

Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix A - Included Sites Date: April 2012

0908 ref: 0558



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



Ownership Details:	Site Area: 0.09ha		
Private (dual ownership)	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: Detailed	ails: 4 dwellings under construction, 6 dwellings complete		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes: Site under construction - no need to assess suitability			

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

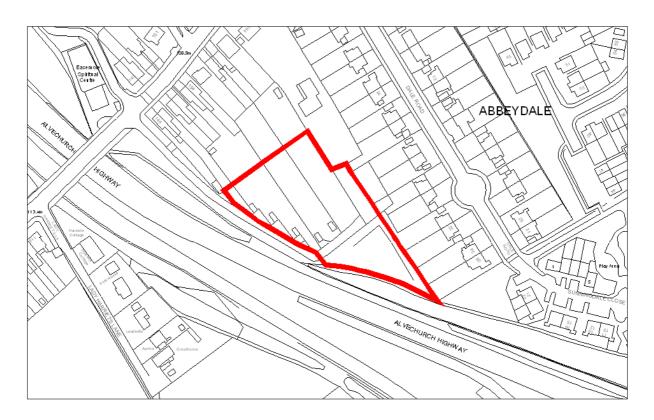
Stage C		
Availability		
Is the site immediately available for development?		
Yes	\checkmark	
No		
What is the predominant land type on the site?	Details	
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	√	
ADR		
Therefore available within 5 - 10 years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

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

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

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

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



Ownership Details:		Site Area:	0.43ha	
Private/Multiple		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:	⊠ Detai	ls: 07/152 (lapse	2 - 24 dwe d)	ellings
Outline Planning Permission:				
Previous Local Plan Allocation:				
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	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at rick of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	V
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	24 dwellings

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



Ownership Details:	Site Area: 5.68ha
Private	Grid Ref: SP0393 6838
Current Land Use:	
Site clearance / remediation complete. Installation	on of services underway
Surrounding Land Uses: Employment	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om BORLP3	ission site, other)
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	ils: 06/484 & 06/541 - 255 dwellings (2 phases)
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes: 249 completions to date, 6 under construction	

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

\checkmark
Details
√

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 dwellings with pp

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



Ownership Details:	Site Area: 0.19ha
Private	Grid Ref: SP0393 6672
Current Land Use:	
Vacant	
Surrounding Land Uses: Residential	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om BORLP3 windfall commitment New Source: (e.g. landowner, developer etc)	nission site, other)
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	ils: 11/019 - 23 dwellings
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes: Ground works underway	

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

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

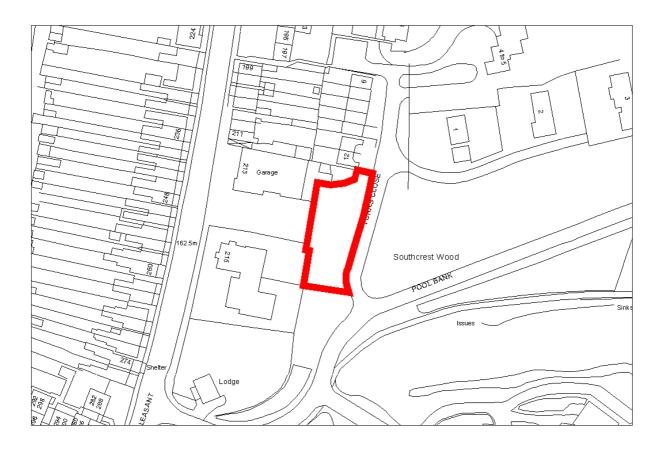
Stage C	
Availability	
Is the site immediately available for development?	
Yes	\checkmark
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	✓
ADR	
Therefore available within 5 - 10 years	
Green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

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



Ownership Details:	Site Area: 0.09ha
Private	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, of BORLP3 windfall site New Source: (e.g. landowner, developer etc)	omission site, other)
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: De	tails: 06/371 - 6 dwellings (Lapsed)
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	√
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	 Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not 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	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Thaveree impact materials of magazina	
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	
Control Control (Manuary Control Contr	L
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:	L
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	
Torrodicatori	
High level of contamination that cannot be realistically	
mitigated	
g	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
Ves and cannot be overcome	1

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Γ	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Was but had a the of sentences of months are a fallen	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions Significant infrastructure constraints in attratagic	
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
	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	
INO access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	
140 Compatibility 1550E5	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

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

HOUSING SITE ANALYSIS FORM

Site Address:

Land adjacent to Castleditch Lane/Pheasant Lane

Site Ref:

LPX02

Survey Date:

3.9.2008







Redditch Borough Council – Strategic Housing Land Availability Assessment 2010 LPX02 - Land adjacent to Castleditch Lane/Pheasant Lane

Ownership Details: Private	Site Area: 0.52 ha Grid Ref: SP04446495	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Open Space and Residential		
Character of Surrounding Area:		
Peaceful residential area with mix of medium and low density dwellings and parkland opposite		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
Additional LP3 Site		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Policy B(HSG).1 (19 dwellings) Situated close to the predominantly private residential area of Oakenshaw, very quiet and fronting Oakenshaw Park. To the east of the site - very large 4 bed detached dwellings, to the south west, 3 bed detached at a higher density.		

