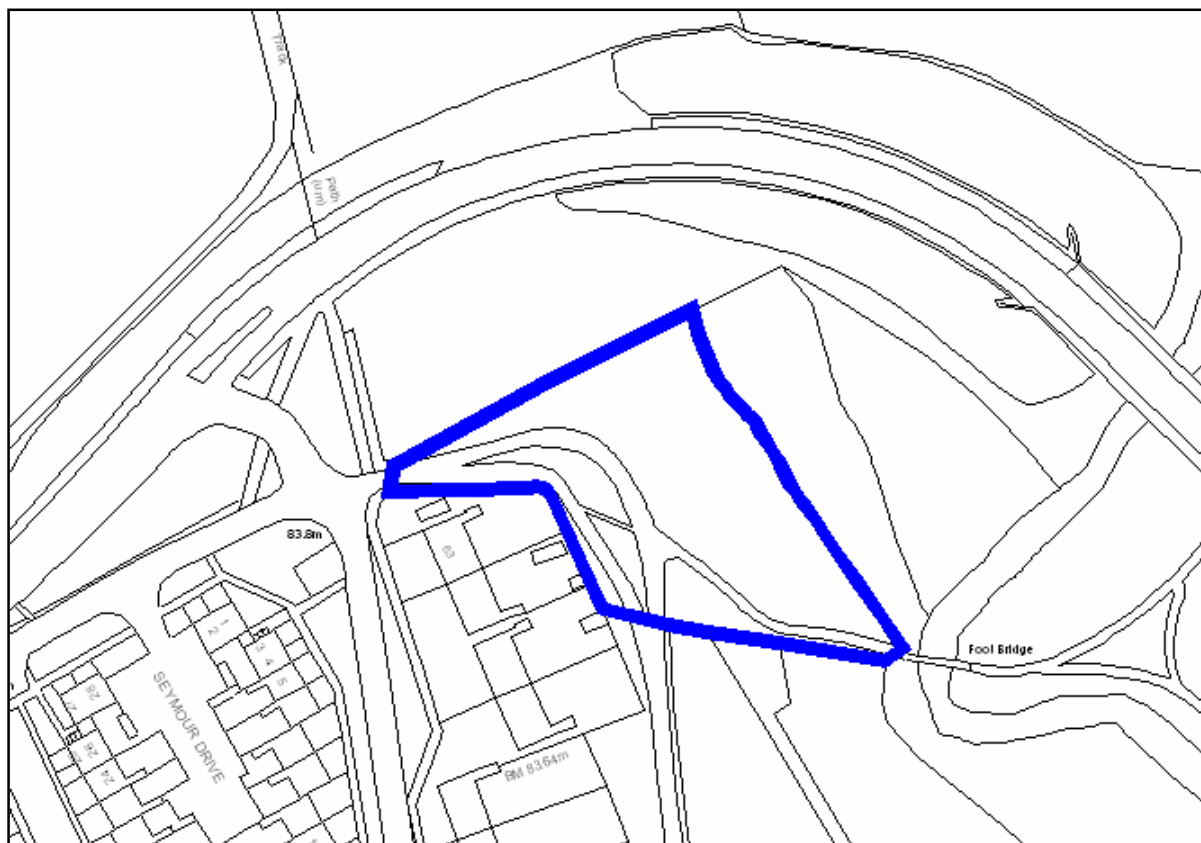
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land north of Dolphin Road	Site Ref: UCS 4.6	Survey Date: 8.9.2008
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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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: Provides natural access to remainder of AVP. River prone to flash flooding in this location	

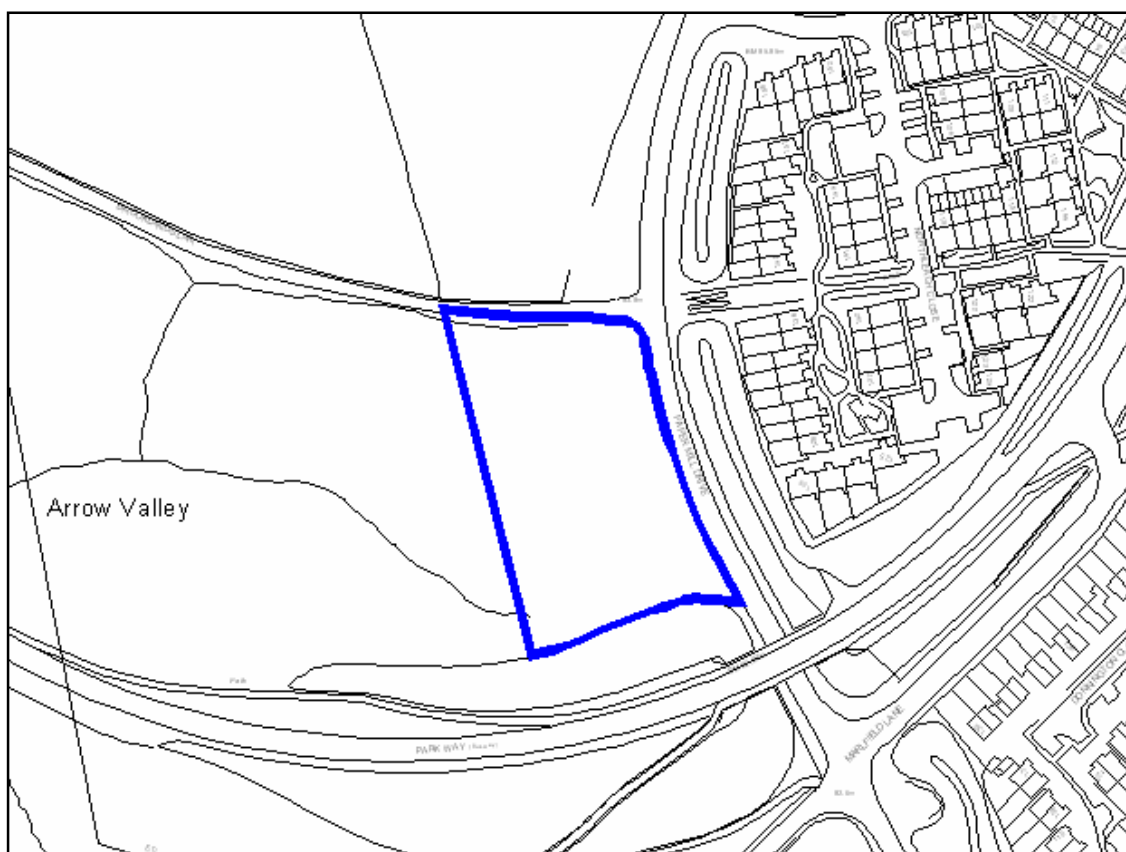
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	✓
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land south of Brooklands Lane	Site Ref: UCS 4.36b	Survey Date: 27.8.2008
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Ownership Details:	Site Area: 0.65 ha Grid Ref: SP0575 6825
Current Land Use: Open Space – AVP – possibly used for horse grazing	
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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	

