



Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch
Core Strategy
Background Document

Appendix A - Included Sites
Date: April 2013

0112 BA0872

REDDITCH BOROUGH COUNCIL

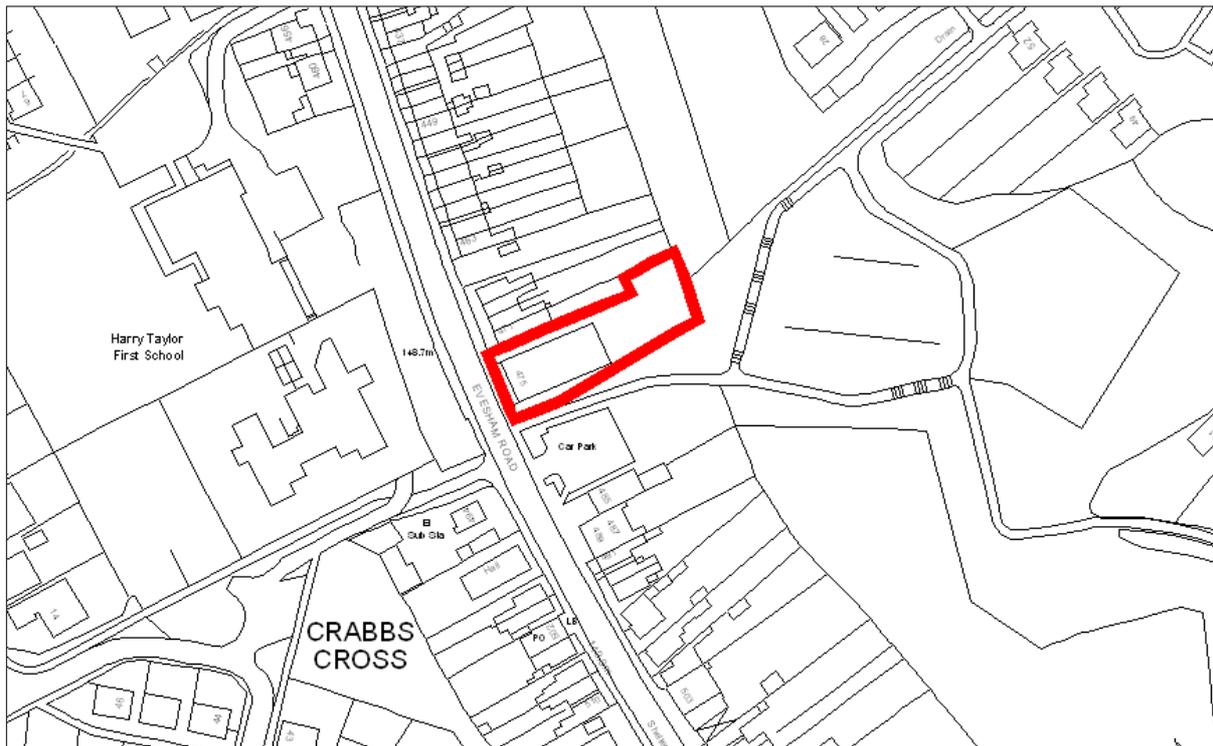
*making
a
difference*

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

HOUSING SITE ANALYSIS FORM

| | | |
|---|--|---------------------|
| Site Address: Brush Factory, Evesham Road, Crabbs Cross | Site Ref: LP02 (BORLP4 site 124) | Survey Date: |
|---|--|---------------------|



| | |
|--|---|
| 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: 4 dwellings under construction, 6 dwellings complete 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 | |

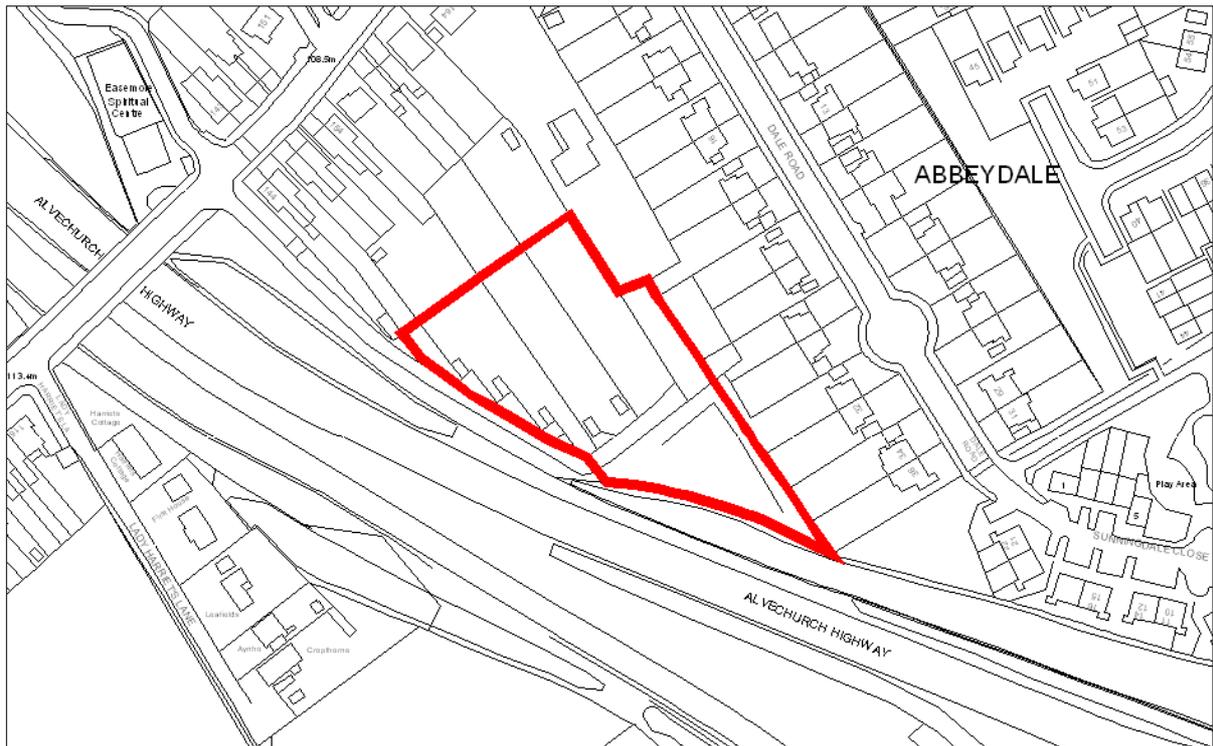
| Land at risk of Flooding | |
|--|----------------|
| Is the site in an area of known flooding risk? | Details |
| No: Little/no risk of flooding | ✓ |
| Yes: | |
| Zone 1 – Little or no risk | |
| Zone 2 – Low to medium risk (mitigation to be explored) | |
| Zone 3 – High risk – Site will be discounted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

| Stage 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 |
| | 6 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 (BORLP4 site 135) | Survey Date: |
|---|--|---------------------|



| | |
|---|--|
| Ownership Details: Private/Multiple | 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 (lapsed) Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/> | |
| Additional Information/site notes: Planning consent lapsed. Landowners in discussion regarding a revised 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: | |
| 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 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 |

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

HOUSING SITE ANALYSIS FORM

| | | |
|---|--|---------------------|
| Site Address: Mayfield Works, The Mayfields | Site Ref: LP06 (BORLP4 site 205) | Survey Date: |
|---|--|---------------------|



| | |
|---|--|
| Ownership Details: Private | 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: 11/019 - 23 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 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 |
| | 23 dwellings |

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

HOUSING SITE ANALYSIS FORM

| | | |
|---|--|---------------------------------|
| Site Address: Land adjacent to Castleditch Lane/Pheasant Lane | Site Ref: LPX02 (BORLP4 site 143) | Survey Date: 3.9.2008 |
|---|--|---------------------------------|



| | |
|---|---|
| <p>Ownership Details:</p> <p>Private</p> | <p>Site Area: 0.52 ha</p> <p>Grid Ref: SP04446495</p> |
| <p>Current Land Use:</p> <p>Open Space</p> | |
| <p>Surrounding Land Uses:</p> <p>Open Space and Residential</p> | |
| <p>Character of Surrounding Area:</p> <p>Peaceful residential area with mix of medium and low density dwellings and parkland opposite</p> | |
| <p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>Additional LP3 Site</p> <p>New Source: (e.g. landowner, developer etc)</p> | |
| <p>Relevant Planning History: (including most recent ownership details)</p> <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> | |
| <p>Additional Information/site notes:</p> <p>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.</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 | Good hedgerows along west and south-eastern sides. This site borders Oakenshaw Spinney which is a "Special Wildlife Site". |
| Significant adverse impact (mitigation to be explored) | |
| Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced | |

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

| | |
|---|--|
| Zone 2 – Low to medium risk (mitigation to be explored) | |
| Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced | |

| Stage B | |
|---|---|
| Other Environmental Issues: | |
| Impact on the historic, cultural and built environment | |
| How would the site affect the setting and character of a 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 | |

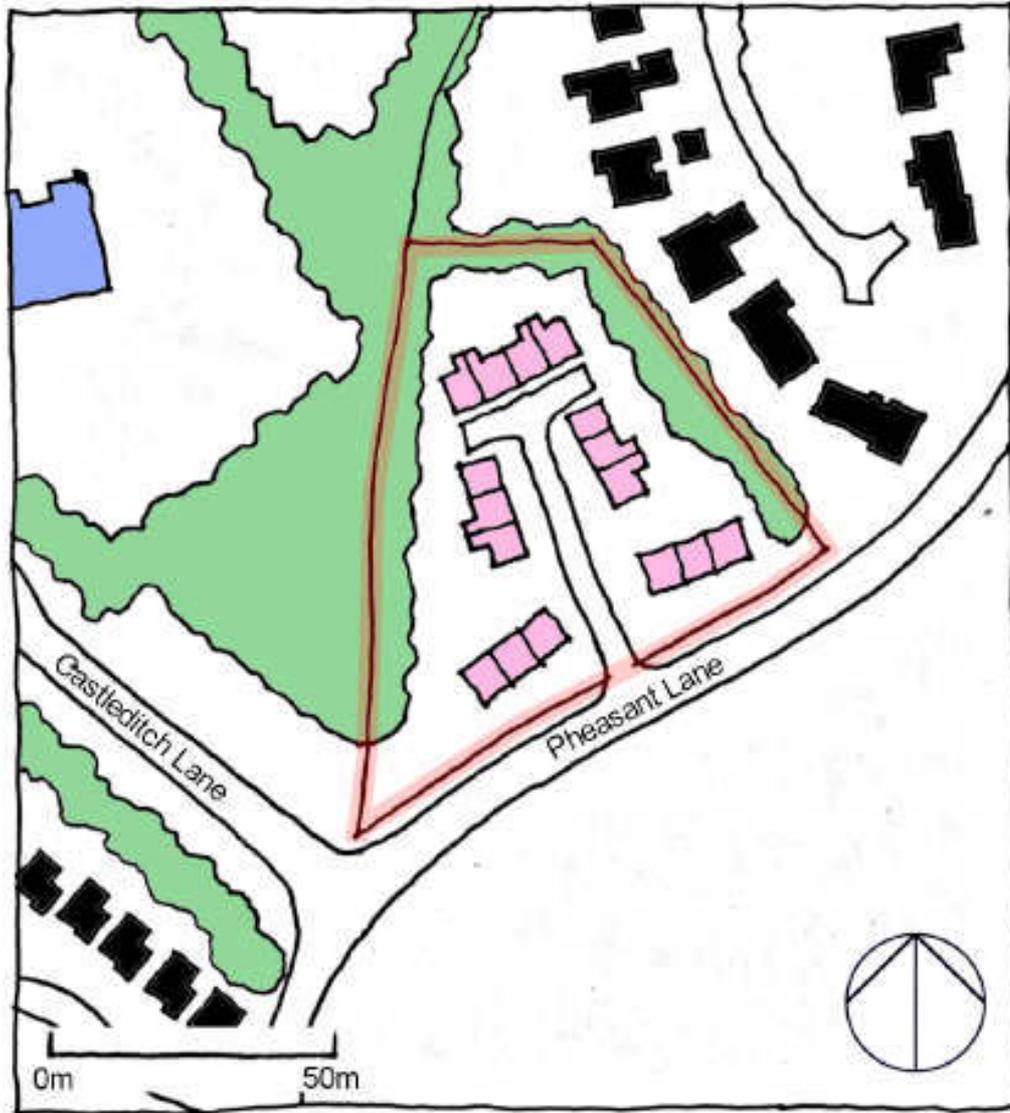
| | |
|---|---|
| Appropriate timeframe for development? | |
| 0-5 years | ✓ |
| 5-10 years | |
| 10years + | |

| | |
|------------------------------------|---------------------------|
| Potential Residential Yield | |
| Appropriate Density | Total number of Dwellings |
| | 16 |

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 (BORLP4 site 155) | Survey Date: 27.8.08 |
|---|---|--------------------------------|



| | |
|---|--|
| Ownership Details: Private | 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 | |

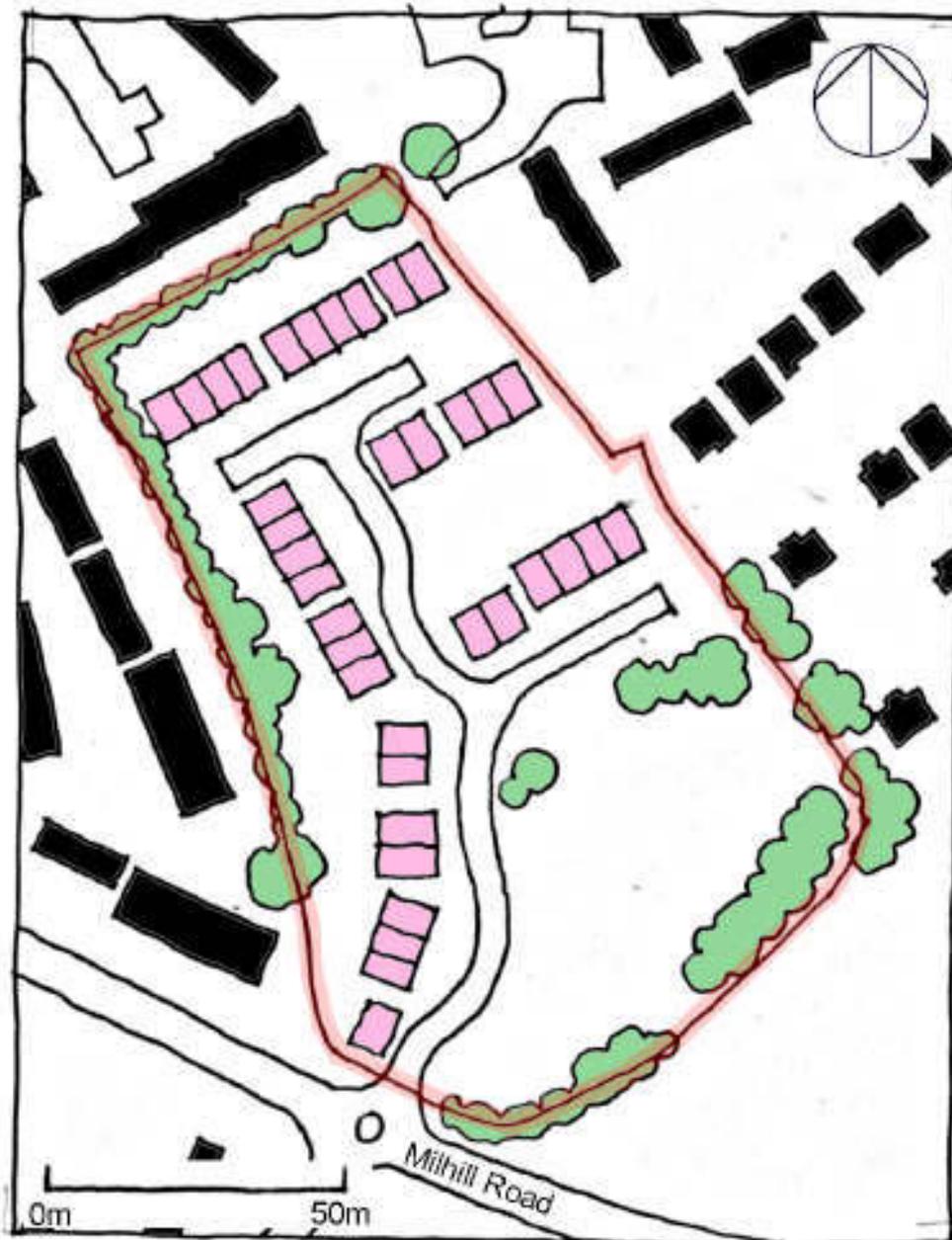
| Appropriate timeframe for development? | Details |
|---|---------|
| 0-5 years | ✓ |
| 5-10 years | |
| 10years + | |