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

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

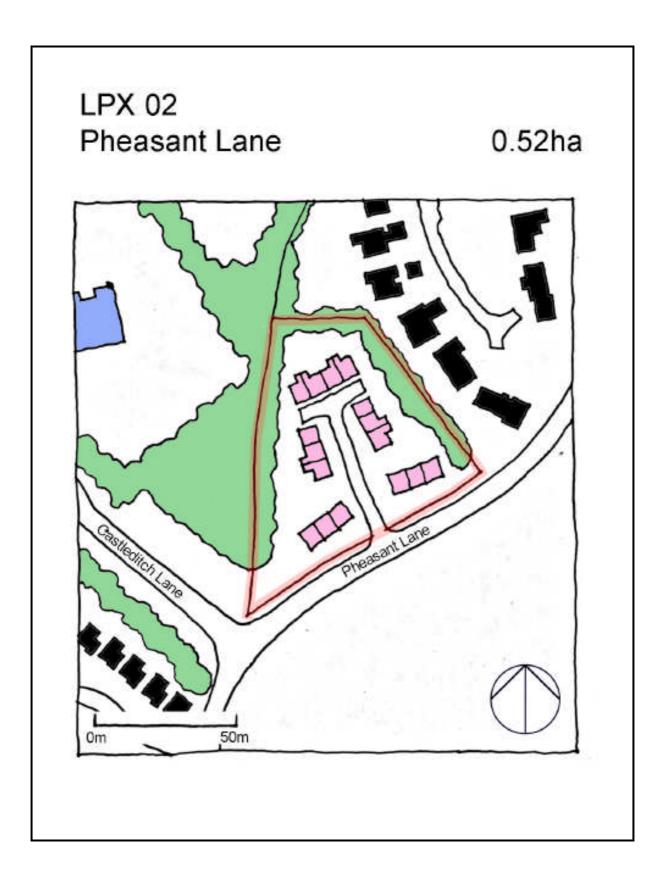
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	HER – Further evaluation may be required 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)	\checkmark
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	√
Between 800m and 1600m	
Over 1600m	

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

Infractive to the constraints that would require investment to	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	1
	Deteile
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	√
	·
Access to unadopted road/track	
No access	
O	
Compatibility with adjoining uses	1
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	/
No companionity 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	
res	√
No	
	Details
What is the predominant land type on the site?	Details
What is the predominant land type on the site? Brownfield or Greenfield within or adjacent to a settlement	Details 🗸
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 🗸
What is the predominant land type on the site? Brownfield or Greenfield within or adjacent to a settlement	Details 🗸
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	Details 🗸
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	Details 🗸
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	Details 🗸
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	Details 🗸
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	Details 🗸
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	Details 🗸
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	✓
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
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	Details
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	Details
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	Details
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	Details
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	Details
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	Details
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	Details ✓ See letter on P870(1)
What is the predominant land type on the site? Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years ADR Therefore available within 5 - 10 years Green Belt Therefore available beyond 10 years Achievability Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved Appropriate timeframe for development?	Details
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	Details ✓ See letter on P870(1)
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	Details ✓ See letter on P870(1)
What is the predominant land type on the site? Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years ADR Therefore available within 5 - 10 years Green Belt Therefore available beyond 10 years Achievability Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved Appropriate timeframe for development?	Details ✓ See letter on P870(1)
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	Details ✓ See letter on P870(1)
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	Details ✓ See letter on P870(1)
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 +	Details ✓ See letter on P870(1)
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 +	Details ✓ See letter on P870(1) Details ✓
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 +	Details ✓ See letter on P870(1)
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 +	Details ✓ See letter on P870(1) Details ✓



HOUSING SITE ANALYSIS FORM

Site Address:

Former Claybrook School, Matchborough

Site Ref:

Survey Date:

LPX04

27.8.08











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

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

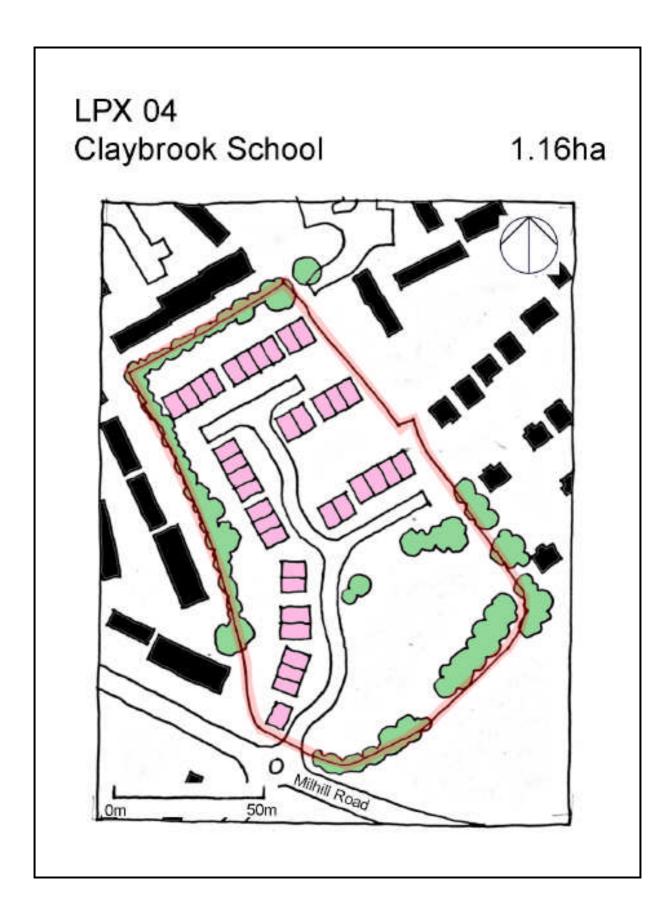
Stage B		
Other Environmental Issues:		
Impact on the historic, cultural and built environmer How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – Further evaluation may be required 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:	l	
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	

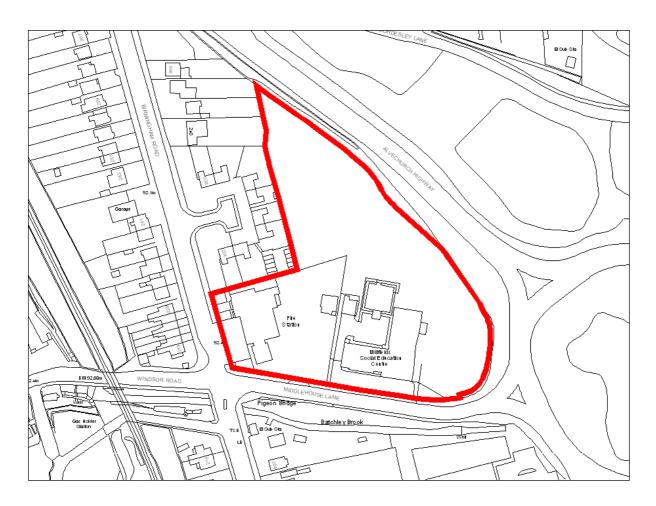
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Botano
No	
140	V
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing 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	
Manager	A
No access	Access an issue at this stage
	ino otago
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining	
uses?	
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible	
(discount site for residential)	
	1

Stage C			
Availability			
Is the site immediately available for dev	elopment?		
Yes	•		✓
No			
What is the predominant land type on the	ne site?	Details	
Brownfield or Greenfield within or adjact settlement	ent to a		\checkmark
Therefore available within 0 - 5 years			
ADR Therefore available within 5 - 10 years			
Green Belt Therefore available beyond 10 years			
Achievability			
Willingness of landowner to progress sidevelopment	te for	Details	
Yes, or issues which can be resolved w	ithin 5 years		√
Possibly, or with issues which can be re 10 years	esolved within		
No, issues which cannot be resolved			
Appropriate timeframe for developme	ent?	Details	
0-5 years			\checkmark
5-10 years			
10years +			
Potential Residential Yield			
Appropriate Density	oriate Density Total number of Dwellings		i
		36	



HOUSING SITE ANALYSIS FORM

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



Ownership Details:	Site Area: 1.36 ha	
Carrier Detailer	1.00 1.0	
Worcestershire County Council / RBC	Grid Ref : SP0415 6859	
Current Land Use:		
Fire Station & Adult Learning Centre		
Surrounding Land Uses:		
Residential & Retail		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

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

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
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	

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

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

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

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

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

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10	\checkmark
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
	35



HOUSING SITE ANALYSIS FORM

Site Address:

Former Ipsley School Playing Field

Site Ref:

LPX06

Survey Date:

29.8.08







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

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	√
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any of designated international, regional or local value, or affer flora or fauna? Does the site affect trees, hedgerows or	ct habitat for protected
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	
2010 1 2010 01 110 1151	
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	
Ctogo D	
Stage B Other Environmental Issues:	
Impact on the historic, cultural and built environme	ant
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	HER – may require further
the site impact on the existing character of the	evaluation prior to
Settlement?	development
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Γ	
Sustainability:	
Access to Public Transport	D-4-01-
Is the site well related to a bus stop (or railway	Details
station)? Less than 400m (walking distance)	
Less than 400m (waiking distance)	V
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	√
Between 1.5km and 3km	
Over 3km	
Malling distance to people local retail facilities:	
Walking distance to nearest local retail facilities:	T /
Less than 800m	V
Between 800m and 1600m	
Over 1600m	

Walking distance to nearest health facilities:	
Less than 800m	
Datus an 000m and 4000m	
Between 800m and 1600m	\checkmark
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
No	√
Yes, but can be overcome	
res, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	\checkmark
A single TPO	
Group TPO	
Cloup II C	
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	

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

Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	√
Yes - demonstrated that land will not come forward	
for employment uses	
Yes - land is not likely to come forward for	
employment uses	
Yes - land is likely to come forward for employment	
uses	
_	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require	
investment to overcome but can probably be	
addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require	
Government grants	
T	
Highway Access	Γ <u></u>
Can the site be accessed by vehicle from the	Details
highway?	
Direct access to main/adopted road	√
Access to unadopted road/track	
No access	
110 000000	<u>[</u>
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining	Dotailo
uses?	
No compatibility issues	_
Incignificant or moderate competibility issues	
Insignificant or moderate compatibility issues	
Posidential development considered incompatible	
Residential development considered incompatible	
(discount site for residential)	

Stage C	Stane C		
Availability			
Is the site immediately available for de	velopment?		
Yes		✓	✓
No			
What is the predominant land type on	the site?	Details	}
Brownfield or Greenfield within or adja	cent to a	\checkmark	\checkmark
settlement			
Therefore available within 0 - 5 years			
ADR			
Therefore available within 5 - 10 years	3		
Green Belt			
Therefore available beyond 10 years			
Achievability			
Willingness of landowner to progress s	site for	Details	;
development			
Yes, or issues which can be resolved v	within 5 years	✓	\checkmark
Possibly, or with issues which can be resolved within			
10 years			
No, issues which cannot be resolved			
Appropriate timeframe for developm	nent?	Details	,
0-5 years		√	√
5-10 years			
10years +			
Detendal Dest Lead 127 11			
Potential Residential Yield	-		'D
Appropriate Density Total number of Dwellings			Dwellings
		31	



HOUSING SITE ANALYSIS FORM

Site Address:

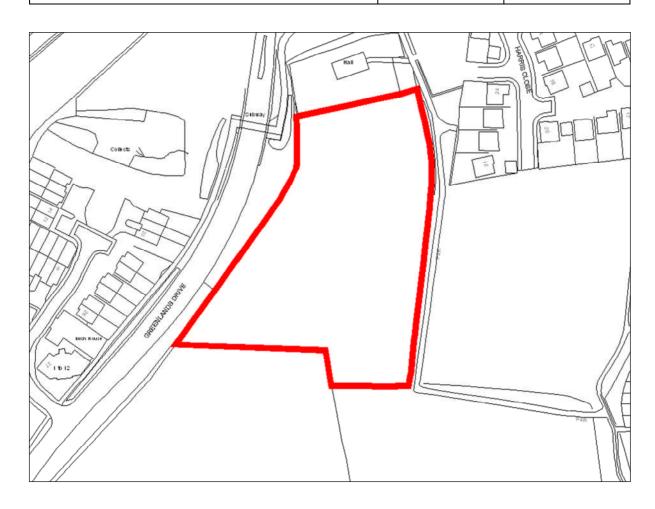
Land South of Scout Hut, Oakenshaw Road

Site Ref:

LPX07

Survey Date:

29.8.08







Ownership Details:	Site Area:	
Redditch Borough Council	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	tantan atta attan	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
New Source: (e.g. landowner, developer etc)		
Relevant Planning History:		
(including most recent ownership details)		
Detailed Planning Permission: Detail	ls:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes		
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	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within or	
adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or	\checkmark
adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt)	
that is not within, or adjoining any settlement and is	
within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary	
which may form part of a direction of growth for	
Redditch needs beyond the Redditch Borough	
Boundary	
(site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the	Details
site?	Botano
Yes: Site will be discounted	
res. Site will be discounted	
No: Does the site fall within or significantly affect any of	
designated international, regional or local value, or affe	ct 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	V Cood bodgerous all the
7,77	✓ 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	
	Dotaila
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 environme	nt
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	HER – further evaluation may be required prior to development
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
	İ

Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

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

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

Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
	,
Yes - 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	D. (. 2).
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment	
to overcome but can probably be addressed by	
developer contributions	
· ·	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
F	
Highway Access	Γ=
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	√
Access to unadopted road/track	
No cocce	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	
To sampationly located	v
Insignificant or moderate compatibility issues	
γ το γ το σ	
Residential development considered incompatible	
(discount site for residential)	

Ctore C		
Stage C		
Availability		
Is the site immediately available for dev	elopment?	1
Yes		
No		✓
What is the predominant land type on the		Details
Brownfield or Greenfield within or adjace	ent to a	\checkmark
settlement		,
Therefore available within 0 - 5 years		
•		
ADR		
Therefore available within 5 - 10 years		
,		
Green Belt		
Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress si	te for	Details
development		Botano
Yes, or issues which can be resolved within 5 years		
Tes, or issues which can be resolved within 5 years		Y
Possibly or with issues which can be re	scolved within	
Possibly, or with issues which can be resolved within		
10 years		
No igayor which connet be received		
No, issues which cannot be resolved		
Annua muiata tima dua ma dan da calacada		Dataila
Appropriate timeframe for development?		Details
0-5 years		√
5-10 years		
10years +		
- /		
Potential Residential Yield		
Appropriate Density Total number of Dwellings		f Dwellings
		32
		U <u>L</u>



HOUSING SITE ANALYSIS FORM

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







Ownership Details:	Site Area:
Redditch Borough Council	2.25 ha
	Grid Ref: SP0652 6864
Current Land Use:	
District Centre	
Surrounding Land Uses:	
Residential	
Character of Surrounding Area:	
New town district centre – looking dated and in r	need of regeneration
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)
Core strategy strategic site	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Detail	ls:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes	

Stage A	
Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
·	
Brownfield (previously developed) site that is within	1
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	
<u>_</u>	
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)	
(Site to be assessed under separate study)	
D'a l'assa't a Osa l'assa't a O Haritana	
Biodiversity, Geodiversity & Heritage	I 5
Is a scheduled Ancient Monument located on the	Details
site?	
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any of	
designated international, regional or local value, or affe	
flora or fauna? Does the site affect trees, hedgerows or	r areas of ancient
woodland not subject to statutory protection? ✓	
No: No significant adverse impact on biodiversity	√
Yes:	<u> </u>
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 of viole of Floodings	
Land at risk of Flooding	D. (. 7)
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 environmen	nt
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER 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	√	
On an On and 9 Decembrican		
Open Space & Recreation Would the site result in the loss of these facilities?	Dotoilo	
No	Details	
INO	√	
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development		
dovolopillon		
Yes. No possibility of replacement provision		

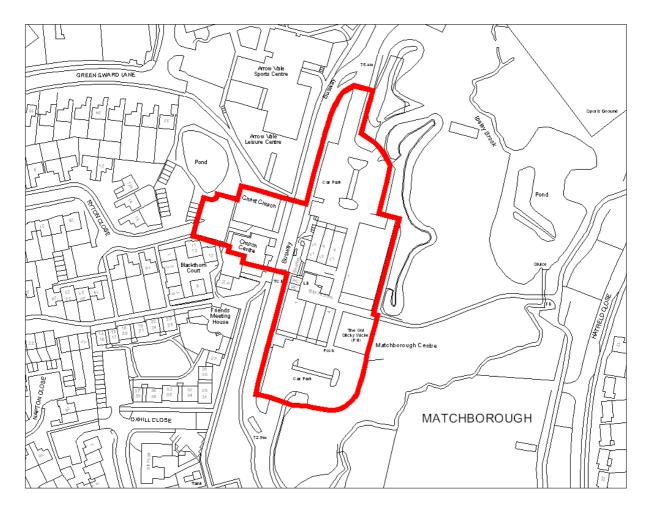
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Botano
No	
	V
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
omproyment doco	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment	
uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	2 stans
adequately served?	
Sufficient infrastructure in place to serve development	
Cambioni initiadi adiata in piaco to dorvo dovolopinoni	V
Infrastructure constraints that would require	
investment to overcome but can probably be	
addressed by developer contributions	
addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
grants	
Highway Access	
Can the site be accessed by vehicle from the	Details
highway?	2 orang
Direct access to main/adopted road	./
2 not dood to many duop to a road	V
Access to unadopted road/track	
7.00000 to diffacepted foad, flack	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining	
uses?	
No compatibility issues	√
	,
Insignificant or moderate compatibility issues	
1 100 7 1000	
Residential development considered incompatible	
(discount site for residential)	

elopment?		
	\checkmark	
ne site?	Details	
ent to a	\checkmark	
te for	Details	
w. c. e		
ithin 5 years	✓	
esolved within		
ent?	Details	
	\checkmark	
5-10 years		
Potential Residential Yield		
Appropriate Density Total number of		
	57	
	te for ithin 5 years	