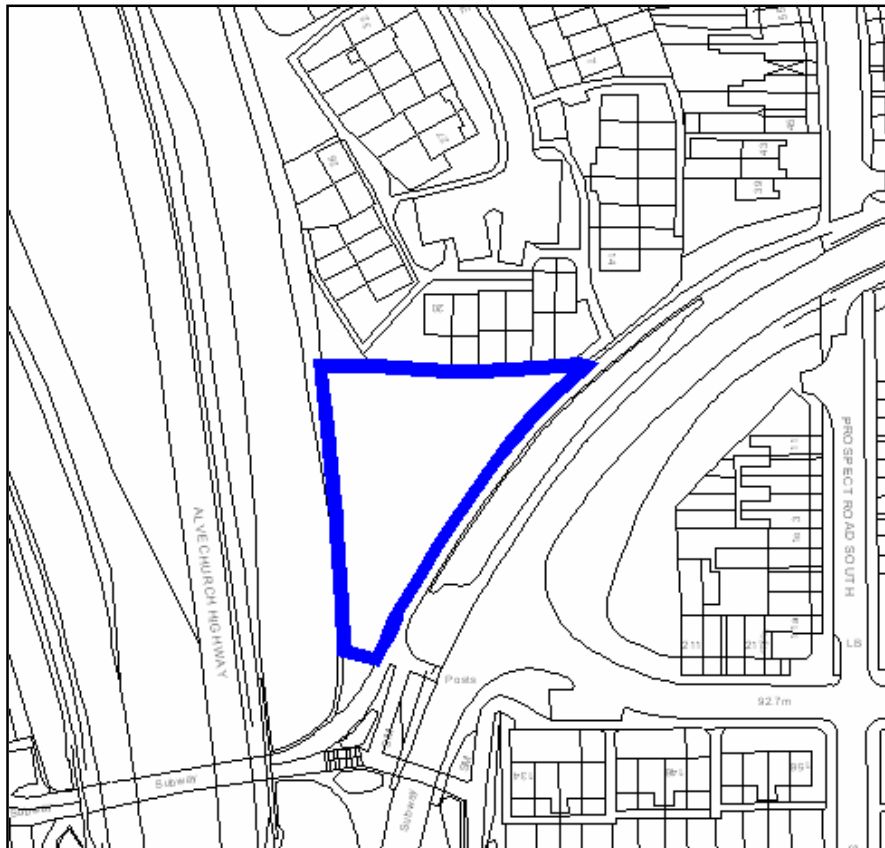
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

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	✓
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	

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land off Holloway Drive and Huins Close	Site Ref: UCS 6.7	Survey Date: 18.9.2008
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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, omission site, other)	
UCS	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: <input type="checkbox"/>	Details:
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes:	
No access possible	

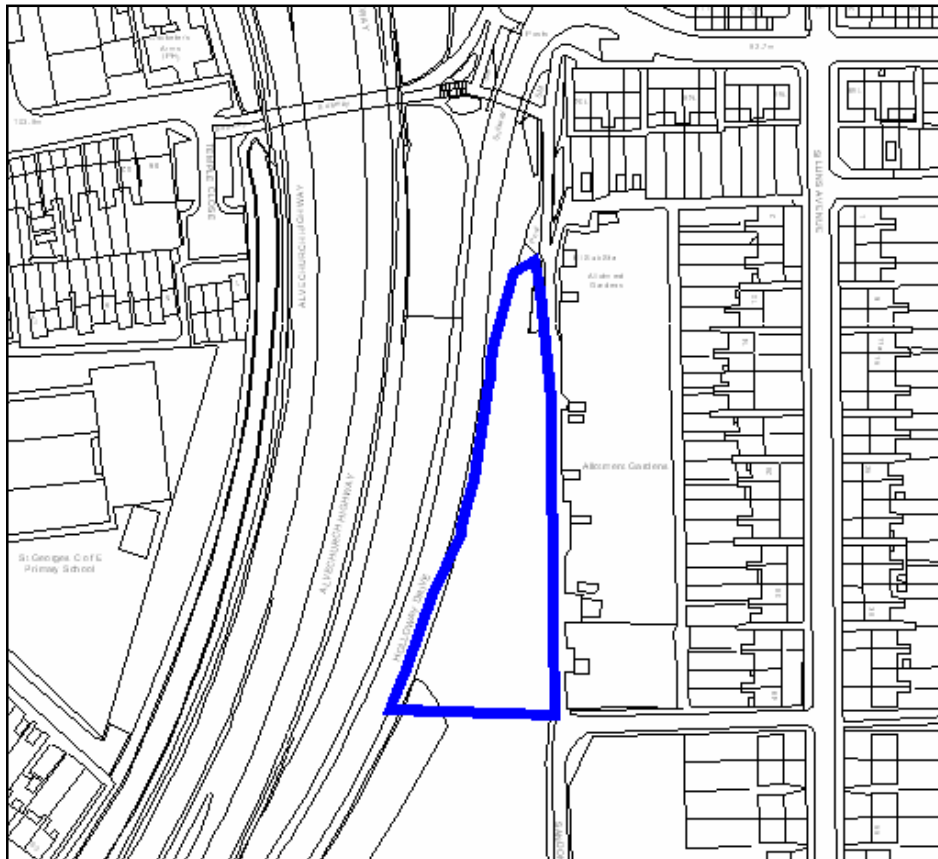
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