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

LPX 04

Claybrook School

1.16ha



| | |
|---|---|
| <p>Ownership Details: Worcestershire County Council / RBC</p> | <p>Site Area: 1.36 ha Grid Ref: SP0415 6859</p> |
| <p>Current Land Use: Fire Station & Adult Learning Centre</p> | |
| <p>Surrounding Land Uses: Residential & Retail</p> | |
| <p>Character of Surrounding Area:</p> | |
| <p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) New Source: (e.g. landowner, developer etc)</p> | |
| <p>Relevant Planning History: (including most recent ownership details)</p> <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> | |
| <p>Additional Information/site notes:</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 | ✓ 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? | |
| 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 |



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 |
|--|---------------------------|--------------------------------|



| | |
|---|---|
| <p>Ownership Details:</p> <p>Worcestershire County Council</p> | <p>Site Area:</p> <p>0.93 ha</p> <p>Grid Ref: SP0498 6575</p> |
| <p>Current Land Use:</p> <p>Vacant</p> | |
| <p>Surrounding Land Uses:</p> <p>Residential</p> | |
| <p>Character of Surrounding Area:</p> | |
| <p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>Additional LP3 Site</p> <p>New Source: (e.g. landowner, developer etc)</p> | |
| <p>Relevant Planning History: (including most recent ownership details)</p> <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> | |
| <p>Additional Information/site notes</p> <p>Policy B(HSG).1 (28 dwellings)</p> <p>See comment on LPX07. This site is completely inaccessible for amenity use at present.</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: | ✓ 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 - 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 |
| | 31 |

LPX 06/07

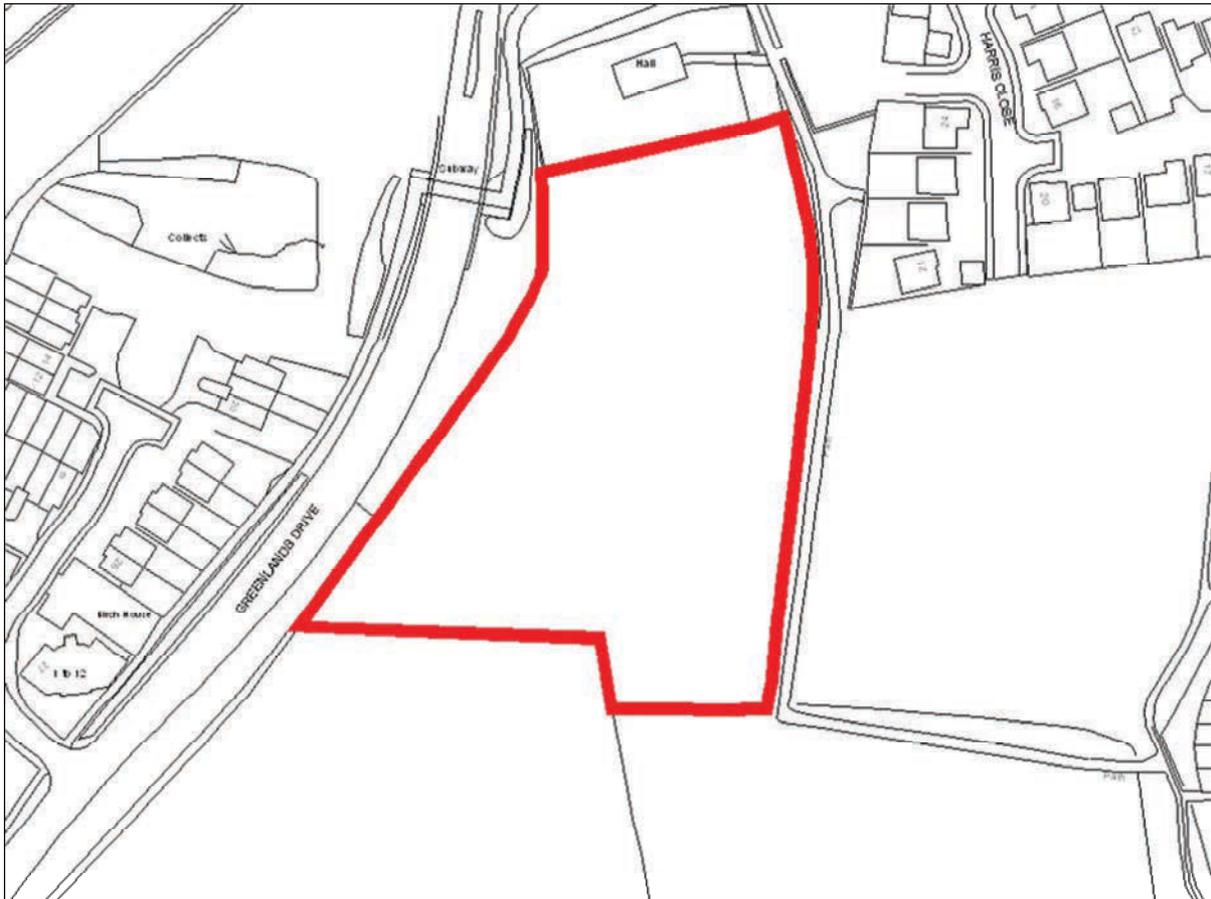
Oakenshaw Road

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 (BORLP4 site 158) | Survey Date: 29.8.08 |
|---|---|--------------------------------|



| | |
|--|--|
| Ownership Details: Redditch Borough Council | Site Area: 1.02 ha Grid Ref: SP0489 6577 |
| 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 |
| | 41 |

LPX 06/07

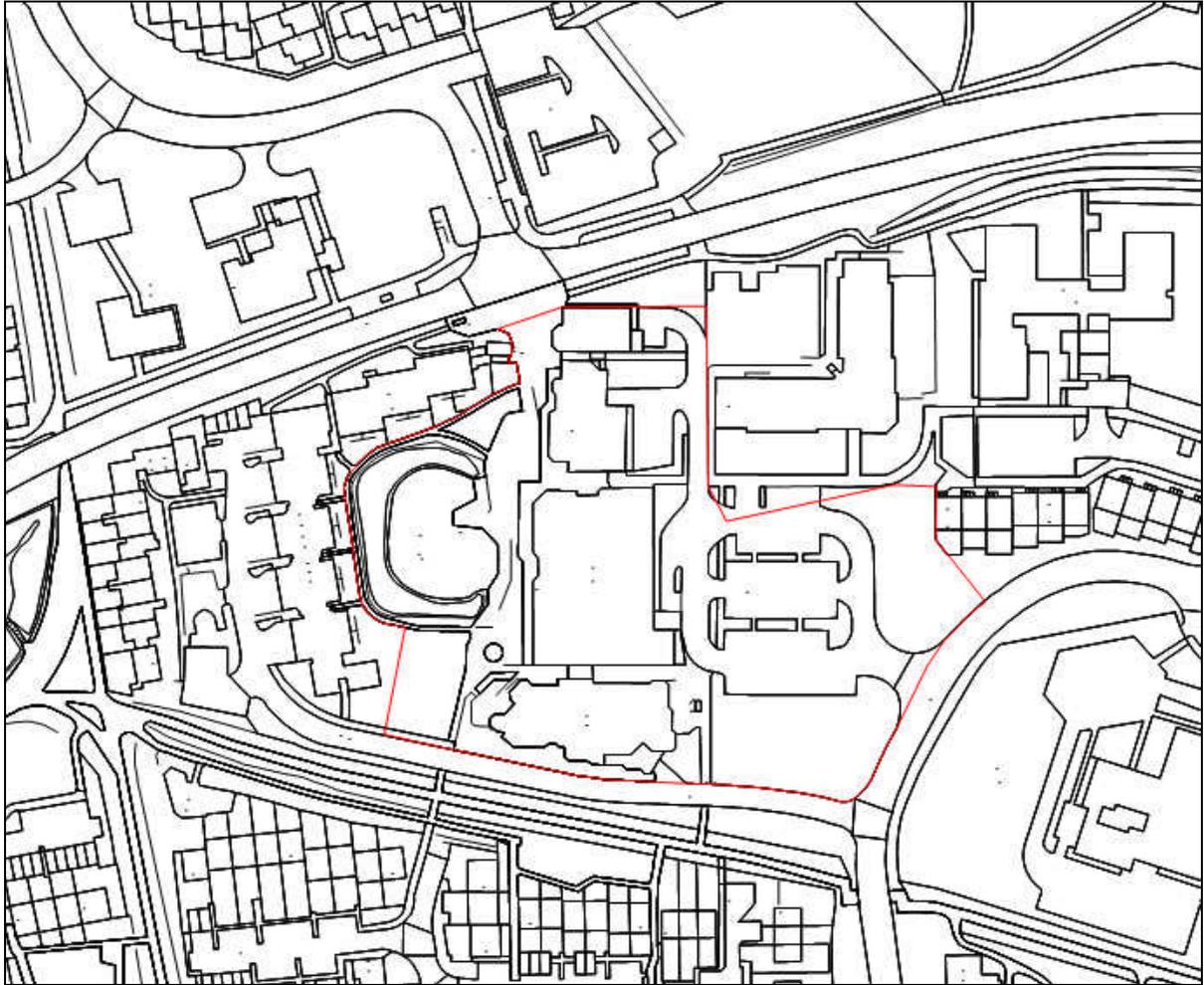
Oakenshaw Road

1.95ha



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

| | | |
|---|--|--------------------------------|
| Site Address: Church Hill District Centre | Site Ref: CS01 (BORLP4 site 206) | Survey Date: 27.8.08 |
|---|--|--------------------------------|



| | |
|--|---|
| <p>Ownership Details:</p> <p>Redditch Borough Council</p> | <p>Site Area:</p> <p>2.25 ha</p> <p>Grid Ref: SP0652 6864</p> |
| <p>Current Land Use:</p> <p>District Centre</p> | |
| <p>Surrounding Land Uses:</p> <p>Residential</p> | |
| <p>Character of Surrounding Area:</p> <p>New town district centre – looking dated and in need of regeneration</p> | |
| <p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>Core strategy strategic site</p> <p>New Source: (e.g. landowner, developer etc)</p> | |
| <p>Relevant Planning History: (including most recent ownership details)</p> <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> | |
| <p>Additional Information/site notes</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 | |

| 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 | |

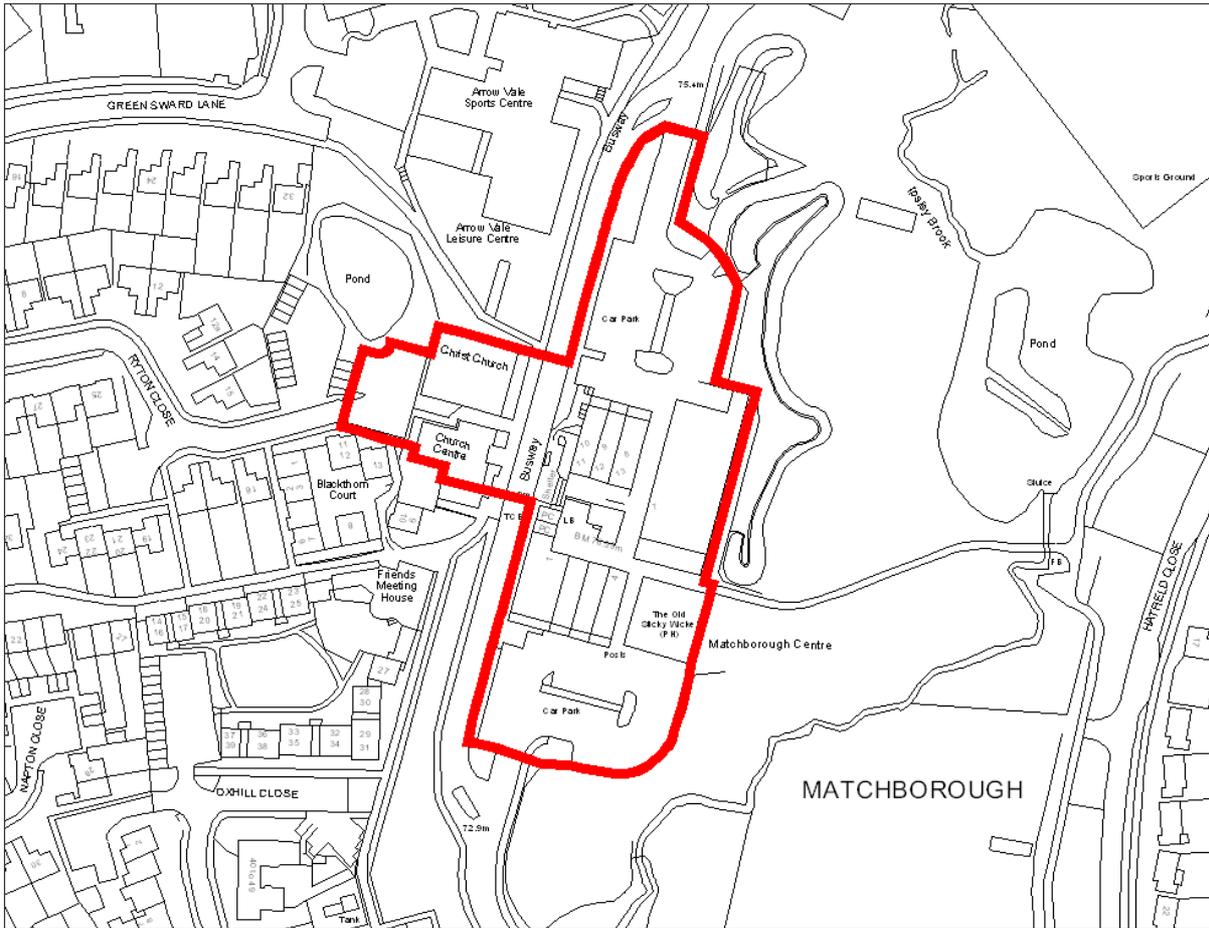
| | |
|---|---------|
| Appropriate timeframe for development? | Details |
| 0-5 years | ✓ |
| 5-10 years | |
| 10years + | |

| Potential Residential Yield | |
|------------------------------------|---------------------------|
| Appropriate Density | Total number of Dwellings |
| | 51 |



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

| | | |
|--|--|--------------------------------|
| Site Address: Matchborough District Centre | Site Ref: CS03 (BORLP4 site 207) | Survey Date: 27.8.08 |
|--|--|--------------------------------|



| | |
|--|--|
| <p>Ownership Details:</p> <p>Redditch Borough Council</p> | <p>Site Area:</p> <p>0.92 ha</p> <p>Grid Ref: SP0715 6641</p> |
| <p>Current Land Use:</p> <p>District Centre</p> | |
| <p>Surrounding Land Uses:</p> <p>Open Space and Residential</p> | |
| <p>Character of Surrounding Area:</p> <p>New town district centre – looking dated and in need of regeneration</p> | |
| <p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>Core strategy strategic site</p> <p>New Source: (e.g. landowner, developer etc)</p> | |
| <p>Relevant Planning History: (including most recent ownership details)</p> <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> | |
| <p>Additional Information/site notes</p> <p>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.</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 | |

| 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 | |

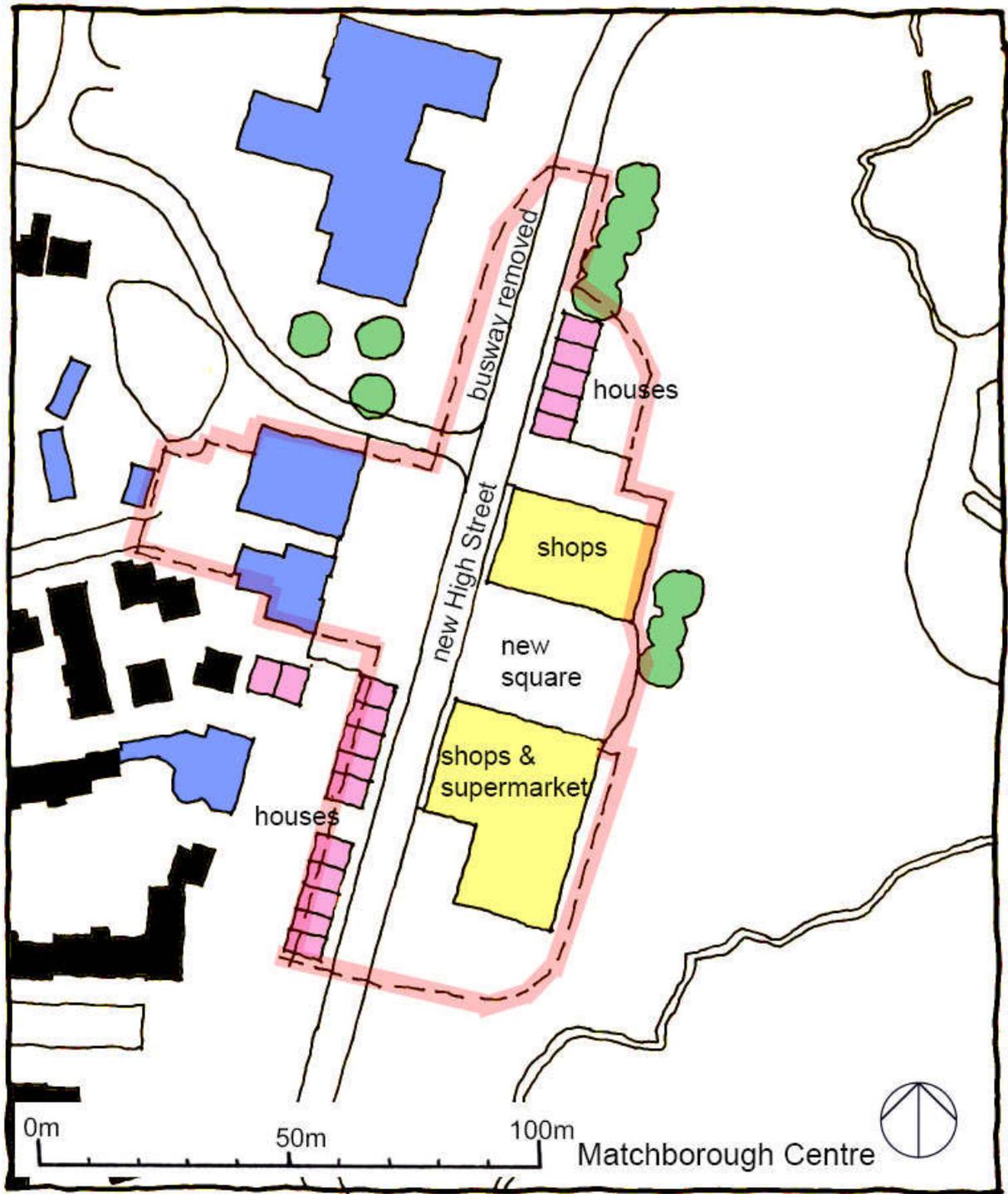
| Employment Land | |
|---|---------|
| Would development of the site result in the loss of employment land? | Details |
| No | ✓ |
| Yes - <u>demonstrated</u> that land will not come forward for employment uses | |
| Yes - land is not likely to come forward for employment uses | |
| Yes - land is likely 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) | |