HOUSING SITE ANALYSIS FORM

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







Ownership Details:	Site Area:
Redditch Borough Council	0.92 ha
rteaanen zereagn eeanen	0.02.1.0
	Grid Ref: SP0715 6641
Current Land Use:	
District Centre	
Surrounding Land Uses:	
Open Space and Residential	
Character of Surrounding Area:	
New town district centre – looking dated and in need of regeneration	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)	
Core strategy strategic site	
New Source: (e.g. landowner, developer etc)	
Delegant Blanchau III at an	
Relevant Planning History:	
(including most recent ownership details)	
Detailed Planning Permission: Detail	le:
Detailed Flamming Fermission.	13.
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes	
District Centre should ideally be re-developed in much the same way as Church	
Hill District Centre. However, given the size of this Centre, it is unlikely to yield	
such a significant number of new units as Church Hill District Centre and without	
the benefit of a detailed SPD, a considerate estimate of 15 dwellings has been	
attributed to this site.	

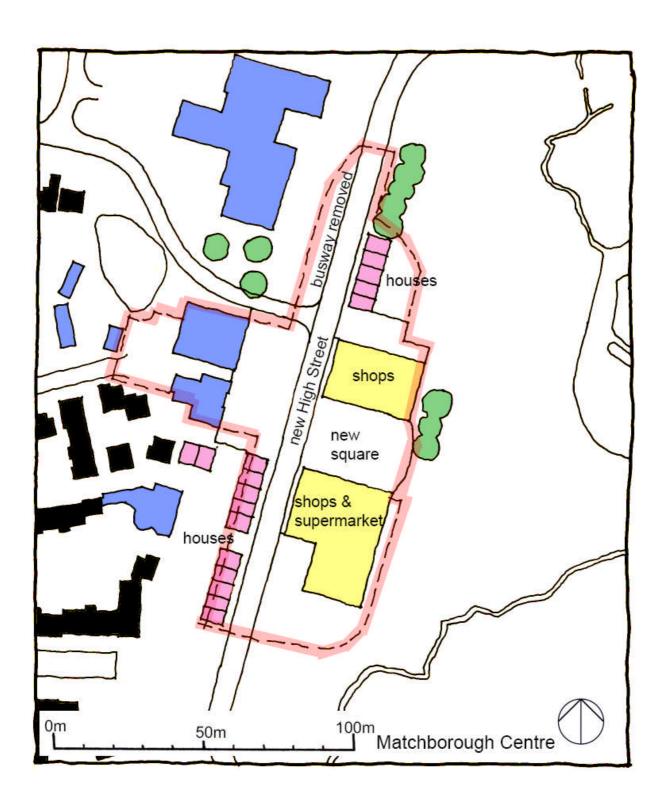
Ctore A	
Stage A Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	✓
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Die Personite One Personite Online	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any or designated international, regional or local value, or affer flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection?	ect habitat for protected
No: No significant adverse impact on biodiversity	√
Yes:	<u> </u>
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	
	l
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 environmen	nt
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	·
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	√
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?	1
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	√
Onen Cuesa 9 Decuestion	
Open Space & Recreation Would the site result in the loss of these facilities?	Details
No	Details
INO	√
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the development	
Yes. No possibility of replacement provision	

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

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





Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix A - Included Sites Date: April 2012

0908 ref: 0558



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







Ownership Details:	Site Area: 1.41 ha	
Housing Association	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, or	nission site, other)	
WYG Report		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils: Planning consent granted 17/1/11	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
WYG Report – 29 Dwellings		
Site bounded on three sides by high density ex-corporation housing.		
Access via Redstone close, which is private semi-detached development. Due to surrounding high density housing, significant provision should be made for 'useful' open space as part of a comprehensive development scheme.		