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	✓
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	

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land between Sandon Close & Holloway Drive	Site Ref: UCS 6.10	Survey Date: 18.9.2008
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Ownership Details:	Site Area: 0.31 ha Grid Ref: 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, omission site, other) UCS New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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?	✓
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	

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Rear of Sillins Avenue	Site Ref: UCS 6.37	Survey Date: 18.9.2008
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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 sector housing	
Character of Surrounding Area: Less affluent area of Redditch	
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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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.	

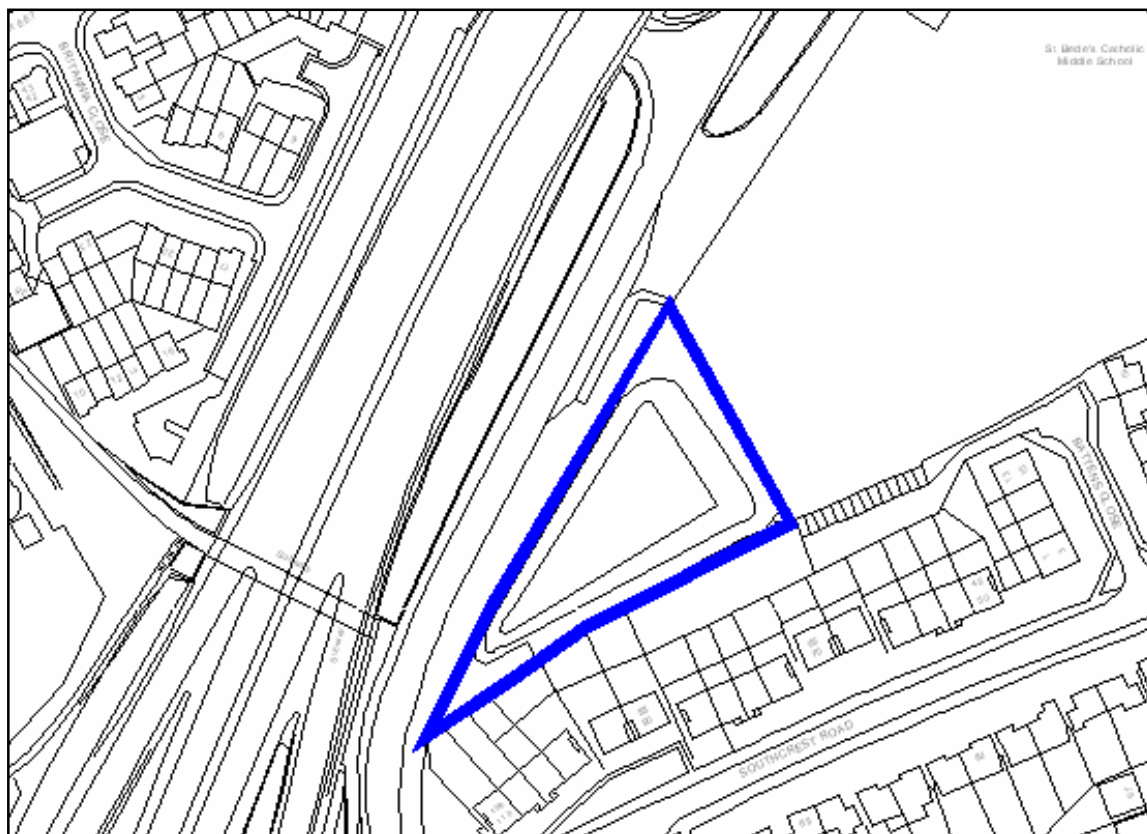
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch 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	✓ Slow worms may be present in the allotments

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	

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land at St Bedes RC School	Site Ref: UCS 6.40	Survey Date: 18.9.2008
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Ownership Details:	Site Area: 0.32ha Grid Ref: SP0483 6702
Current Land Use: Planted semi natural land within school boundary beyond school playing field	
Surrounding Land Uses: Residential and school	
Character of Surrounding Area: 1960s housing – mix of public and private sector. Site fronts busy district distributor road	
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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: No way to access site – confirmed with D Pilcher (highways) 2.10.08	