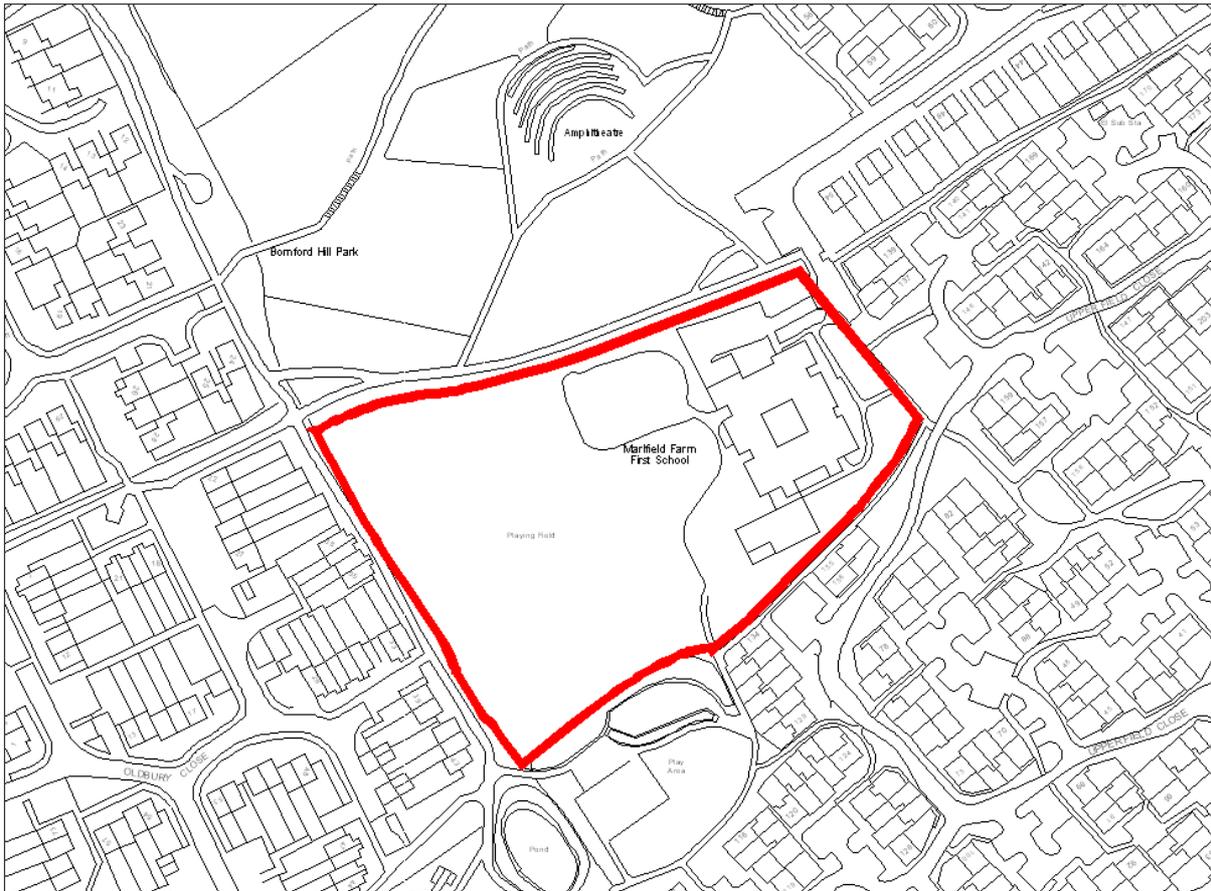
| Stage C | |
|--|---------------------------|
| Availability | |
| Is the site immediately available for development? | |
| Yes | |
| No | ✓ |
| What is the predominant land type on the site? | Details |
| Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years | ✓ |
| 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? | |
| 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: Marfield Farm School, Redstone Close | Site Ref: WYG04(BORLP4 site 204) | Survey Date: 3.9.2008 |
|--|---|---------------------------------|



| | |
|--|--|
| Ownership Details: 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 checked="" type="checkbox"/> Details: Planning consent granted 17/1/11 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 | |
| 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 | |

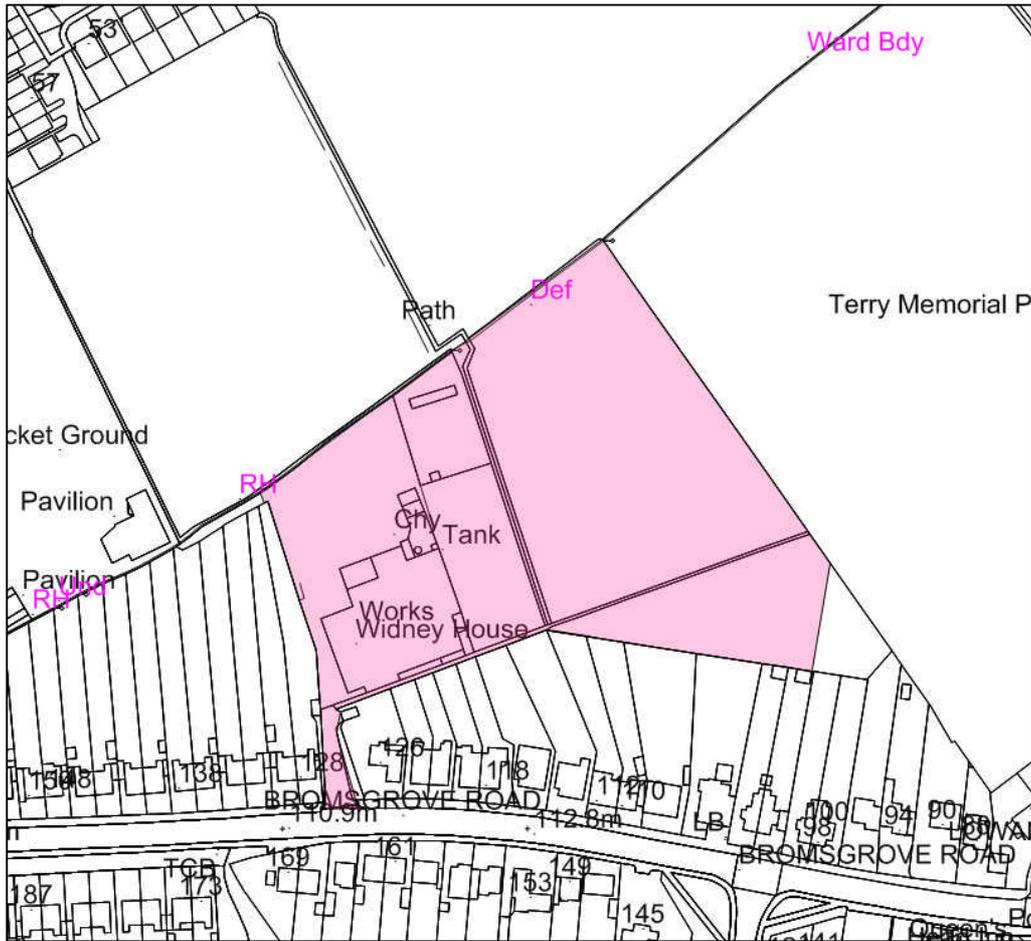
| | |
|---|---|
| Appropriate timeframe for development? | |
| 0-5 years | ✓ |
| 5-10 years | |
| 10years + | |

| | |
|------------------------------------|---------------------------|
| Potential Residential Yield | |
| Appropriate Density | Total number of Dwellings |
| | 79 |

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

HOUSING SITE ANALYSIS FORM

| | | |
|--|---|---------------------------------|
| Site Address: Widney House & adjoining land, Bromsgrove Rd | Site Ref: RB003 (BORLP4 site 208) | Survey Date: 8.9.2008 |
|--|---|---------------------------------|



| | |
|--|---|
| 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 | |
| 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 | |

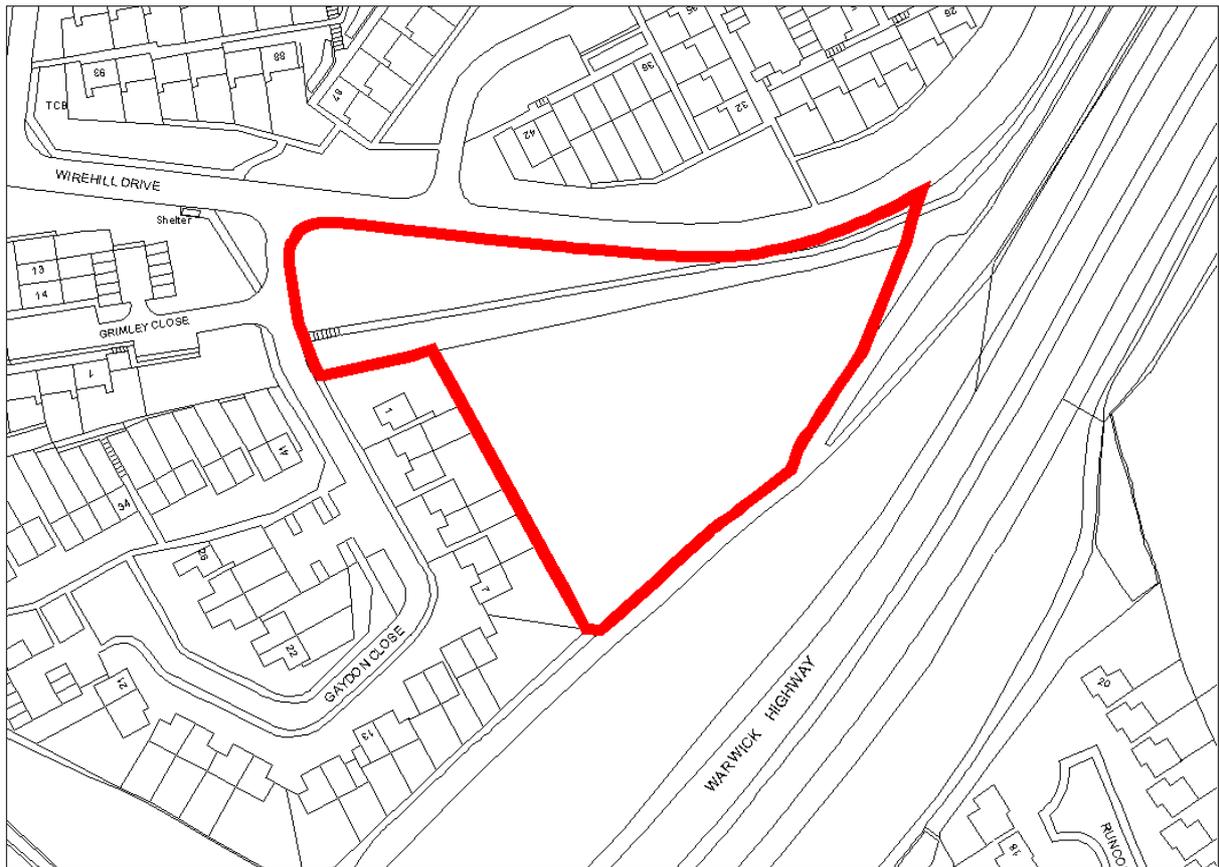
| | |
|---|---|
| Appropriate timeframe for development? | |
| 0-5 years | ✓ |
| 5-10 years | |
| 10years + | |

| | |
|------------------------------------|---------------------------|
| Potential Residential Yield | |
| Appropriate Density | Total number of Dwellings |
| | 40 |

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

HOUSING SITE ANALYSIS FORM

| | | |
|---|---|---------------------------------|
| Site Address: Land off Wirehill Drive | Site Ref: L4L02 (BORLP4 site 200) | Survey Date: 8.9.2008 |
|---|---|---------------------------------|



| | |
|--|---|
| 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: 08/305 (15 dwellings) 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? | |
| 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 + | |

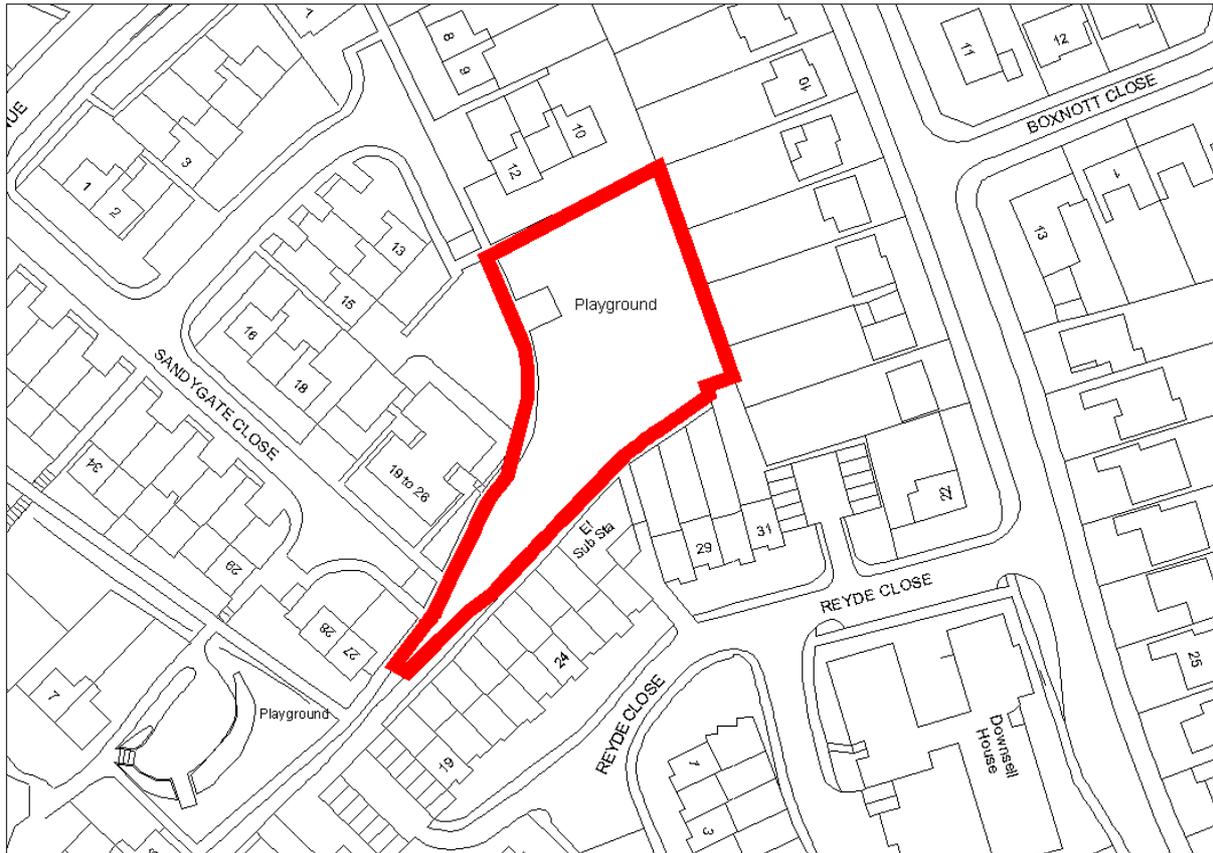
| Potential Residential Yield | |
|------------------------------------|---------------------------|
| Appropriate Density | Total number of Dwellings |
| | 12 |



