



Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch
Core Strategy
Background Document

Appendix B - Excluded Sites
Date: April 2013

0112 BA0872

REDDITCH BOROUGH COUNCIL

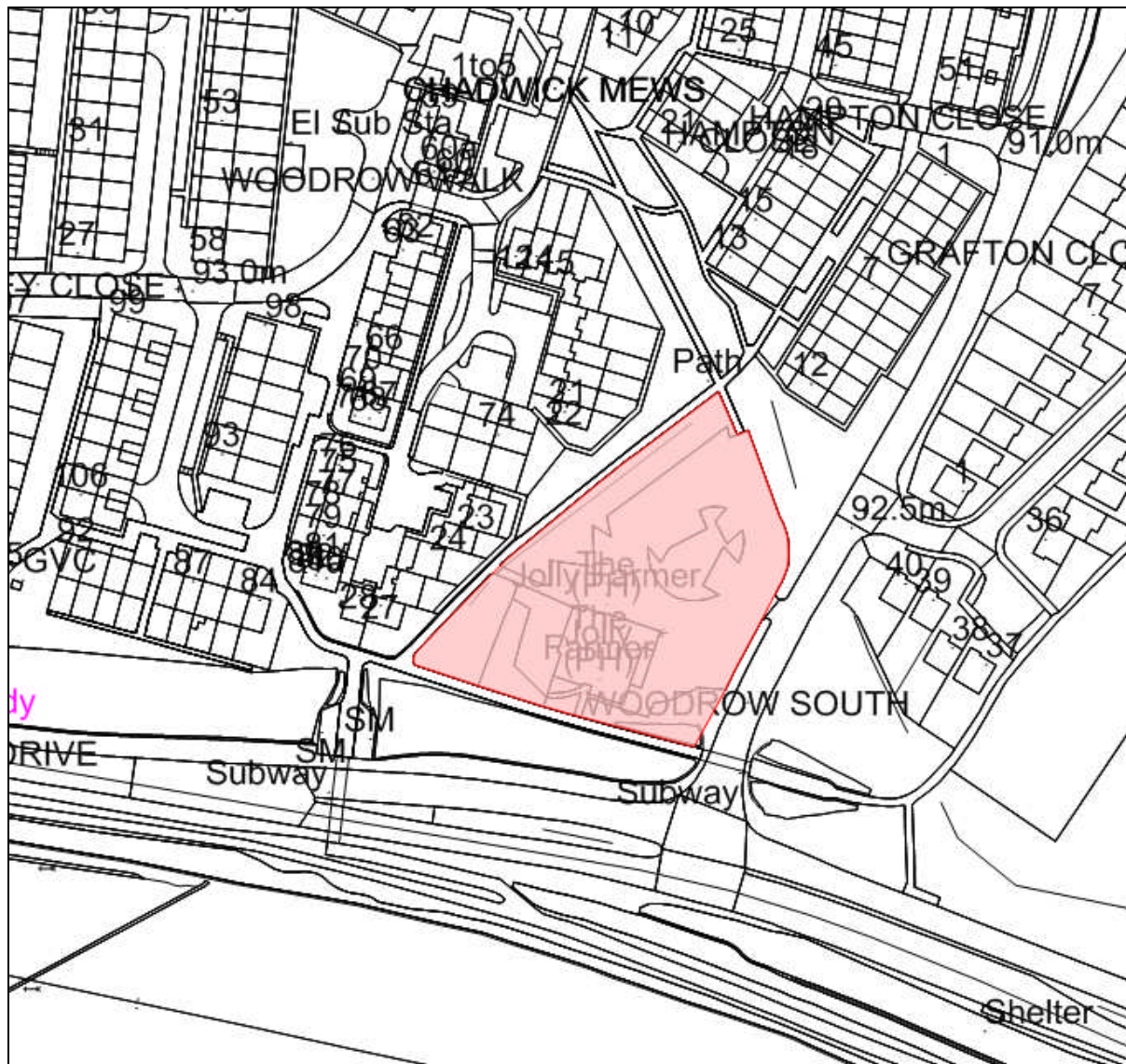
*making
a
difference*

www.redditchbc.gov.uk

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

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
The Jolly Farmer PH	2013/04	21/3/13



Ownership Details: Private	Site Area: 0.43 ha Grid Ref: SP0546 6500
Current Land Use: Public House	
Surrounding Land Uses: Residential	
Character of Surrounding Area: Mix of private and public sector housing	
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: Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: No contact possible with the developer. Therefore the reliability of this site to come forward for development is unclear.	