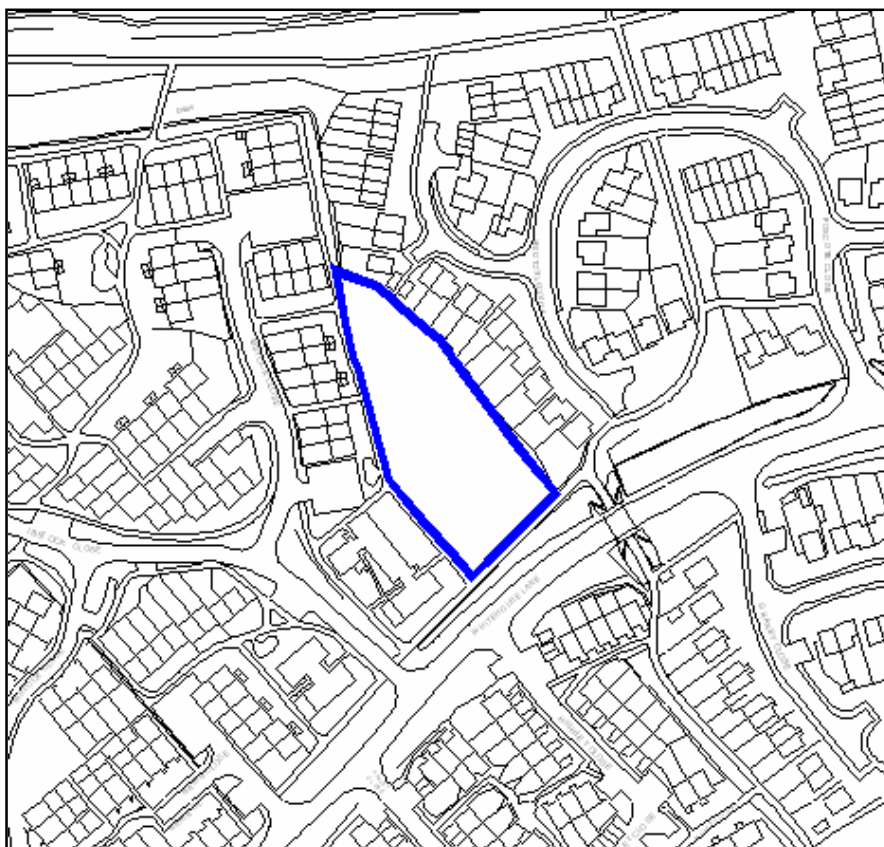
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land adjacent Foxcote Close	Site Ref: UCS 7.2	Survey Date: 27.8.2008
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Ownership Details:	Site Area: 0.33ha Grid Ref: 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: <p>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.</p>	

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	✓
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	

Ownership Details: WCC	Site Area: 0.33ha 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	

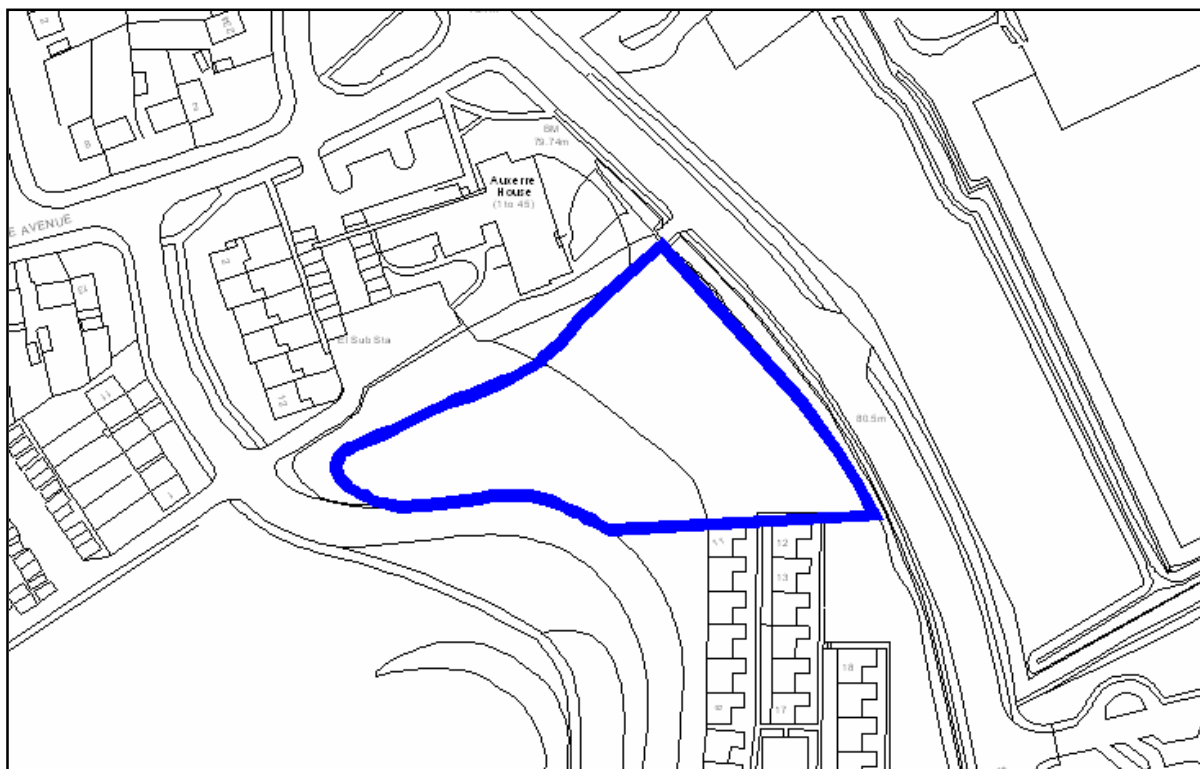
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch 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	✓ Scrubland habitat to be protected in Worcestershire Biodiversity Action Plan – possible slow worm site