**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 |
|---|------------------------------|----------------------------------|



| | |
|--|---|
| 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? | |
| 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 |
| | 8 |

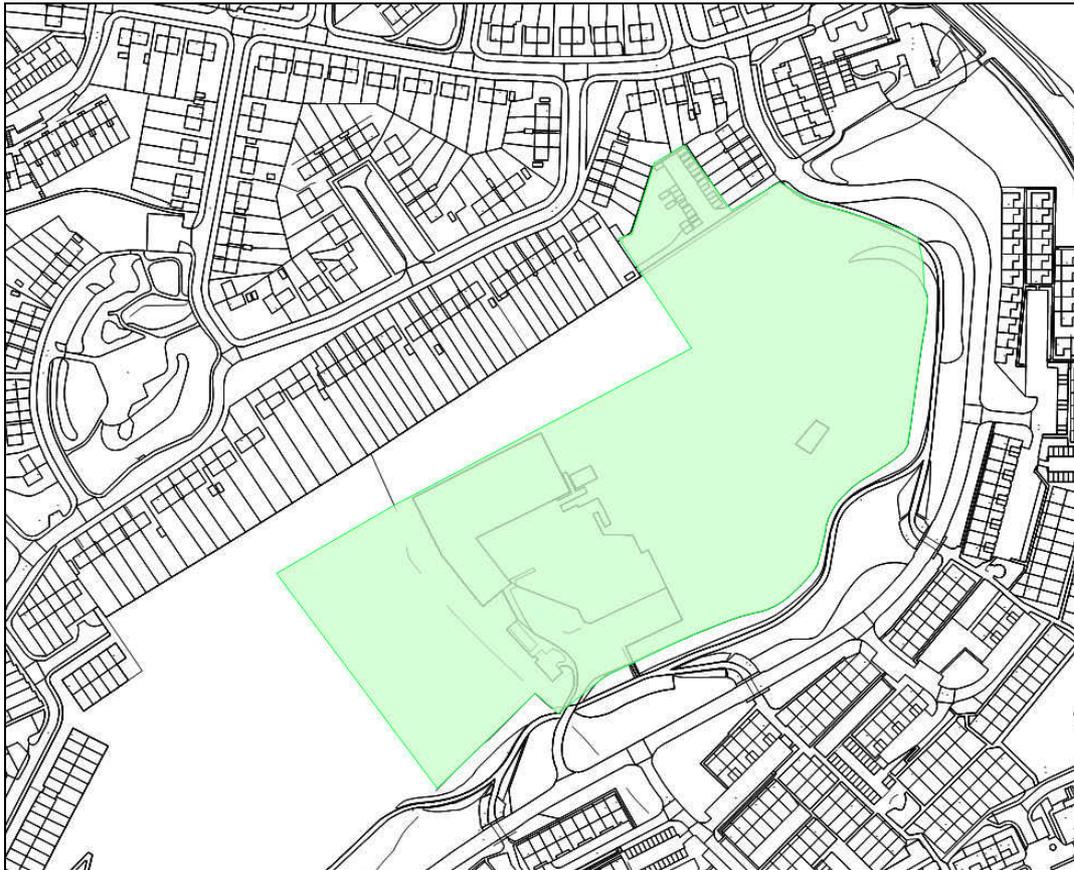
UCS 2.16
Sandygate Close

0.23ha



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

| | | |
|--|--|--------------------------------|
| Site Address: Playing field, Dingleside Middle School & Land to the rear of 1-11 Auxerre Avenue | Site Ref: UCS 8.38 (BORLP4 site 203) | Survey Date: 19.9.08 |
|--|--|--------------------------------|



| | |
|---|--|
| <p>Ownership Details:</p> <p>Worcestershire County Council & Redditch Borough Council</p> | <p>Site Area: 3.95 ha</p> <p>Grid Ref: SP0564 6571</p> |
| <p>Current Land Use:</p> <p>Disused school, open space and garage blocks</p> | |
| <p>Surrounding Land Uses:</p> <p>Open space & residential</p> | |
| <p>Character of Surrounding Area:</p> <p>Sandwiched by Greenlands (traditional 1950's semis and council properties) and Woodrow (1960's new town corporation housing) predominantly less affluent part of Redditch.</p> | |
| <p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>UCS & additional LP3 site</p> <p>New Source: (e.g. landowner, developer etc)</p> | |
| <p>Relevant Planning History: (including most recent ownership details)</p> <p>Detailed Planning Permission: <input type="checkbox"/> Details: 10/210</p> <p>Outline Planning Permission: <input checked="" type="checkbox"/></p> <p>Previous Local Plan Allocation: <input type="checkbox"/></p> | |
| <p>Additional Information/site notes</p> <p>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.</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 - no |
| 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: | ✓ |
| 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 |
| | 180 |

UCS 8.38

Dingleside Middle School

3.95ha



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

HOUSING SITE ANALYSIS FORM

| | | |
|---|---|--------------------------------|
| Site Address: Loxley Close, Church Hill | Site Ref: 2010/03 (BORLP4 site 209) | Survey Date: 03/9/10 |
|---|---|--------------------------------|



| | |
|--|--|
| Ownership Details: Redditch Borough Council | Site Area: 0.31ha Grid Ref: SP0698 6848 |
| Current Land Use: Open Space | |
| Surrounding Land Uses: Residential | |
| Character of Surrounding Area: Former Development Corporation housing – mix of public and private tenure | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) Discounted from 2008/09 SHLAA due to flooding issues 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: Flat site comprising of a tarmac area (formerly a play area) some shrubs and mature trees. Offers a natural extension to the existing Loxley Close | |

| 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 - No |
| 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 | ✓ Mitigation measures demonstrated |

| 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 | ✓ Flooding Issues |
| Are there TPOs on site? | |
| No | |
| A single TPO | |
| Group TPO | ✓ NT No.5 |
| Is there a Public Right of Way on the site? | |
| No – Access to disused play area only | |
| 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 |
| 32 dwellings per hectare | 10 |



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

HOUSING SITE ANALYSIS FORM

| | | |
|---|-----------------------------|--------------------------------|
| Site Address: Clifton Close, Matchborough | Site Ref: 2010/05 | Survey Date: 03/9/10 |
|---|-----------------------------|--------------------------------|



| | |
|--|--|
| Ownership Details: Redditch Borough Council | Site Area: 0.15ha Grid Ref: SP0696 6592 |
| Current Land Use: Informal Open Space in front of ex-Development Corporation houses | |
| Surrounding Land Uses: Former Development Corporation housing – mix of public and private tenure | |
| Character of Surrounding Area: Higher density residential | |
| 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 - No |
| 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 | ✓ Blanket TPO, but no trees within site boundary |
| 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 | Informal open space only |
| 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 + | |

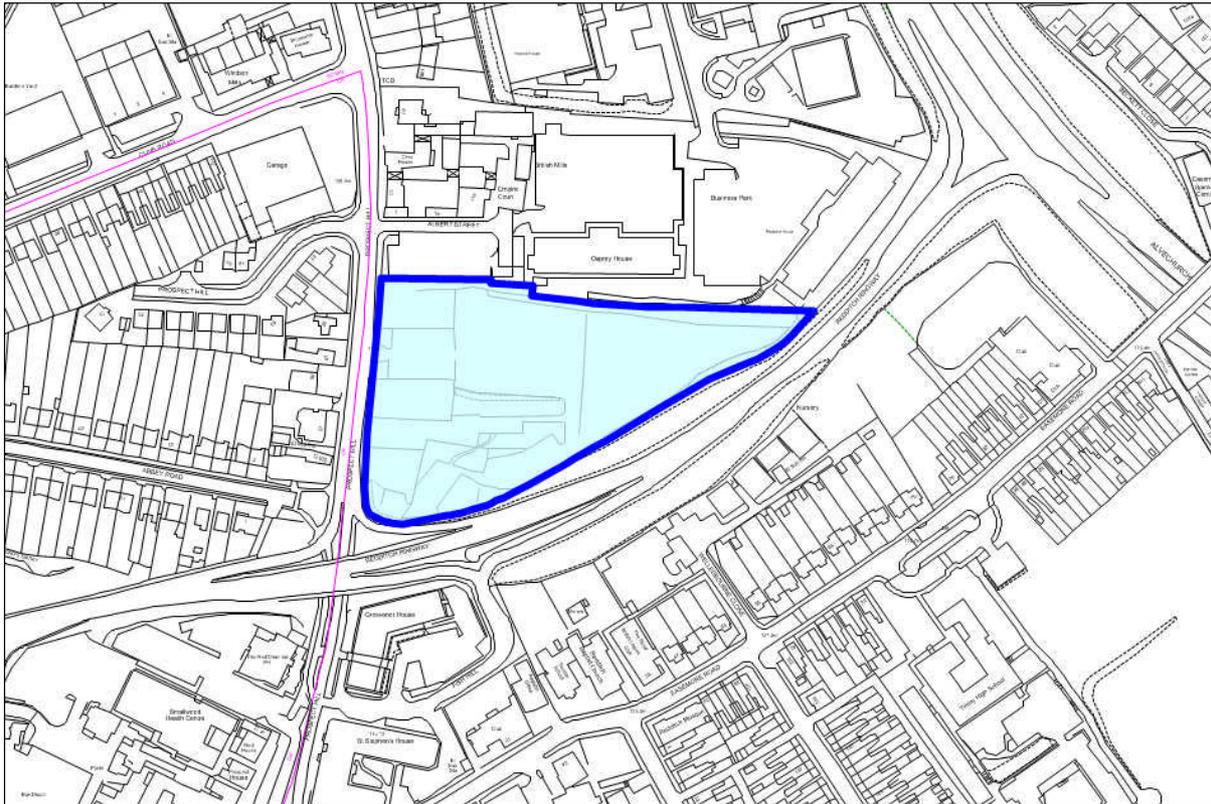
| | |
|------------------------------------|---------------------------|
| Potential Residential Yield | |
| Appropriate Density | Total number of Dwellings |
| 40 dwellings per hectare | 6 |



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

HOUSING SITE ANALYSIS FORM

| | | |
|---------------------------------------|---|--------------------------------|
| Site Address: Prospect Hill | Site Ref: 2010/07 (BORLP4 site 153) | Survey Date: 03/9/10 |
|---------------------------------------|---|--------------------------------|



| | |
|--|--|
| <p>Ownership Details:</p> <p>Multiple Landowners</p> | <p>Site Area: 1.43 ha</p> <p>Grid Ref: SP0425 6799</p> |
| <p>Current Land Use:</p> <p>Car Park</p> | |
| <p>Surrounding Land Uses:</p> <p>Mix of residential and employment, close to the town centre</p> | |
| <p>Character of Surrounding Area:</p> <p>Older part of Redditch with some new office development and converted early 20th century works.</p> | |
| <p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>Borough of Redditch Local Plan No. 3</p> <p>New Source: (e.g. landowner, developer etc)</p> | |
| <p>Relevant Planning History: (including most recent ownership details)</p> <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> | |
| <p>Additional Information/site notes:</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 - No |
| 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 + | |

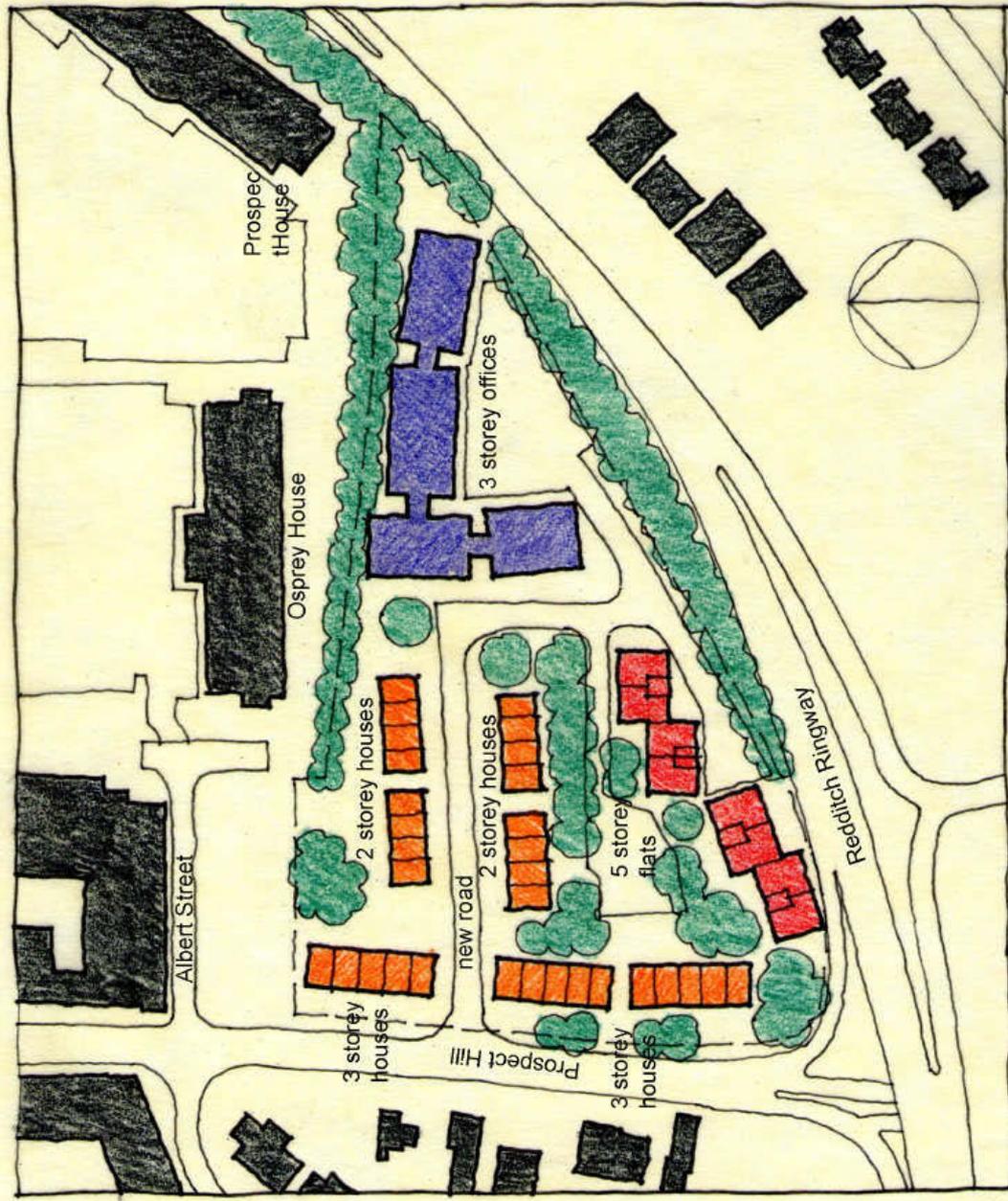
| Potential Residential Yield | |
|------------------------------------|---------------------------|
| Appropriate Density | Total number of Dwellings |
| 42-6 dwellings per hectare | 71 |

3 storey houses:
15 no.

2 storey houses:
16 no.

2 bedroom flats:
40 no.

B1 offices:
3800 sm.