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

HOUSING SITE ANALYSIS FORM

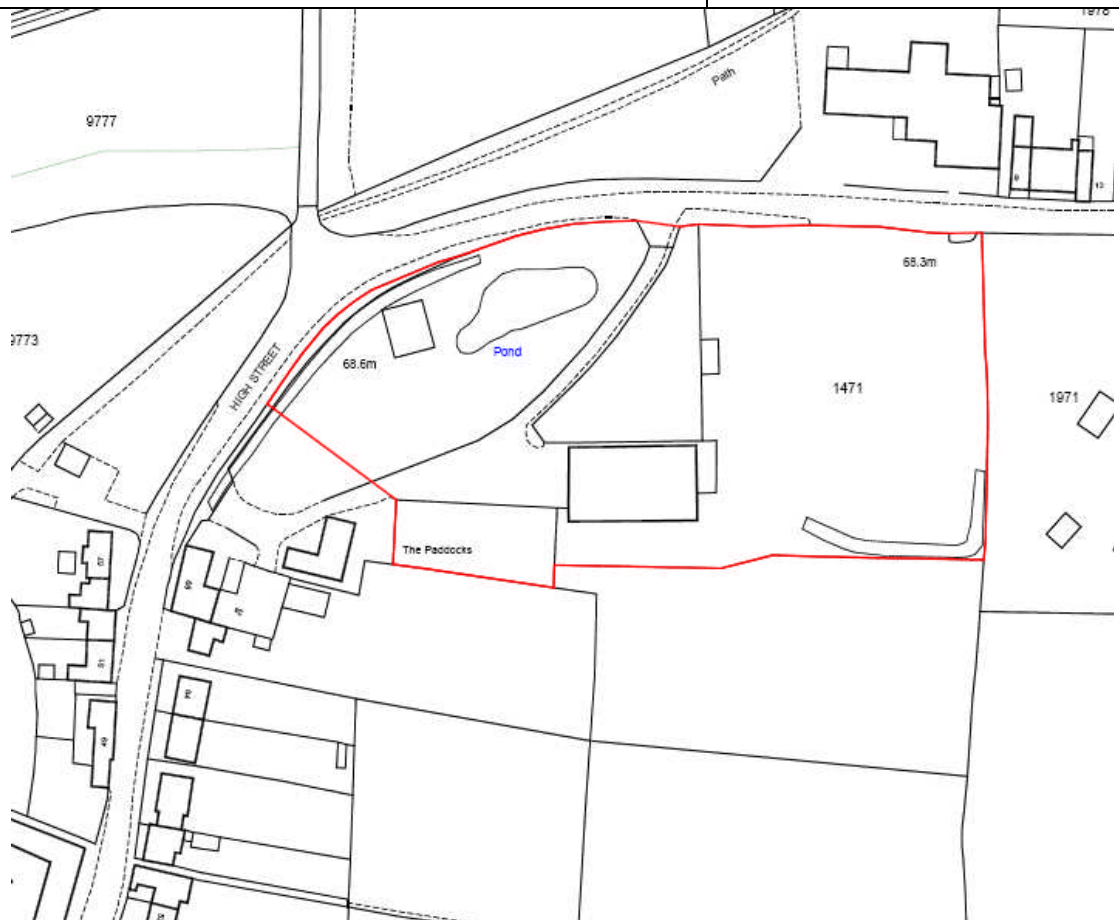
Survey Date: 21/3/2013

Site Address:

Land at The Paddocks, Astwood Lane,
Feckenham

Site Ref:

2013/05



Ownership Details:

Private

Site Area:

0.97 ha

Grid Ref:

SP0111 6171

Current Land Use:

Within the curtilage of residential property

Surrounding Land Uses:

Rural residential and agricultural

Character of Surrounding Area: Village location in the Conservation Area
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)
New Source: (e.g. landowner, developer etc) Landowner
Additional Information/ site notes: <p>For site evaluation purposes, Feckenham is not considered an appropriate settlement for development (SHLAA, para 5.10), unless a site is intended to provide 100% affordable housing to meet an identified local housing need. At this point in time, it is understood that the required local housing need was met through the development at Yeats Close.</p> <p>If the landowner can demonstrate further local need for affordable housing in Feckenham, then this site will be reconsidered for inclusion in the SHLAA.</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)	

Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)

New Source: (e.g. landowner, developer etc)
Landowner

Additional Information/ site notes:

For site evaluation purposes, Feckenham is not considered an appropriate settlement for development (SHLAA, para 5.10), unless a site is intended to provide 100% affordable housing to meet an identified local housing need. At this point in time, it is understood that the required local housing need was met through the development at Yeats Close.