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	

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land north of Fladbury Close, Woodrow	Site Ref: UCS 8.9	Survey Date: 27.8.2008
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Ownership Details:	Site Area: 0.42ha Grid Ref: SP0575 6584
Current Land Use: Wide tree-planted highway verge/ buffer area between 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	

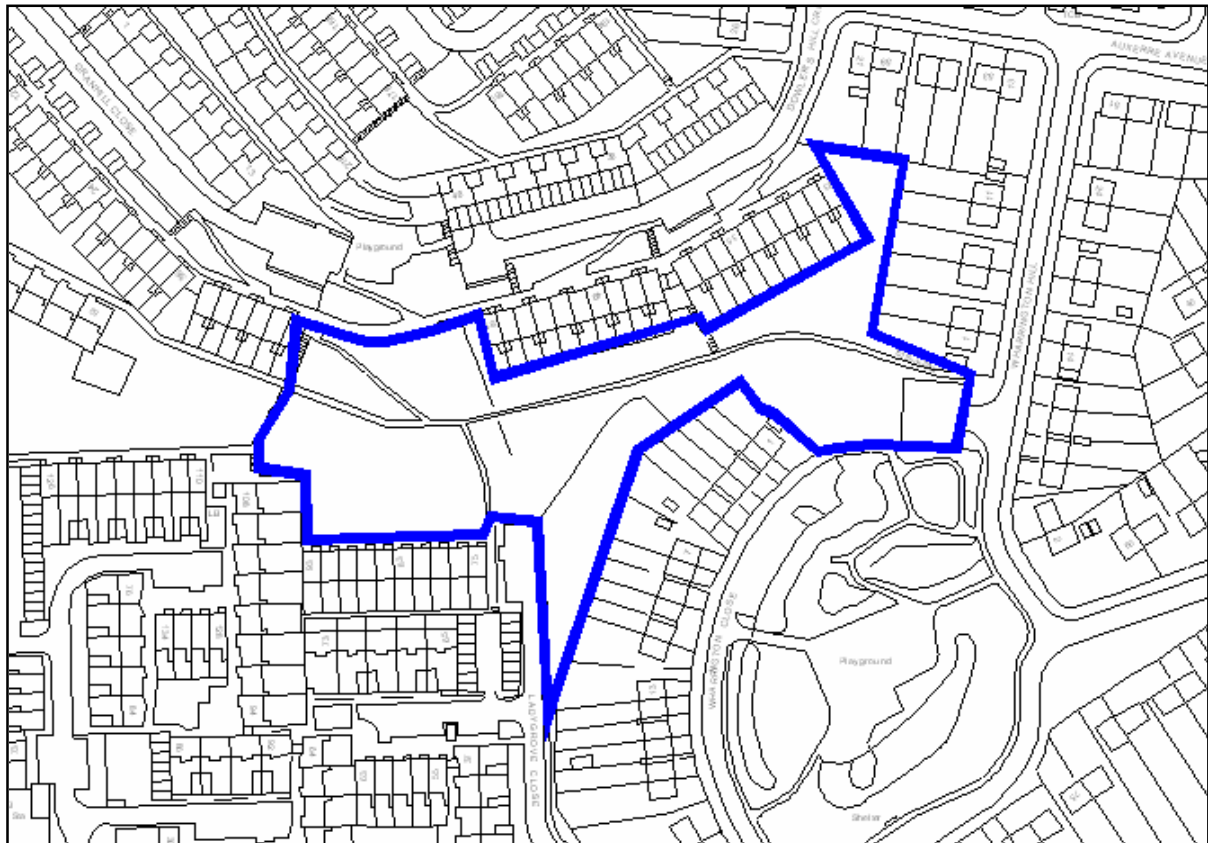
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

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	✓
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	

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land off Wharrington Hill, Greenlands	Site Ref: UCS 8.12	Survey Date: 27.8.2008
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Ownership Details:	Site Area: 0.92ha Grid Ref: 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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.	

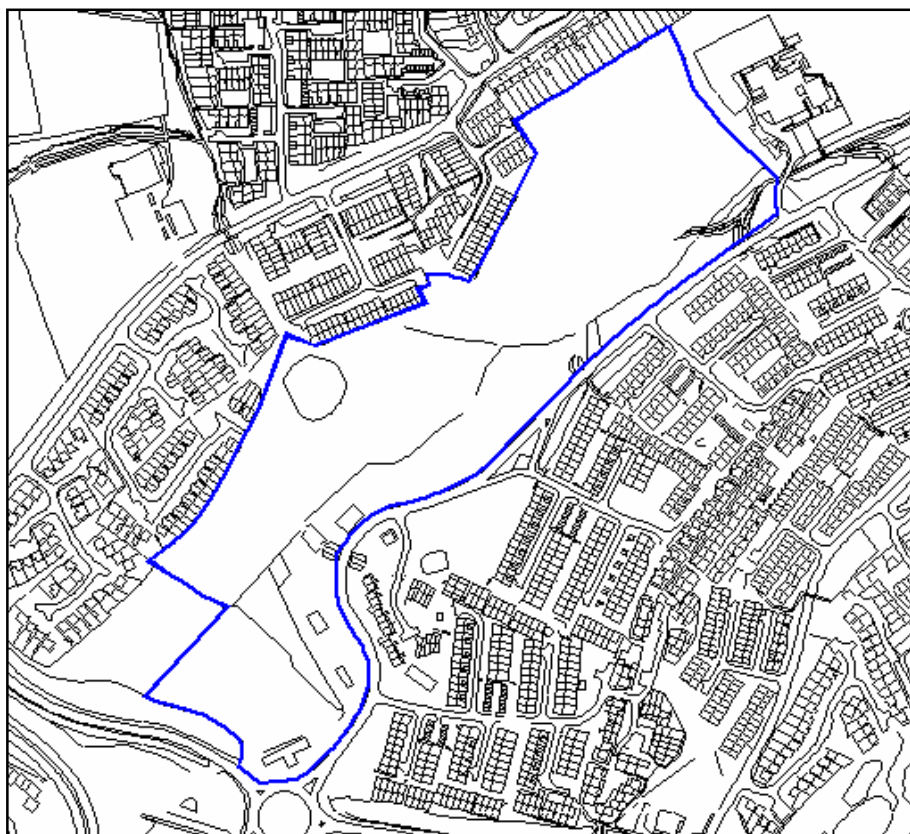
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land between Woodrow and Greenlands	Site Ref: UCS 8.15	Survey Date: 19.9.2008
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Ownership Details: RBC & WCC	Site Area: 11.42ha 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, omission site, other) UCS	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: <input type="checkbox"/>	Details:
Outline Planning Permission: <input type="checkbox"/>	
Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: Important parkland space (Woodrow Park) in an area of relatively high density housing with few alternative amenity facilities	