Development proposal for a site at Prospect Hill, Redditch

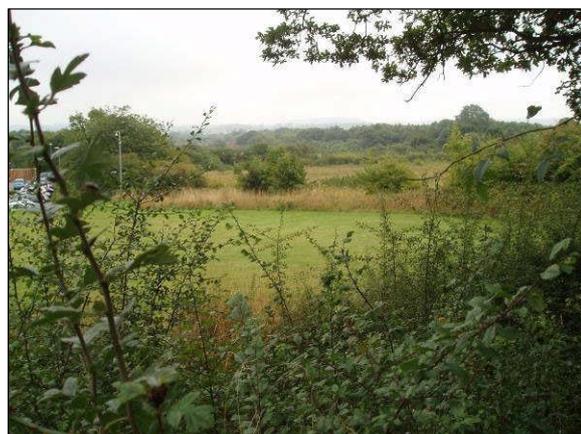
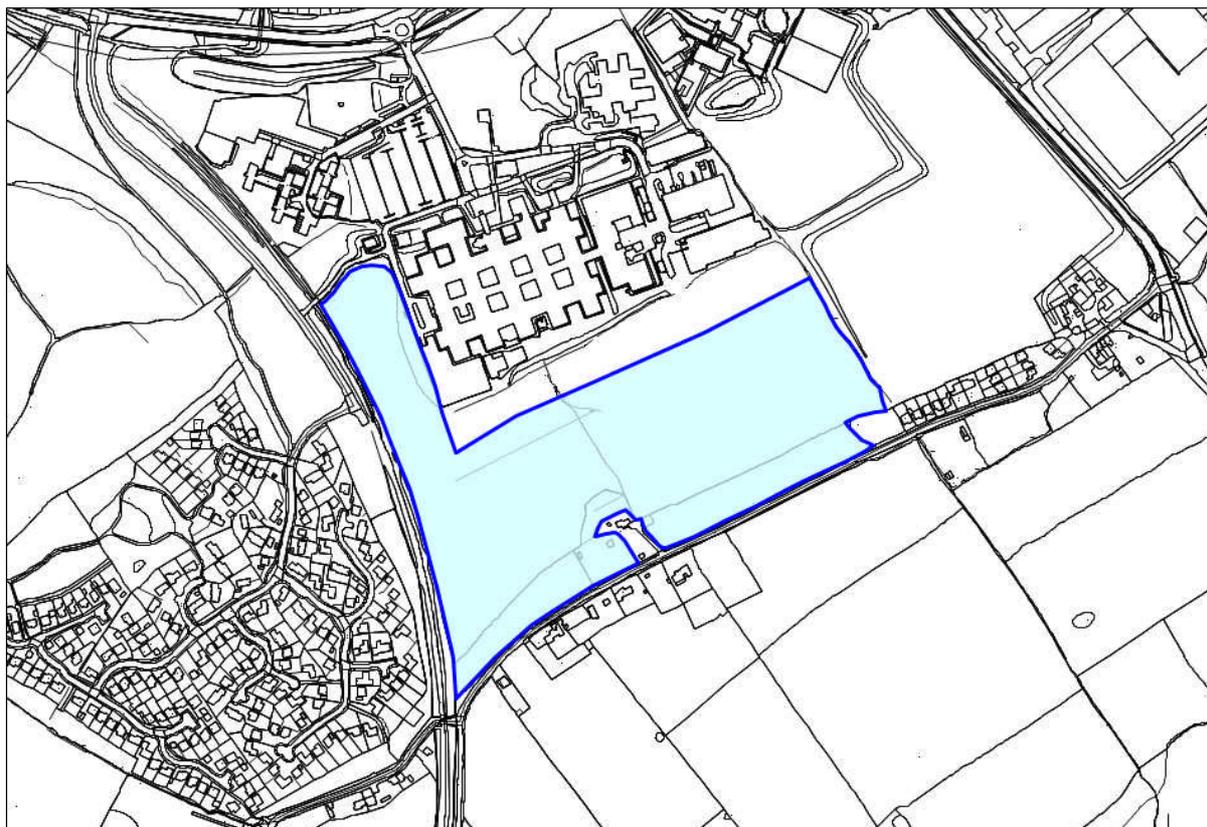
Joe Holyoak architect and urban designer

Scale 1:1250 at A4

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

HOUSING SITE ANALYSIS FORM

| | | |
|--|---|--------------------------------|
| Site Address: Rear of Alexandra Hospital | Site Ref: 2010/09 (BORLP4 site 210) | Survey Date: 03/9/10 |
|--|---|--------------------------------|



| | |
|--|--|
| <p>Ownership Details:</p> <p>Multiple owners</p> | <p>Site Area: 7.74 ha</p> <p>Grid Ref: SP0617 6446</p> |
| <p>Current Land Use:</p> <p>Vacant Scrub land</p> | |
| <p>Surrounding Land Uses:</p> <p>Open Space, residential</p> | |
| <p>Character of Surrounding Area:</p> <p>Quiet and peaceful area on the edge of the urban area. Immediately adjacent to the Alexandra Hospital and bounded by Green Lane, which offers limited frontage development with a more rural feel.</p> <p>Site is bounded on it's western edge by Wirehill development, which is primarily 3-4 bed detached properties in private ownership.</p> | |
| <p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>White Young Green</p> <p>New Source: (e.g. landowner, developer etc)</p> | |
| <p>Relevant Planning History: (including most recent ownership details)</p> <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> | |
| <p>Additional Information/site notes:</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 - No |
| 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 Protected – No Sensitivity - Unknown |
| 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 | ✓ Sewer pipe runs across |

| | |
|---|----------------------------|
| | site. Mitigation possible. |
| Yes and cannot be overcome | |
| Are there TPOs on site? | |
| No | |
| A single TPO | |
| Group TPO | ✓ NT TPO No.27 |
| 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 | Details |
| 5-10 years | ✓ |
| 10years + | |

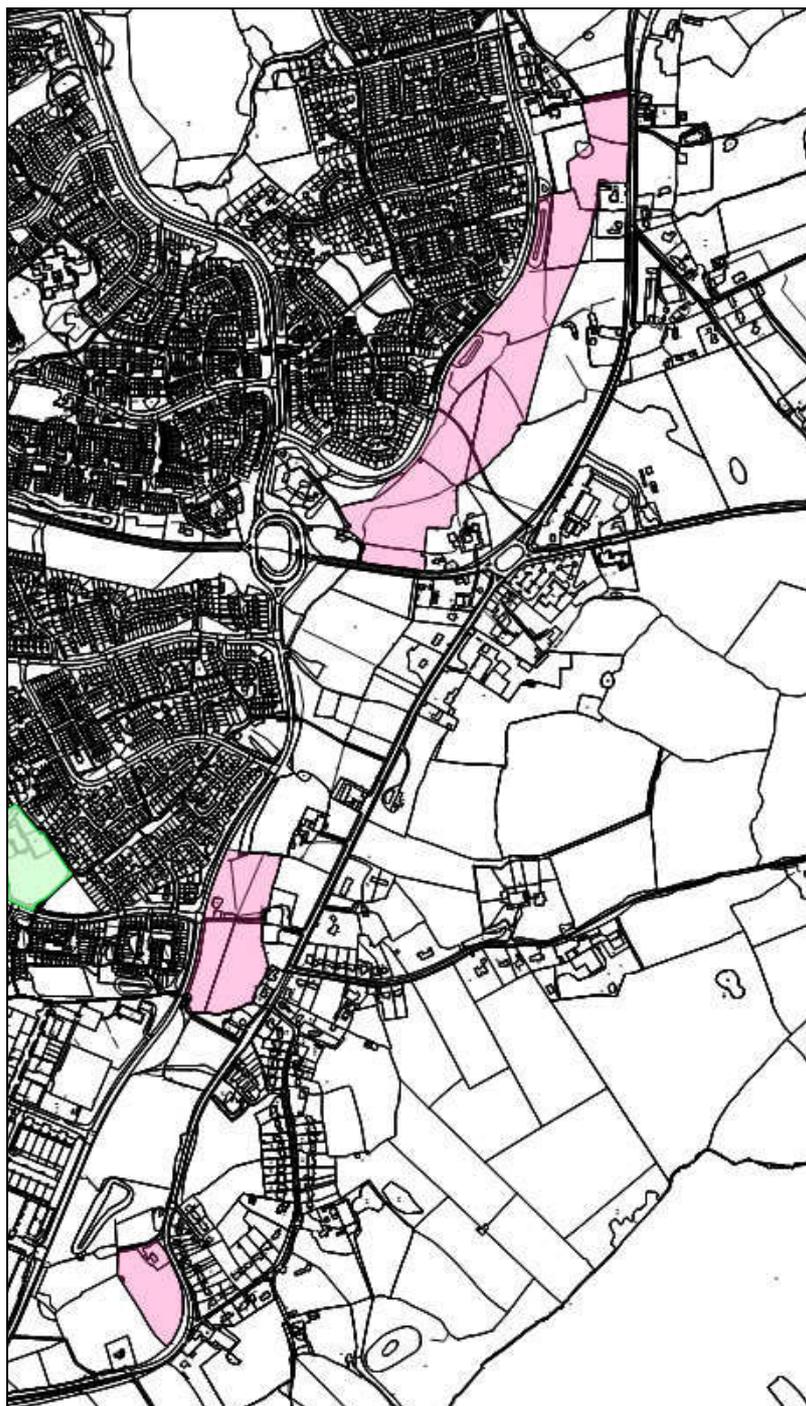
| Potential Residential Yield | |
|------------------------------------|---------------------------|
| Appropriate Density | Total number of Dwellings |
| | 145 |



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

HOUSING SITE ANALYSIS FORM

| | | |
|----------------------------------|---|--------------------------------|
| Site Address: A435 ADR | Site Ref: 2010/10 (BORLP4 site 211) | Survey Date: 03/9/10 |
|----------------------------------|---|--------------------------------|



| | |
|--|--|
| Ownership Details: HCA / some private ownership | Site Area: 13.08 ha Grid Ref: SP0812 6655 |
| Current Land Use: ADR – vacant land, including one or two residential units | |
| Surrounding Land Uses: Residential, employment, village settlement and green belt | |
| Character of Surrounding Area: | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) Borough of Redditch Local Plan No. 3 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: Review of the A435 ADR and Adjoining Land (February 2013) was undertaken to better inform decisions regarding this site. Pockets of developable land were identified as follows: Area 1: 9.06 ha x 65% = 5.9 ha (net) @ 30 dph = 177 dwgs Area 2: 2.81 ha x 85% = 2.4 ha (net) @ 30 dph = 72 dwgs Broadacres Farm: 1.21 ha, limited development = 6 dwgs | |

| 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 - No |
| 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 indicates high sensitivity which may require further investigation 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 No.s 2, 3, 4, 5 & 7 |
| 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 | Details |
| 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 | |

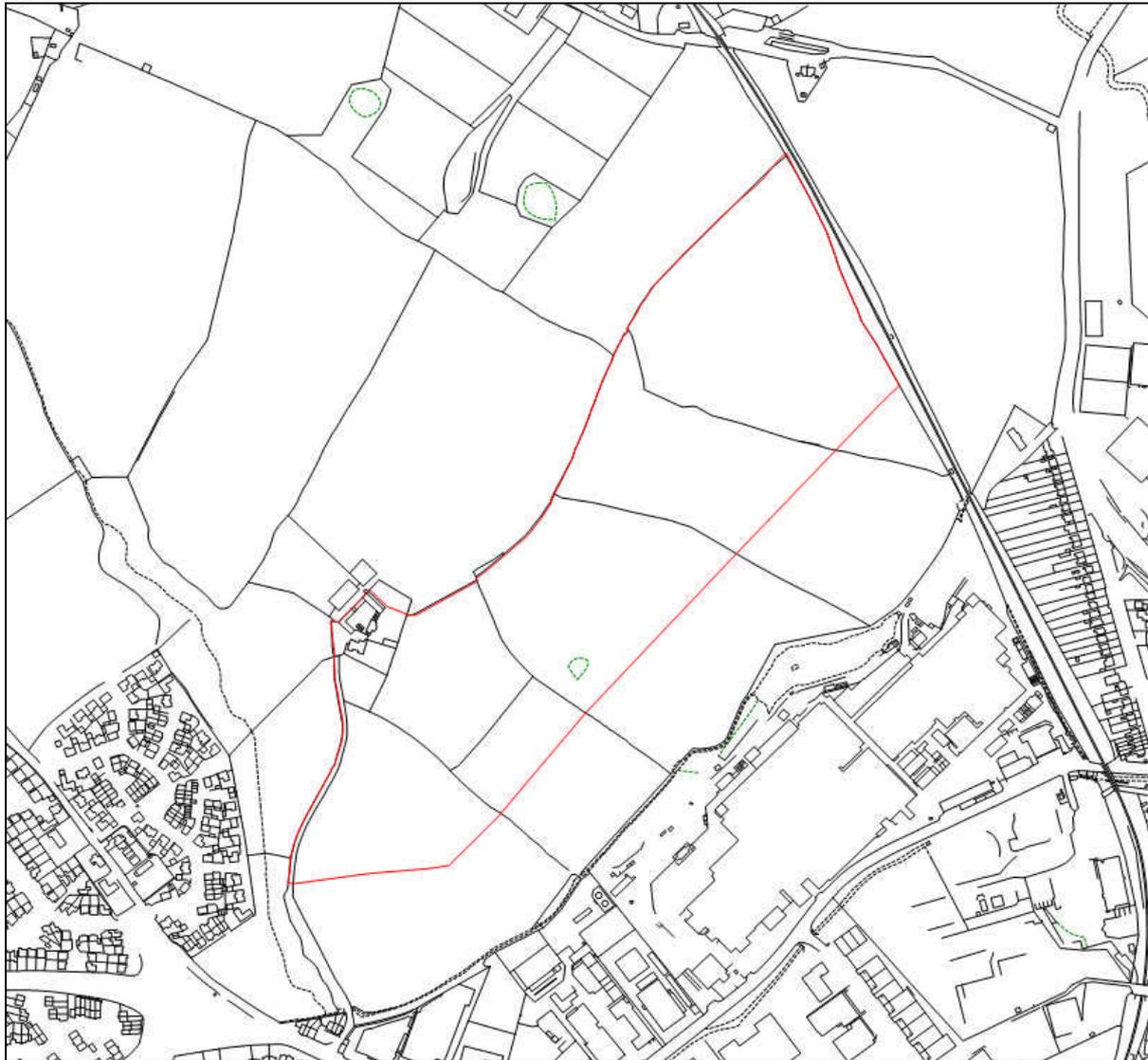
| Appropriate timeframe for development? | |
|---|---|
| 0-5 years | |
| 5-10 years | ✓ |
| 10years + | |

| Potential Residential Yield | |
|------------------------------------|---------------------------|
| Appropriate Density | Total number of Dwellings |
| | 255 |

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

HOUSING SITE ANALYSIS FORM

| | | |
|---|---|--------------------------------|
| Site Address: Brockhill ADR – West of railway | Site Ref: 2010/11 (BORLP4 site 212) | Survey Date: 03/9/10 |
|---|---|--------------------------------|



| | |
|---|--|
| <p>Ownership Details:</p> <p>West of railway – Persimmon Homes</p> | <p>Site Area: 16.4 ha</p> <p>Grid Ref: SP0363 6891</p> |
| <p>Current Land Use:</p> <p>ADR – agricultural uses</p> | |
| <p>Surrounding Land Uses:</p> <p>Green Belt, employment, open space, residential</p> | |
| <p>Character of Surrounding Area:</p> <p>Located on the edge of the town’s built form, offering one of the main access points into the town. Adjacent employment areas comprise aging buildings, predominantly smaller industrial units plus large drop-forge company. Residential units mainly comprise the new Brockhill development (completed early 2000’s) and Batchley – 1950’s council housing estate – both providing a mix of public and private tenures.</p> | |
| <p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>Borough of Redditch Local Plan No. 3</p> <p>New Source: (e.g. landowner, developer etc)</p> | |
| <p>Relevant Planning History: (including most recent ownership details)</p> <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> | |
| <p>Additional Information/site notes:</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 - No |
| 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) | ✓ Undulating landscape that requires a clever and sympathetic urban design strategy |
| 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 indicates high sensitivity which may require further investigation 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 | ✓ Undulating landscape High pressure gas pipeline |
| Yes and cannot be overcome | |
| Are there TPOs on site? | |
| No | |
| A single TPO | |
| Group TPO | ✓ BOR TPO 98 |
| 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 | ✓ Structured open space provision would form part of any development proposal |
| 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 | ✓ Highway and drainage issues are being addressed by the developers as part of pre-application preparations |
| 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 | Details |
| ADR Therefore available within 5 - 10 years | ✓ Release of this ADR in years 0-5 will enable development of IN67 |
| Green Belt Therefore available beyond 10 years | |

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

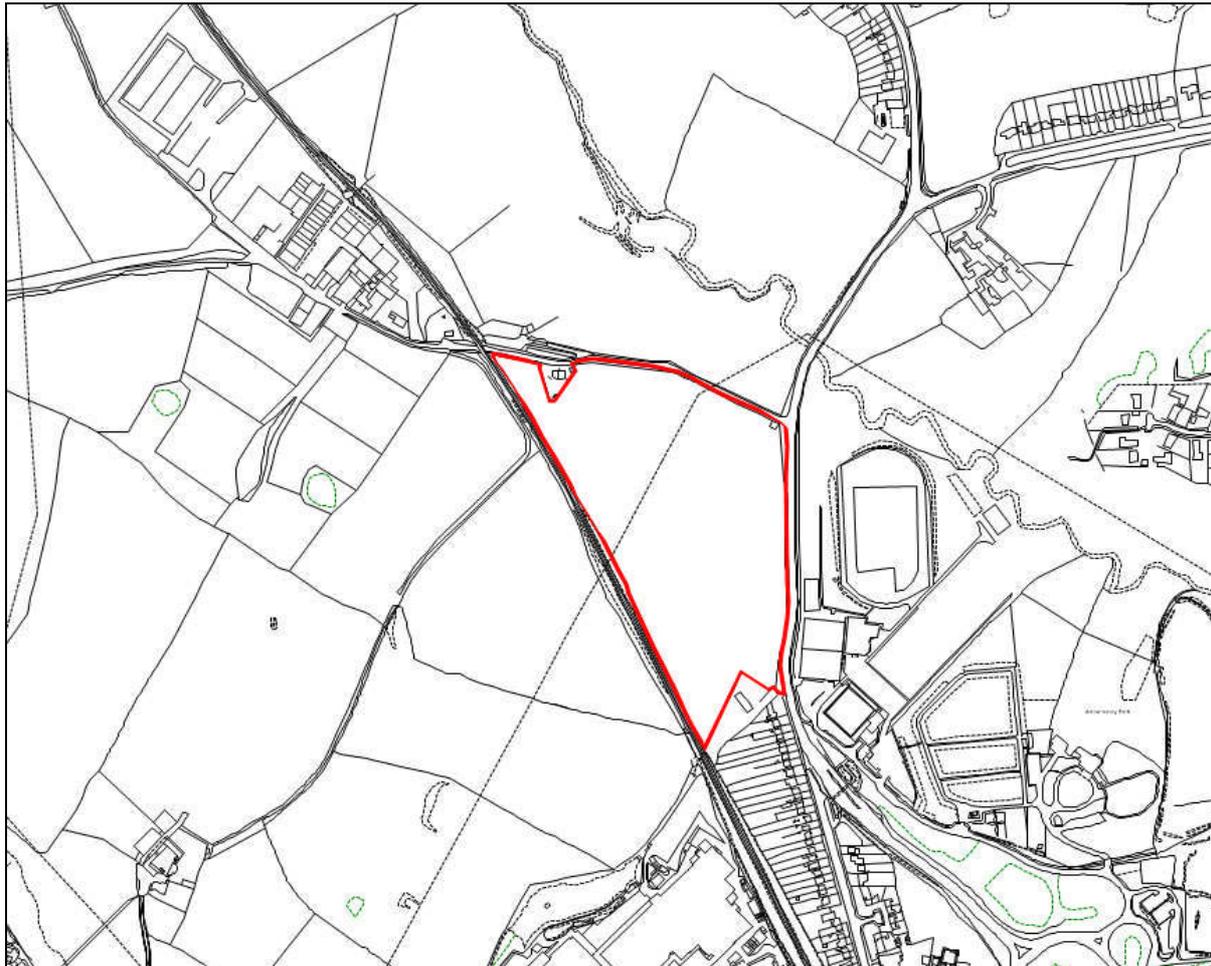
| Appropriate timeframe for development? | |
|---|--------------|
| 0-5 years | Details ✓ |
| 5-10 years | |
| 10years + | |

| Potential Residential Yield | |
|------------------------------------|---------------------------|
| Appropriate Density | Total number of Dwellings |
| | 425 |