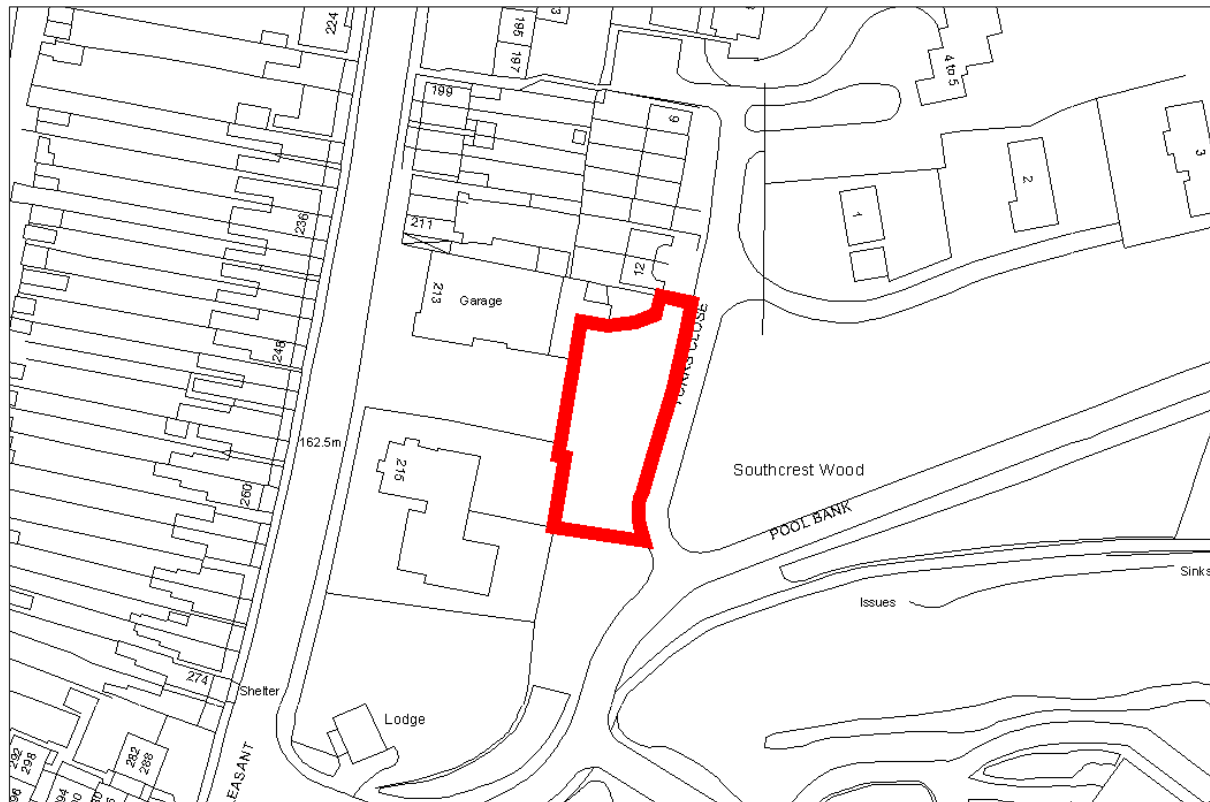
If the landowner can demonstrate further local need for affordable housing in Feckenham, then this site will be reconsidered for inclusion in the SHLAA.

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)	

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

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



Ownership Details: Private	Site Area: 0.09ha Grid Ref: SP0390 6655
Current Land Use: Waste land	
Surrounding Land Uses: Residential	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3 windfall site New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input checked="" type="checkbox"/> Details: 06/371 - 6 dwellings (Lapsed) Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: Landowner questionnaire (18/4/2013) indicates that alternative uses for this site are being investigated. Therefore this site is no longer considered available to contribute towards meeting Redditch's housing need.	