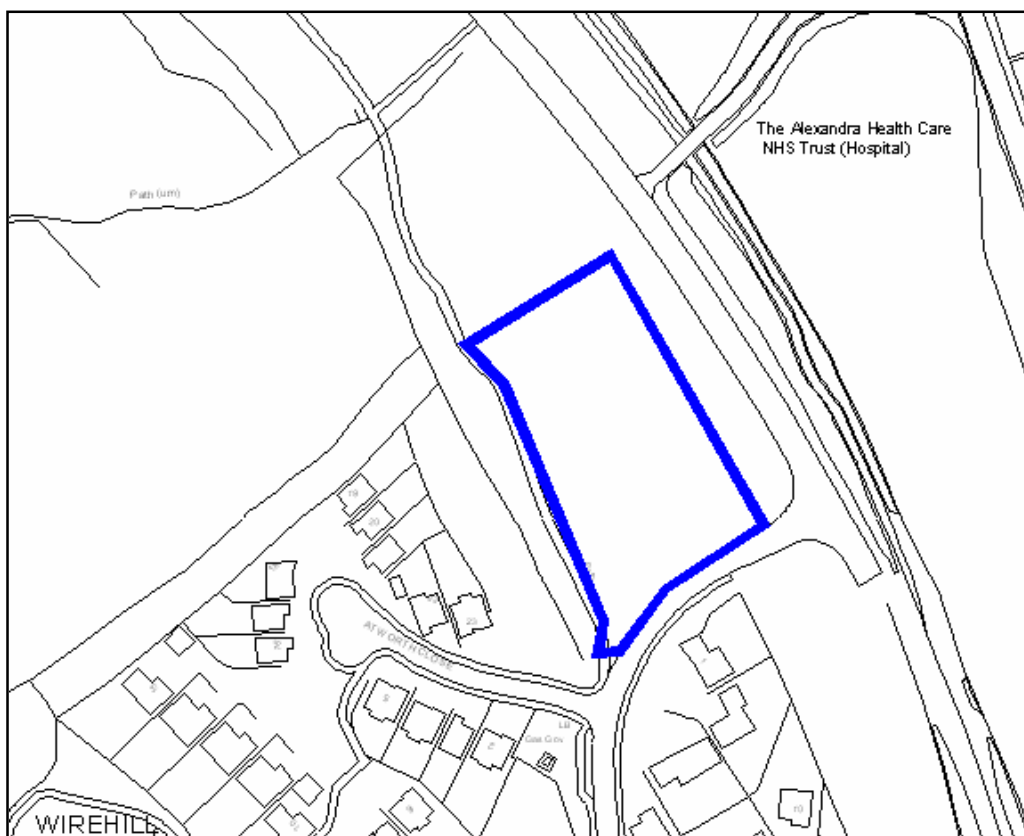
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

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	✓
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	

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land at Wirehill	Site Ref: UCS 8.21	Survey Date: 19.9.2008
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Ownership Details: RBC	Site Area: 0.72ha 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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.	