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

HOUSING SITE ANALYSIS FORM

| | | |
|---|---|---------------------------------|
| Site Address: Brockhill ADR – East of the railway | Site Ref: 2010/11 (BORLP4 site 212) | Survey Date: 5/9/2011 |
|---|---|---------------------------------|



| | |
|--|--|
| <p>Ownership Details: East of railway – Gallagher Estates</p> | <p>Site Area: 8 ha Grid Ref: SP0385 6910</p> |
| <p>Current Land Use: ADR – agricultural uses</p> | |
| <p>Surrounding Land Uses: Green belt, residential, major road network, edge of urban fringe</p> | |
| <p>Character of Surrounding Area: Urban fringe/ agricultural setting on the edge of Redditch’s urban area</p> | |
| <p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) Borough of Redditch Local Plan No. 3</p> <p>New Source: (e.g. landowner, developer etc)</p> | |
| <p>Relevant Planning History: (including most recent ownership details)</p> <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> | |
| <p>Additional Information/site notes: Potentially expecting to submit planning application for this site autumn 2011</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 - No |
| 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 indicates high sensitivity which may require further investigation 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 | ✓ Consideration needs to be given to connectivity with land to the west of the railway |
| 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 | ✓ However, the site is expected to meet mixed use development needs |
| 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 | ✓ Need for major junction upgrades at A441/ Weights Lane and future provision of Bordesley Bypass needs to be integrated into the scheme |
| 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 | |

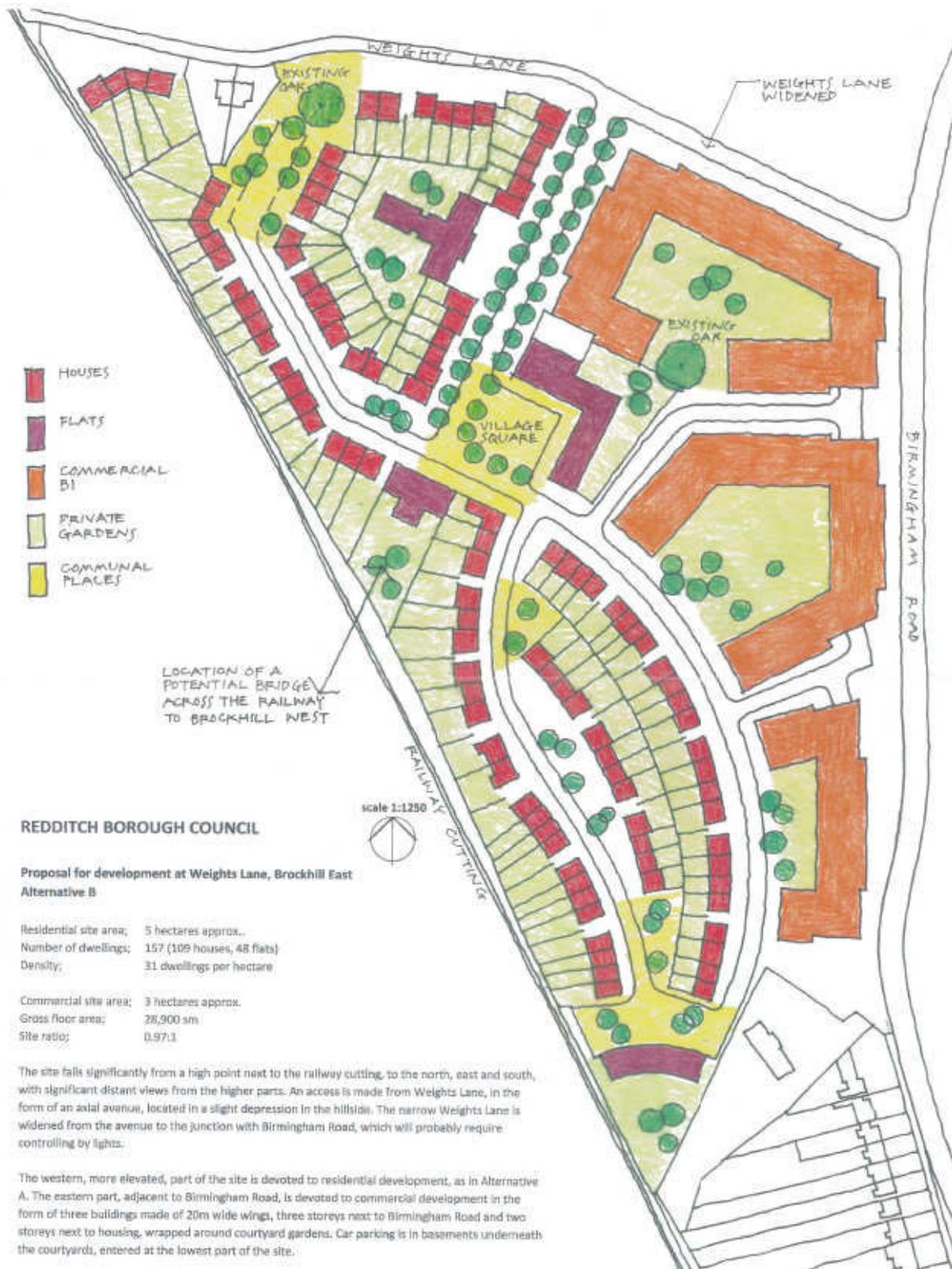
| Compatibility with adjoining uses | |
|--|---------|
| Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses? | Details |
| No compatibility issues | ✓ |
| Insignificant or moderate compatibility issues | |
| Residential development considered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

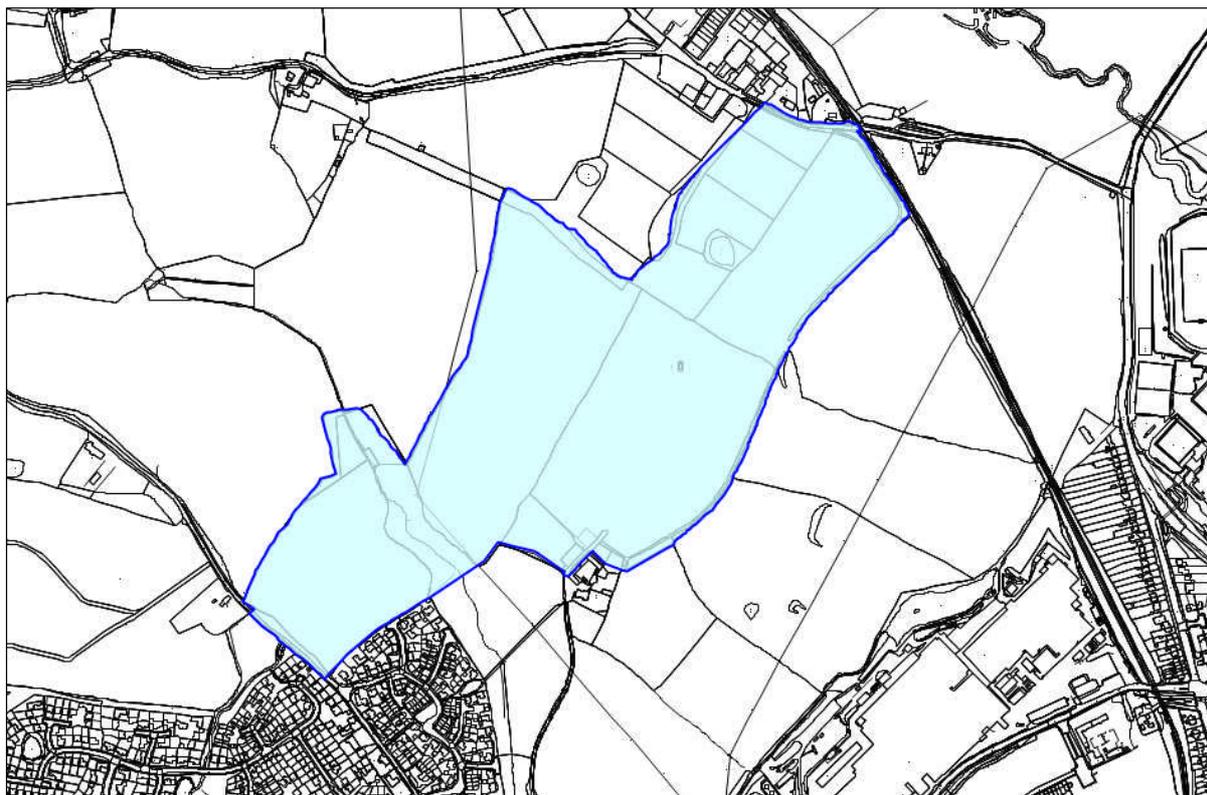
| Potential Residential Yield | |
|------------------------------------|---------------------------|
| Appropriate Density | Total number of Dwellings |
| | 200 |



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

HOUSING SITE ANALYSIS FORM

| | | |
|---|---|--------------------------------|
| Site Address: Brockhill East Green Belt | Site Ref: 2010/13 (BORLP4 site 212) | Survey Date: 03/9/10 |
|---|---|--------------------------------|



| | |
|---|---|
| <p>Ownership Details:</p> <p>Multiple owners</p> | <p>Site Area: 27.73 ha</p> <p>Grid Ref: SP0329 6894</p> |
| <p>Current Land Use:</p> <p>Green Belt - agricultural</p> | |
| <p>Surrounding Land Uses:</p> <p>Land on northern edge of the Borough, adjacent to ADR, and Brockhill estate and employment.</p> | |
| <p>Character of Surrounding Area:</p> <p>Located at the edge of the town's built form, offering one of the main access points into the town. Nearby employment areas comprise aging buildings, predominantly smaller industrial units plus large drop-forge company. Residential units mainly comprise the new Brockhill development (completed early 2000's) and Batchley – 1950's council housing estate – both providing a mix of public and private tenures.</p> | |
| <p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>New Source: (e.g. landowner, developer etc)</p> | |
| <p>Relevant Planning History: (including most recent ownership details)</p> <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> | |
| <p>Additional Information/site notes:</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 - No |
| 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) | ✓ Undulating landscape that requires a clever and sympathetic urban design strategy |
| 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 indicates high sensitivity which may require further investigation 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 | ✓ Undulating landscape High pressure gas pipeline |
| Yes and cannot be overcome | |
| Are there TPOs on site? | |
| No | |
| A single TPO | |
| Group TPO | ✓ BOR TPO 98 |
| 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 | ✓ Structured open space provision would form part of any development proposal |
| 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 | ✓ Highway and drainage issues are being addressed by the developers as part of pre-application preparations |
| 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 | ✓ At present access only from Weights Lane. However this would alter to 'green' as site would be phased after development of the ADR and adequate /improved highway access would be provided as part of ADR development |
| 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 |
| | 400 |

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

HOUSING SITE ANALYSIS FORM

Survey Date: 16/6/11

Site Address:
Brockhill East

Site Ref:
2011/03
(BORLP4 site 212)



| | |
|---|--|
| Ownership Details: Private | Site Area: 1.0 Ha Grid Ref: SP0317 6833 |
| Current Land Use: Open Space | |
| Surrounding Land Uses: Residential, open space, ADR, Green Belt | |
| Character of Surrounding Area: 1950s former council estate, 2000s private housing and agricultural land | |
| 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 checked="" type="checkbox"/> Details: 10/008 – 14 dwellings Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/> | |

| 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 | Biodiversity issues dealt with at planning appeal |
| 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 Protected – No Sensitivity - Unknown |
| 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 | ✓ Overhead power cables |
| 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 | ✓ Will form part of a larger strategic site, which will include open space enhancements adj. to this 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 | ✓ Access route included in planning appeal |

| 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 |
| | 14 |

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

HOUSING SITE ANALYSIS FORM

| | | |
|---|---|----------------------------------|
| Site Address: Lowans Hill Farm, Brockhill | Site Ref: 2012/02 (BORLP4 site 212) | Survey Date: 14/5/2012 |
|---|---|----------------------------------|



| | |
|--|---|
| Ownership Details: Private | Site Area: 0.52 ha Grid Ref: SP0327 6868 |
| Current Land Use: Former farm buildings | |
| Surrounding Land Uses: Green Belt, ADR, agricultural uses and residential | |
| Character of Surrounding Area: Located on the edge of the towns built form and surrounded by farmland. The nearby residential units mainly comprise the new Brockhill development (completed early 2000s) and Batchley – 1950s council housing estate – both providing a mix of public and private tenures. | |
| 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 checked="" type="checkbox"/> Details: 11/087 – 6 dwellings. Barn conversions and rebuild farmhouse following demolition due to fire 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? | HER indicates that there are undesignated heritage assets on site, for which there is an opportunity to enhance |
|---|---|

| | |
|--|---|
| 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 | |

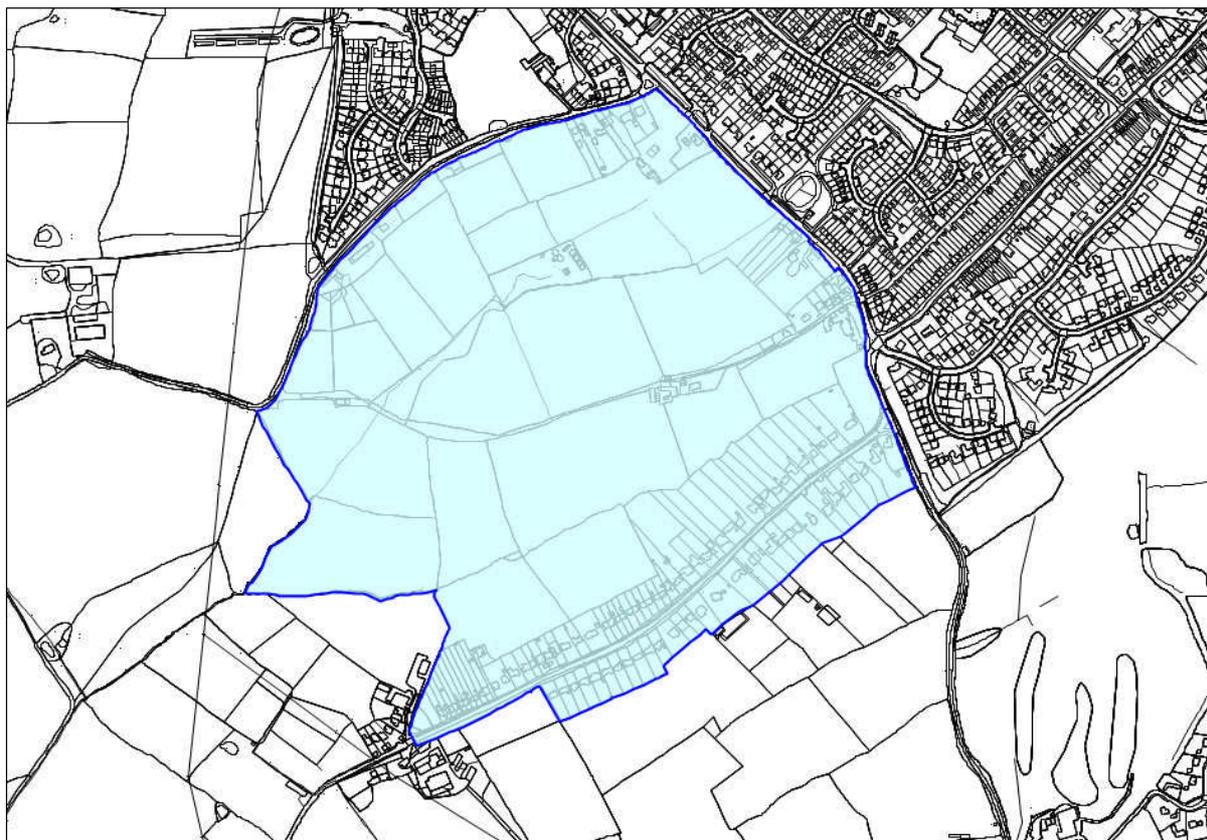
| | |
|---|---------|
| Appropriate timeframe for development? | Details |
| 0-5 years | ✓ |
| 5-10 years | |
| 10years + | |

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

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

HOUSING SITE ANALYSIS FORM

| | | |
|--------------------------------------|---|--------------------------------|
| Site Address: Webheath ADR | Site Ref: 2010/12 (BORLP4 site 213) | Survey Date: 03/9/10 |
|--------------------------------------|---|--------------------------------|



| | |
|--|--|
| Ownership Details: Multiple Owners | Site Area: 47.71 ha Grid Ref: SP0152 6613 |
| Current Land Use: Agriculture | |
| Surrounding Land Uses: Agriculture and residential | |
| Character of Surrounding Area: <p>The Webheath ADR is located on the edge of Redditch and is currently in agricultural use. The site is characterised by its undulating rural landscape with mature trees and hedgerows situated throughout the site. Residential property is situated throughout the site. Residential property is situated to the north, east and southern boundaries and comprises mainly of newer, private, large detached properties.</p> | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) Borough of Redditch Local Plan No. 3 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 - No |
| 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 HER Protected – No Sensitivity - Unknown |
| 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 | ✓ BOR TPO No.72 |
| 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 | ✓ Structured open space provision would form part of any development proposal |
| 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 | ✓ Highway and drainage issues would need to be addressed by the developers as part of pre-application preparation |
| 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 | Details |
| 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 | |

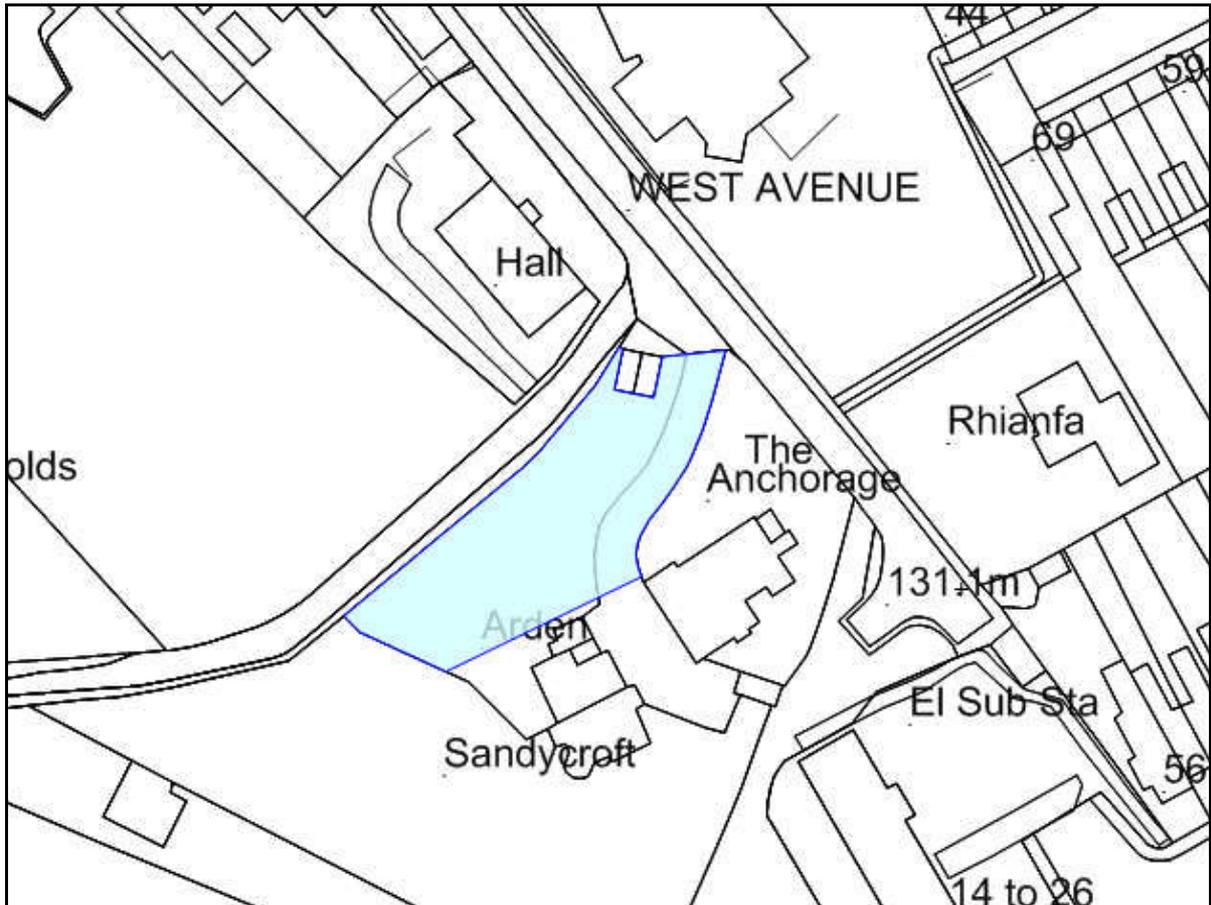
| Appropriate timeframe for development? | |
|--|---------|
| 0-5 years | ✓ (234) |
| 5-10 years | ✓ (366) |
| 10years + | |

| Potential Residential Yield | |
|-----------------------------|---------------------------|
| Appropriate Density | Total number of Dwellings |
| | 234 & 366 |

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

HOUSING SITE ANALYSIS FORM

| | | |
|---|---|--------------------------------|
| Site Address: Land adjacent 'Sandycroft', West Avenue | Site Ref: 2010/27 (BORLP4 site 217) | Survey Date: 03/9/10 |
|---|---|--------------------------------|



| | |
|--|--|
| <p>Ownership Details:</p> <p>Private ownership</p> | <p>Site Area: 0.07 ha</p> <p>Grid Ref: SP0419 6705</p> |
| <p>Current Land Use:</p> <p>Vacant land</p> | |
| <p>Surrounding Land Uses:</p> <p>Residential, sport & youth Centre, day nursery, residential care home</p> | |
| <p>Character of Surrounding Area:</p> <p>Located within one of the older parts of Redditch at the end of a quiet no-through road. In close proximity to town centre facilities. This part of Redditch runs along one of the main ridgeways through the town and is therefore quite steep. This is also reflected across the site.</p> | |
| <p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>New Source: (e.g. landowner, developer etc)</p> <p>Landowner</p> | |
| <p>Relevant Planning History: (including most recent ownership details)</p> <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> | |
| <p>Additional Information/site notes:</p> <p>Site availability reassessed 2013. Site area reconfigured.</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 - No |
| 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 | Details |
| 5-10 years | ✓ |
| 10years + | |

| Potential Residential Yield | |
|------------------------------------|---------------------------|
| Appropriate Density | Total number of Dwellings |
| 30 dwellings per hectare | 9 |

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

HOUSING SITE ANALYSIS FORM

Survey Date: 14/6/11

Site Address:

Former Dorothy Terry House, Evesham Road

Site Ref:

2001/04
(BORLP4 site 202)



| | |
|--|---|
| Ownership Details: Private | Site Area: 0.41 Ha Grid Ref: SP0389 6566 |
| Current Land Use: Residential and nursing home | |
| Surrounding Land Uses: Residential | |
| Character of Surrounding Area: Early - mid 20 th century residential area, busy main road | |
| 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) <p> Detailed Planning Permission: <input checked="" type="checkbox"/> Details: 10/137 – 42 no. 1 and 2 bed flats for dementia sufferers </p> <p> Outline Planning Permission: <input type="checkbox"/> </p> <p> Previous Local Plan Allocation: <input type="checkbox"/> </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 | |

| | |
|----------------|--|
| 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 Protected – No Sensitivity - Unknown |
|---|---|

| | |
|--|---|
| 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 | BOR TPO No.76 |
| 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? | 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 |
| | 42 (41 net) |

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

HOUSING SITE ANALYSIS FORM

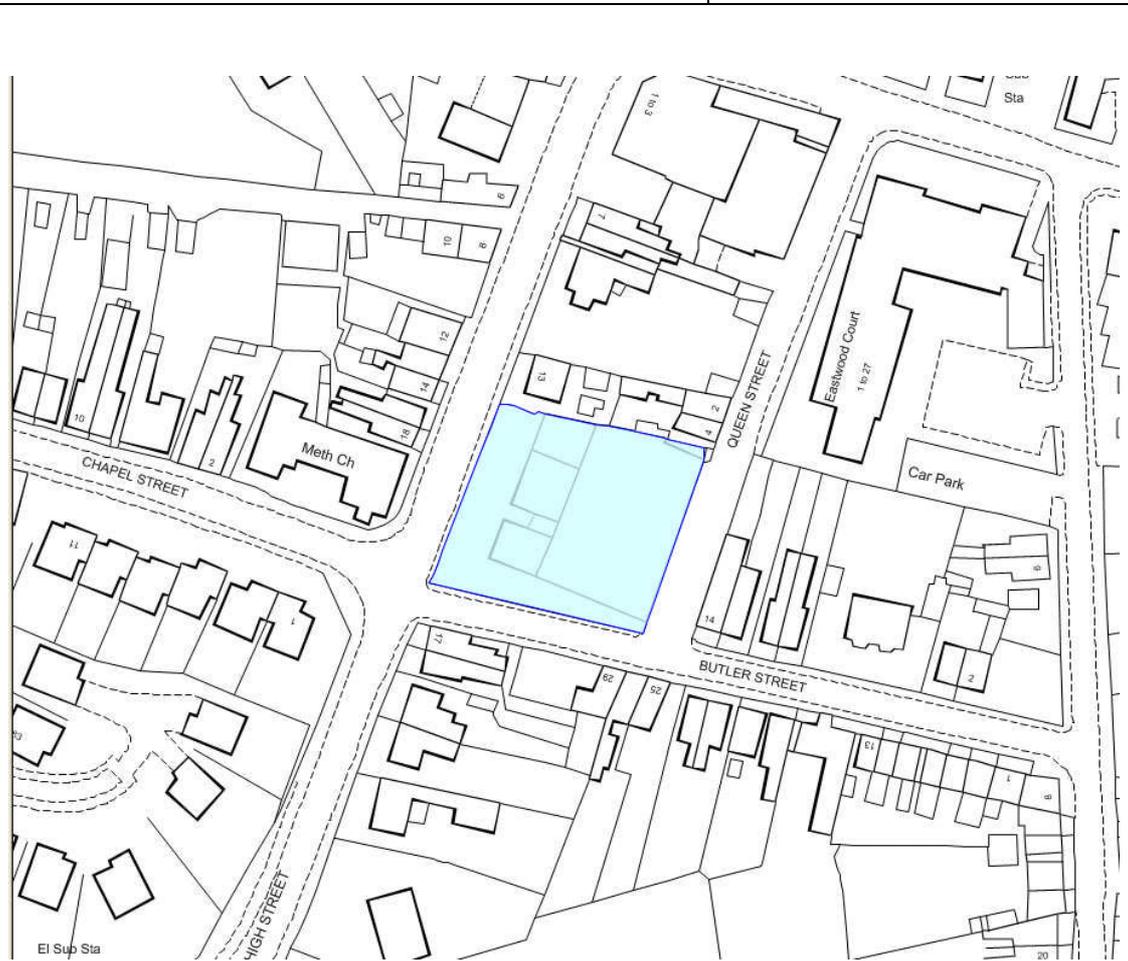
Survey Date: 14/6/11

Site Address:

Wellington Works, Astwood Bank

Site Ref:

2011/05



| | |
|--|---|
| Ownership Details: Private | Site Area: 0.13 ha Grid Ref: SP0419 6238 |
| Current Land Use: Business Use | |
| Surrounding Land Uses: Residential | |
| Character of Surrounding Area: Semi rural settlement, some early 20 th century dwellings | |
| 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) <p> Detailed Planning Permission: <input checked="" type="checkbox"/> Details: 10/154 – 7 dwellings </p> <p> Outline Planning Permission: <input type="checkbox"/> </p> <p> Previous Local Plan Allocation: <input type="checkbox"/> </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 | |

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 Protected – No Sensitivity - Unknown |
| 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 - 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 |
| | 1 |



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

HOUSING SITE ANALYSIS FORM

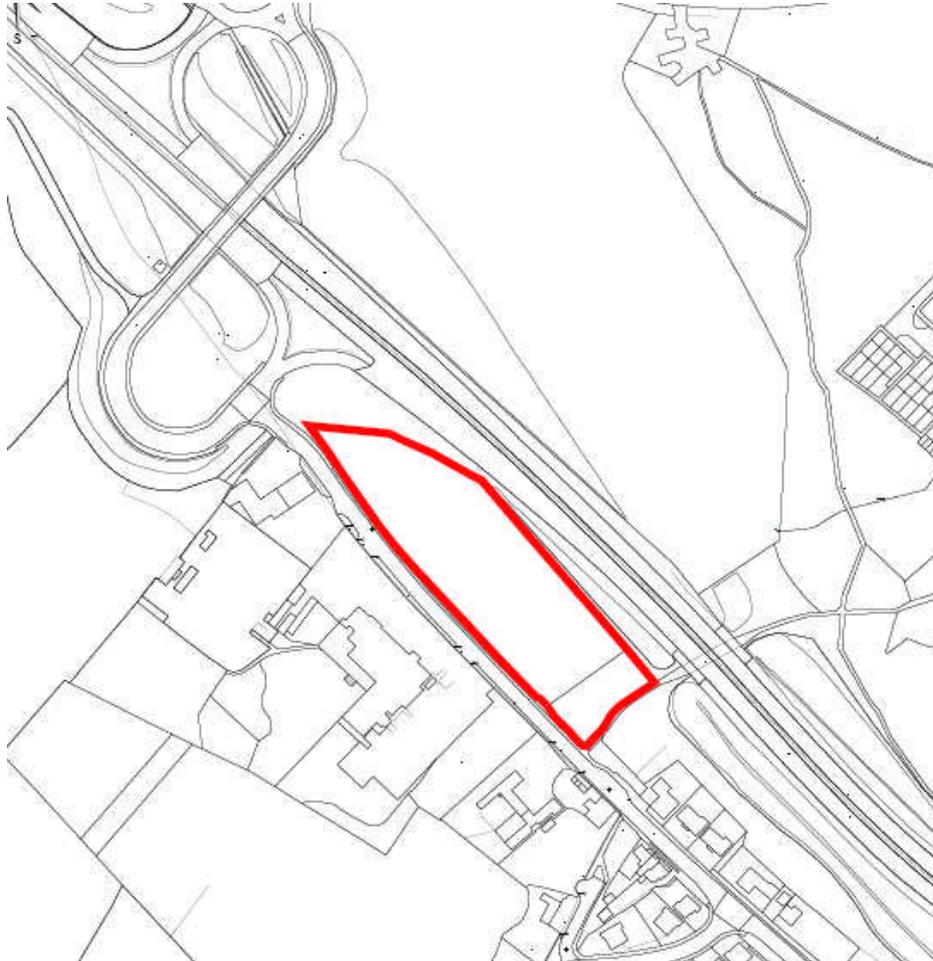
Survey Date: 9/8/11

Site Address:

Birchfield Road

Site Ref:

2011/06
(BORLP4 site 215)



| | |
|--|---|
| Ownership Details: Private | Site Area: 0.86 ha Grid Ref: SP0162 6740 |
| Current Land Use: Green Belt | |
| Surrounding Land Uses: Green Belt, residential, major road network | |
| Character of Surrounding Area: Established residential area on the urban fringe of the Borough | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) New Source: (e.g. landowner, developer etc) Core Strategy boundary reviews | |
| 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 Comments: Green Belt land that is currently the subject of a Green Belt boundary review. It is anticipated that redefining the Green Belt boundary in this area will leave this land as an anomaly in terms of a defensible boundary and may result in this land being de-designated as Green Belt land | |

| 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 Protected – No Sensitivity - Unknown |
| 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 - 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 LOQ at time of publication but landowner has shown previous interest in bringing this site forward |
| 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 |
| | 28 |



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

HOUSING SITE ANALYSIS FORM

| | | |
|---|--|----------------------------------|
| Site Address: Former Hewell Road swimming baths | Site Ref: 2012/01 (WYG03) (BORLP4 site 216) | Survey Date: 14/5/2012 |
|---|--|----------------------------------|



| | |
|--|---|
| Ownership Details: RBC | Site Area: 0.56 ha Grid Ref: SP0489 6837 |
| Current Land Use: Former public swimming baths | |
| Surrounding Land Uses: Residential and employment | |
| Character of Surrounding Area: 1950s council housing estate and aging industrial estate | |
| 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 | ✓ Alterations to watercourse have been investigated and mitigation measures identified |