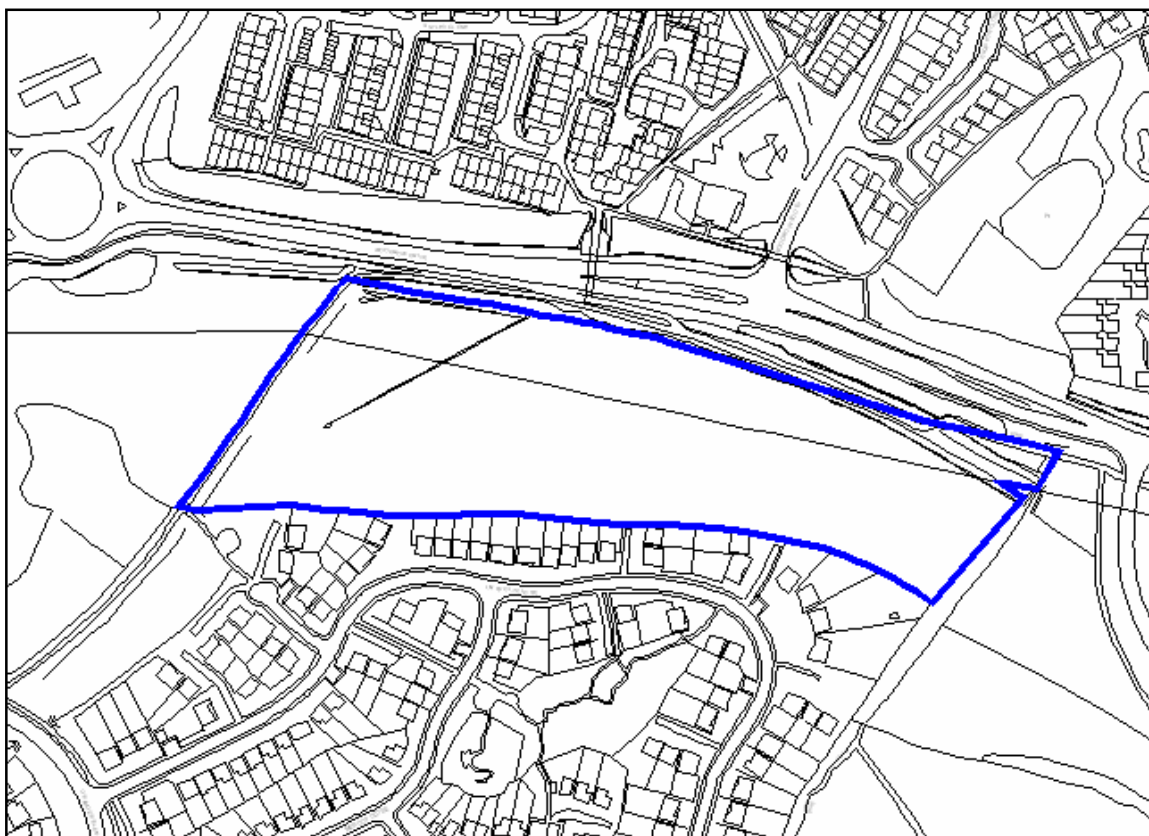
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land at McDonalds Island	Site Ref: UCS 8.47 (part)	Survey Date: 3.9.2008
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Ownership Details:	Site Area: 3.64ha Grid Ref: 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, omission site, other) UCS New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: <p>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.</p> <p>Although this site is not within the flood plain, it is identified in the Strategic Flood Risk Assessment (January 2009) as a balancing pond.</p>	

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	✓ Site is linked to SSSI 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	
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	✓

**Redditch Borough Council
Strategic Housing Land Availability Assessment**

HOUSING SITE ANALYSIS FORM

Site Address:

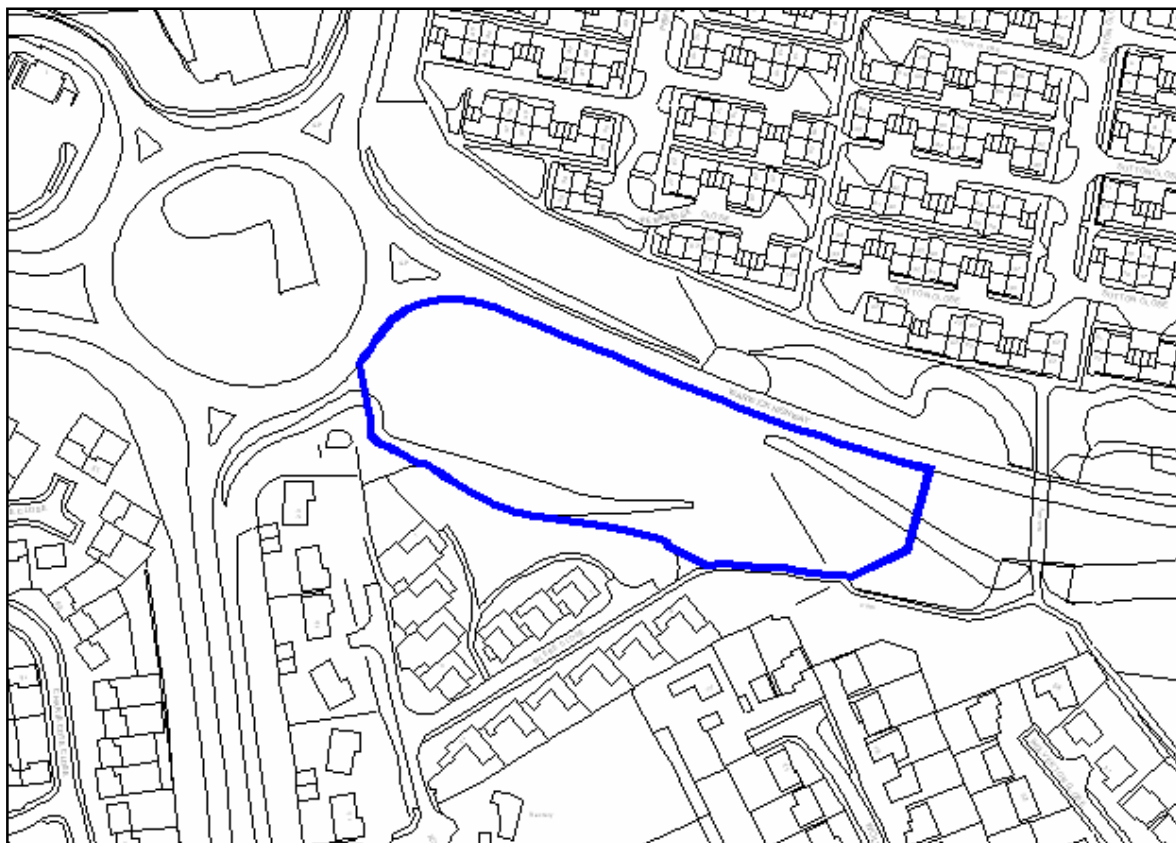
Land fronting Warwick Highway

Site Ref:

UCS 9.3

Survey Date:

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 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: <p>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</p>	

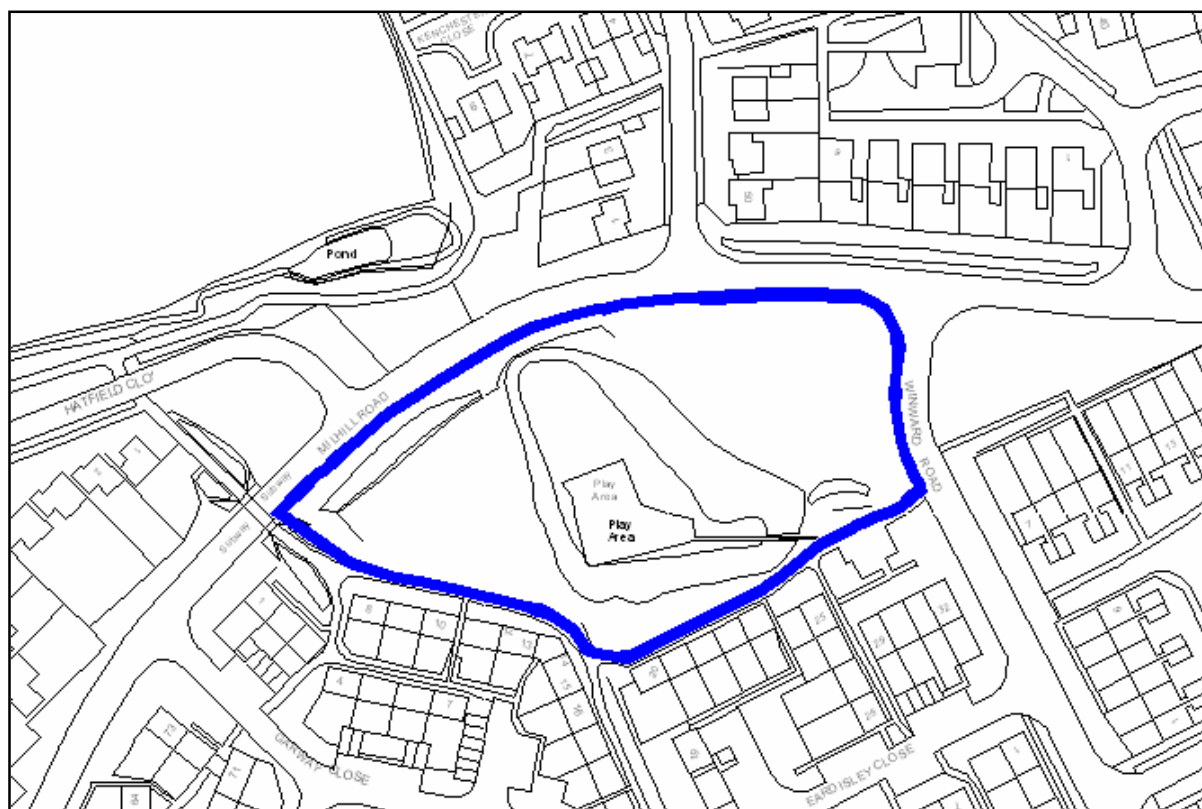
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land fronting Millhill Road	Site Ref: UCS 9.9	Survey Date: 27.8.2008
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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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: Gently sloping site looks onto private semi-detached 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,	

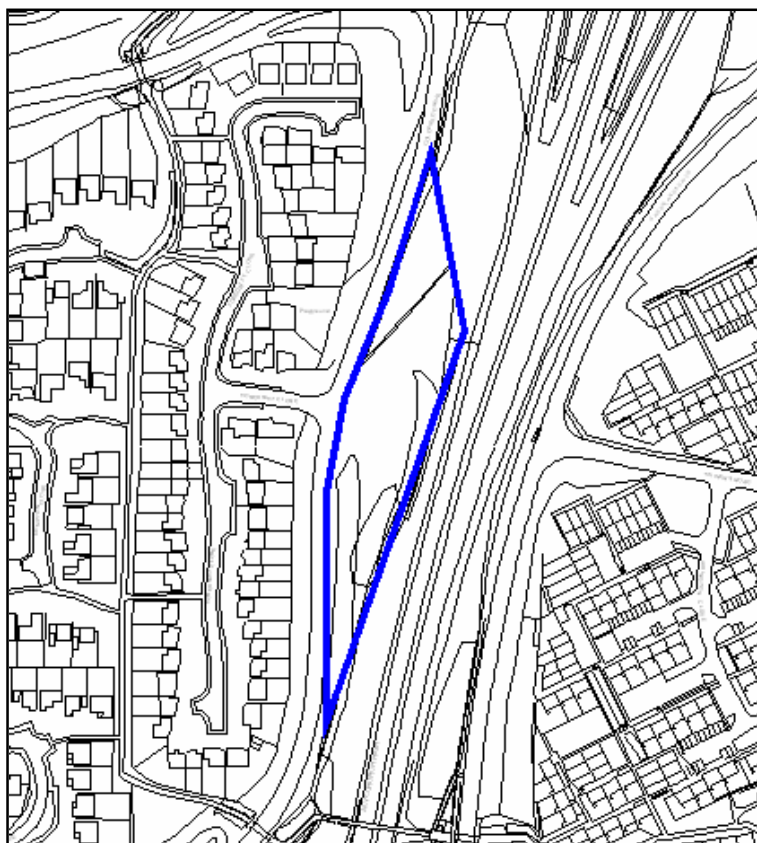
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

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	✓
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	

Redditch Borough Council
Strategic Housing Land Availability Assessment
HOUSING SITE ANALYSIS FORM

Site Address: Land opposite Foredrift Close, Southcrest	Site Ref: UCS 12.1	Survey Date: 18.9.2008
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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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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)	

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	✓
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	