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? | HER indicates that the site is of unknown potential, but there is potential for palaeoenvironmental remains along the brook edge |
| 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 | ✓ Asbestos remediation required |
| High level of contamination that cannot be realistically mitigated | |
| Are there any Physical Constraints on site? | |
| No | |
| Yes, but can be overcome | ✓ Pool needs filling in |
| 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 | |

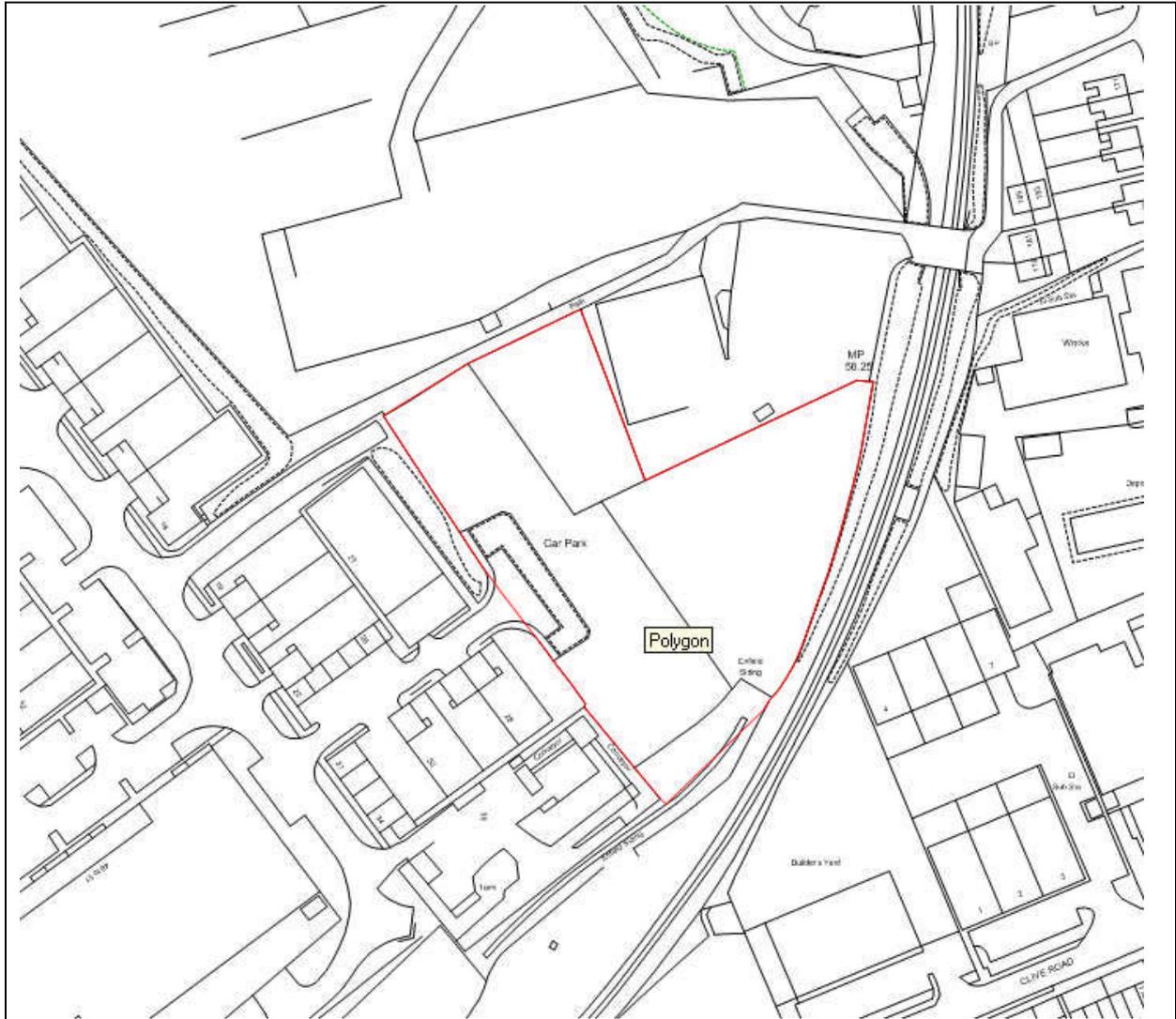
| Compatibility with adjoining uses | |
|--|---------|
| Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses? | Details |
| No compatibility issues | ✓ |
| Insignificant or moderate compatibility issues | |
| Residential development considered 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? | |
| | 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 |
| | 14 |



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

| | | |
|--|-------------------------|----------------------------------|
| Site Address: RO Windsor Road (former IN 24) | Site Ref: 218 | Survey Date: 20/3/2013 |
|--|-------------------------|----------------------------------|



| 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? | |
| 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 | ✓ Report provided |
| 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 ✓ Public footpath runs to the north of the site | |
| 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 | ✓ Assessed in 2012 ELR and removed for consideration for residential use |
| 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 | ✓ A noise survey would need to be undertaken to determine possible impacts on the site from neighbouring employment uses. Existing uses cannot be compromised by a residential proposal on this site, and as such, residential development would be considered inappropriate in this location if noise levels were excessive |
| 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 | |

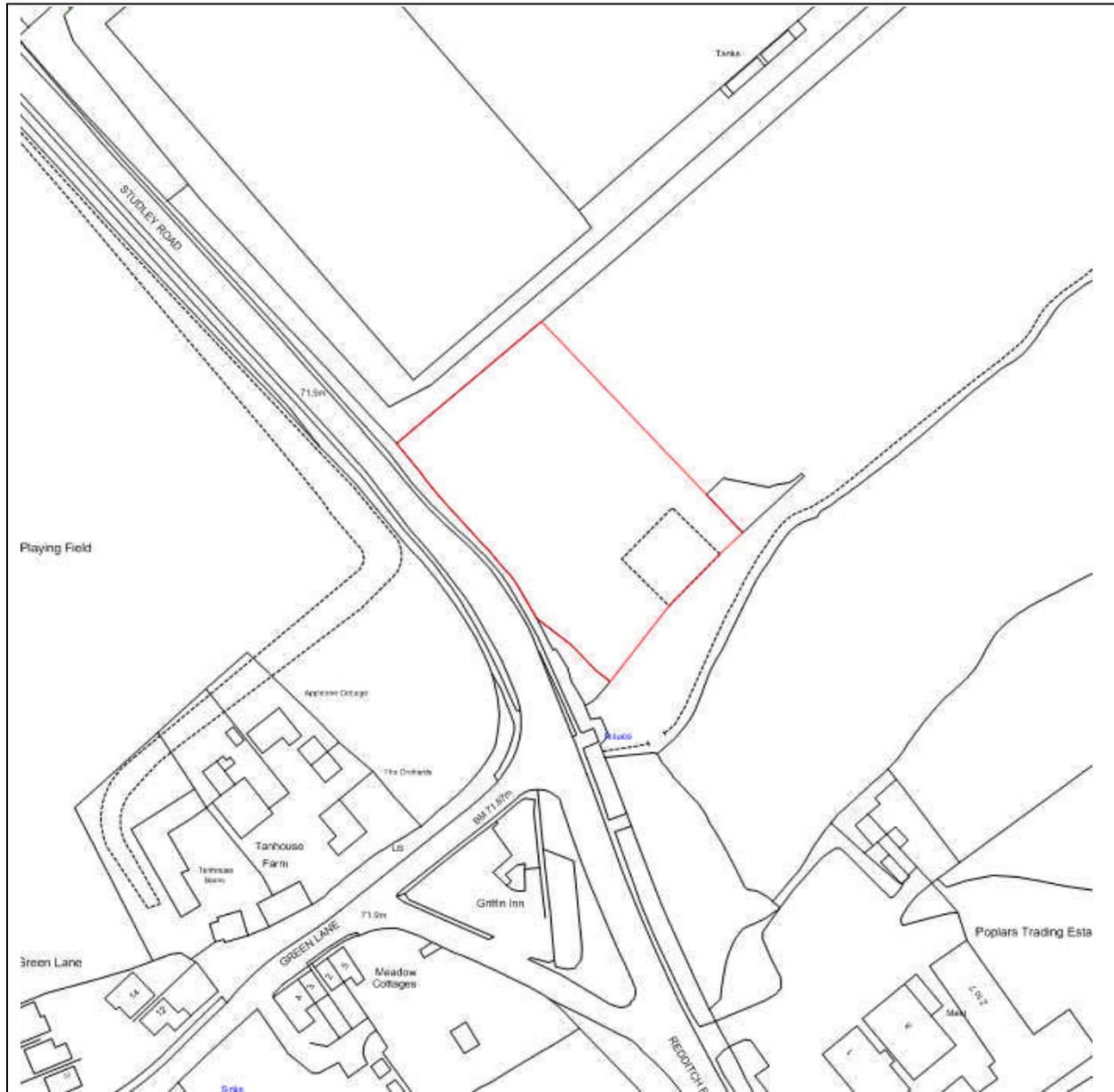
| Appropriate timeframe for development? | |
|---|---|
| 0-5 years | ✓ |
| 5-10 years | |
| 10years + | |

| Potential Residential Yield | |
|------------------------------------|---------------------------|
| Appropriate Density | Total number of Dwellings |
| 30dph | 42 |

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

HOUSING SITE ANALYSIS FORM

| | | |
|--|---|----------------------------------|
| Site Address: Studley Road/ Green Lane (former IN61) | Site Ref: 2013/02 (BORLP4 site 219) | Survey Date: 20/3/2013 |
|--|---|----------------------------------|



| | |
|--|---|
| Ownership Details: Private | Site Area: 0.39 ha Grid Ref: SP0667 6468 |
| Current Land Use: Vacant employment land | |
| Surrounding Land Uses: Some industrial uses, high school, small amount of residential, open countryside | |
| Character of Surrounding Area: Semi rural | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) New Source: (e.g. landowner, developer etc) Considered appropriate for SHLAA analysis as a result of ELR 2012 update | |
| Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input checked="" type="checkbox"/> Details: 06/397 – B1 uses (lapsed) Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/> | |
| Additional Information/site notes: Extract from 2012 ELR: Planning consent for B1 office development has recently expired. Planning consent has been associated with this site since 2000 and it is considered unlikely that it is capable of delivery for employment uses. The site's location on the Studley Road is in the vicinity of other small scale residential development. Therefore residential development on this site is considered to be a suitable alternative use (subject to SHLAA assessment) | |

| 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?

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 No.25 |
| 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 | Assessed in 2012 ELR and removed for consideration for residential use |
| 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 | A noise survey would need to be undertaken to determine possible impacts on the site from neighbouring employment uses. Existing uses cannot be compromised by a residential proposal on this site, and as such, residential development would be considered inappropriate in this location if noise levels were excessive |
| 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 |
| 30 dph | 12 |

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

HOUSING SITE ANALYSIS FORM

| | | |
|--|---|----------------------------------|
| Site Address: Park House, Southcrest | Site Ref: 2013/07 (BORLP4 site 220) | Survey Date: 24/4/2013 |
|--|---|----------------------------------|



| | |
|---|---|
| Ownership Details: Private | Site Area: 0.01 ha Grid Ref: SP0402 6720 |
| Current Land Use: Vacant/ cleared for development | |
| Surrounding Land Uses: Minor business uses, some land cleared for redevelopment opportunities, Victorian/ Edwardian terraced housing | |
| Character of Surrounding Area: Older part of town close to Town Centre | |
| 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 checked="" type="checkbox"/> Details: 12/307 – consent for 14 flats and 3 retail units 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? | HER |
| 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 | ✓ Steep slope |
| 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 | Details ✓ |
| ADR Therefore available within 5 - 10 years | |
| Green Belt Therefore available beyond 10 years | |

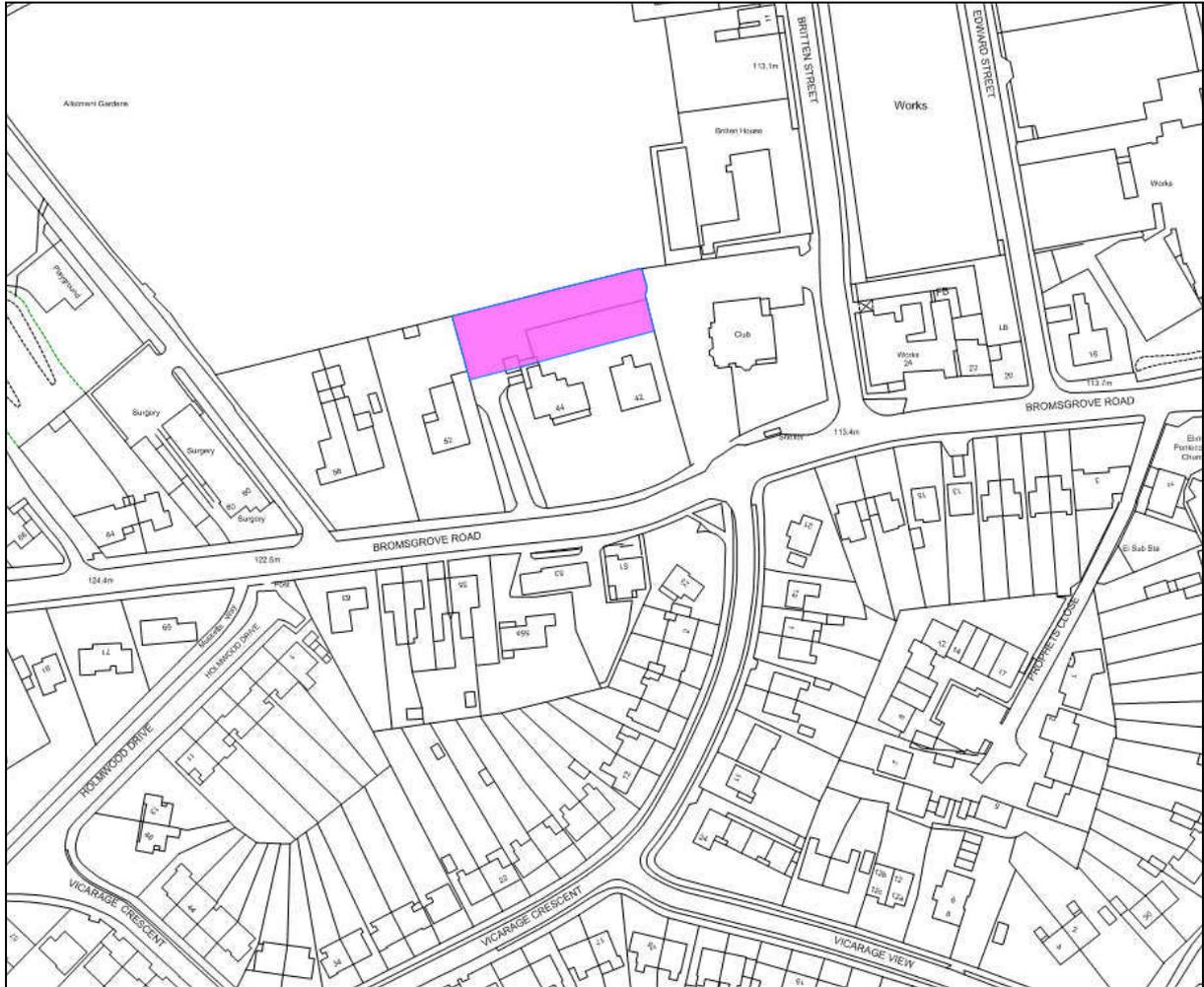
| Achievability | |
|--|---------|
| Willingness of landowner to progress site for development | Details |
| Yes, or issues which can be resolved within 5 years | ✓ |
| Possibly, or with issues which can be resolved within 10 years | |
| No, issues which cannot be resolved | |

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

| Potential Residential Yield | |
|------------------------------------|---------------------------------|
| Appropriate Density (Scheme) | Total number of Dwellings 14 |

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

| | | |
|---|-----------------------------|----------------------------------|
| Site Address: The Elms, Bromsgrove Road | Site Ref: 2013/08 | Survey Date: 24/4/2013 |
|---|-----------------------------|----------------------------------|



| | |
|---|---|
| Ownership Details: Private | Site Area: 0.10 ha Grid Ref: SP0360 6755 |
| Current Land Use: Garden land | |
| Surrounding Land Uses: Predominantly residential, close proximity to Town Centre | |
| Character of Surrounding Area: Older part of town, close to Town Centre facilities | |
| 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 checked="" type="checkbox"/> Details: 12/161 – consent for 7 flats 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? | HER |
| 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 - 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? | |
|---|---|
| 0-5 years | ✓ |
| 5-10 years | |
| 10years + | |

| Potential Residential Yield | |
|------------------------------------|---------------------------|
| Appropriate Density (Scheme) | Total number of Dwellings |
| | 7 |