Staye 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	1
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)	
Dia dissertity One dissertity & Haritana	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes: Good hedgerows along west and south-eastern sides.	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	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	

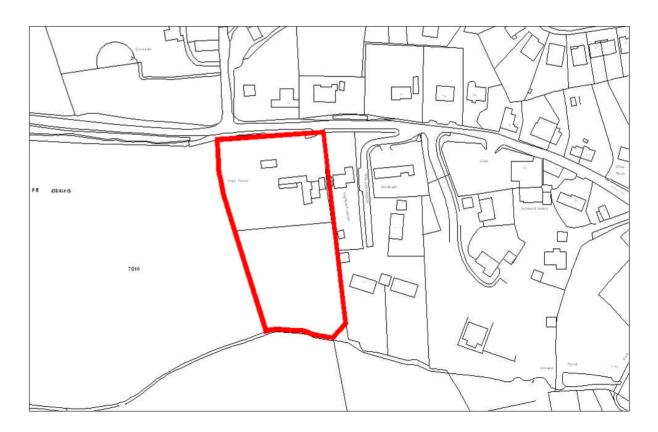
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	\checkmark
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation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

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

Constraints to Delivery	
Level of Contamination on Site:	
None	\checkmark
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically	
mitigated	
magacoa	
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 V	
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	\checkmark
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	\checkmark
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
,	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	- 1
adequately served?	
Sufficient infrastructure in place to serve development	\checkmark

Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	V
'	✓ Via Redstone Close
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	√
	Y
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
	V
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	1
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	Dotailo
Too; or locate writer barries received within a years	V
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	√
·	<u> </u>
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	79

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





Ownership Details:	Site Area: 0.7 ha	
Private	Grid Ref: SP0380 6218	
Current Land Use:		
Residential		
Surrounding Land Uses:		
Executive dwellings & traditional village settlement	ent development	
Character of Surrounding Area:		
Rural lane with large 4 & 5 bed dwellings		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
WYG Report		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	dwellings (6 net) – 1 com	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
WYG Report – 6 Dwellings.		
This area has seen a high level of infill/back land development over the last few years on adjacent land.		
Forms part of the Astwood Bank settlement and abuts Green Belt.		
Row of mature pines offers screening to and from Green Belt.		

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	\checkmark
Adverse impact/impact but could be mitigated	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
·	
Sustainability:	
Access to Public Transport	5
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	√
Between 400m and 800m (walking distance)	
Detween 400m and 000m (waiking 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	\checkmark
Potwoon 900m and 1600m	,
Between 800m and 1600m Over 1600m	
CVCI TOOOTII	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Contamination that can be overcome through land	✓
remediation	
High level of contamination that cannot be realistically	
mitigated	

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

Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	√
No	
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 evallable within F. 40 years	
Therefore available within 5 - 10 years	
Green Belt Therefore evallable beyond 10 years	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	/
•	V
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	T
Appropriate Density	Total number of Dwellings
	6

HOUSING SITE ANALYSIS FORM

Site Address:

Widney House & adjoining land, Bromsgrove Rd

Site Ref:

RB003 (incl RB007 & RB038)

Survey Date:

8.9.2008







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

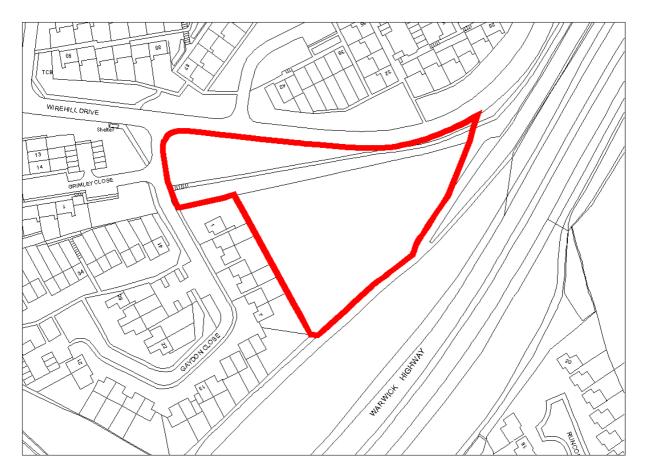
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	✓
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not 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	Details
Listed Building or Conservation Area? How would the site	HER – Further evaluation
impact on the existing character of the Settlement?	may be required prior to
	development
Opportunity to enhance/no adverse impact	\checkmark
	Opportunity to enhance
Adverse impact/impact but could be mitigated	Opportunity to enhance
Adverse impactimpact but could be mitigated	
Significant adverse impact that cannot be mitigated	
olgrimoant davoroo impact that carmot be maigated	
L	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
3	V
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
T	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	\checkmark
Detuges 4 flore and Olive	
Between 1.5km and 3km	
Over 3km	
OVCI SKIII	
Walking distance to nearest local retail facilities:	
Less than 800m	
	V
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities: Less than 800m	
Less than outil	✓
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Contemination that age has a consequent through land	
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	
	V
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	\checkmark
	5
	Public right of way is unlit,
	narrow and unappealing.
	Opportunity to incorporate a
	safer pedestrian route
	through the site as part of
	its design
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Details
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	√
	•
Employment Land	
Employment Land Would development of the site result in the loss of	Details
employment land?	Details
No	
140	✓ Widney Works not
	employment zoned in LP3
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	√
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	

Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	√
'	V
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	_/
	V
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	Details
Therefore available within 0 - 5 years	✓
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
A - 1. 5 1. 115 c .	
Achievability	B
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	
No, issues which cannot be resolved	
INO, ISSUES WHICH CAIHIOL DE LESOIVEU	
Annua prieta timaframa far davalanmant?	Deteile
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	
Toyours T	1
Potential Residential Yield	
	Total number of Dualling
Appropriate Density	Total number of Dwellings
	58

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







Ownership Details:	Site Area: 0.47 ha	
Redditch Borough Council	Grid Ref: SP0492 6613	
Current Land Use:		
Highway verge & Open Space		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
High density ex-corporation units		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	nission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils: 08/305 (15 dwellings)	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Sloping site, with mature hedgerows dissecting site. Would consider that land to the north of hedgerow should be retained to maintain open feel to area of high density dwellings.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
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	Details
Listed Building or Conservation Area? How would the site	HER -further evaluation
impact on the existing character of the Settlement?	may be required prior to
	development
Opportunity to enhance/no adverse impact	No adverse impact if land
	north of hedgerow left open
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Significant adverse impact that cannot be mitigated	
	1
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	\checkmark
Detuges 400 seed 000 se (seelling distance)	<u> </u>
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Cver coom (walking distance) of inchestive service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	\checkmark
Between 1.5km and 3km	
between 1.5km and 5km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
B / 000 14000	
Between 800m and 1600m	\checkmark
Over 1600m	
Over 1000m	
Walking distance to nearest health facilities:	1
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
	•
Constraints to Delivery	
Level of Contamination on Site:	
None	\checkmark
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	

Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
res, but can be evercome	Y
	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	V 0
	Currently used be local
	kids – play football on the
	top of the site
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Betalis
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	
res - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	\checkmark
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	

Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	\checkmark
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	√
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Stage C	
Availability Is the site immediately available for development?	
Yes	
165	✓
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	\checkmark
Therefore available within 0 - 5 years	
ADR Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
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	Tatalana (B. W
Appropriate Density	Total number of Dwellings
	15



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







Ownership Details:	Site Area: 0.20 ha	
Redditch Borough Council	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: Detailed Detailed Planning Detailed Detailed Planning Permission:	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes: Mix of flats and medium density housing – some possibly ex-council properties		

Stage A Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study) Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site? 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 Ves: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact 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		
Distribution/Settlement Hierarchy Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study) Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site? Pes: 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 — 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 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	Stage A	
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study) Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site? Yes: Site will be discounted 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 Ves: 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		Details
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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		south-eastern side
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Zone 2 – Low to medium risk (mitigation to be explored) Zone 3 – High risk – Site will be discounted unless it can be	Yes:	
Zone 3 – High risk – Site will be discounted unless it can be	Zone 1 – Little or no risk	
Zone 3 – High risk – Site will be discounted unless it can be	Zone 2 – Low to medium risk (mitigation to be explored)	
	Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

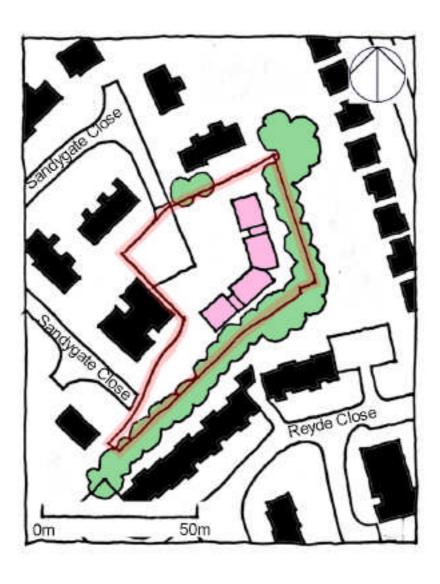
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	Datalla
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER – further evaluation
impact on the existing character of the Settlement?	may be required prior to
On a set with the seak and a few and because the	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)	/
3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	V
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
ever ever (waiting distance) of memority convice	
L	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Less than Lokin	▼
Between 1.5km and 3km	
Detween 1.5km and 5km	
Over 3km	
OVEL SKITI	
Walking distance to nearest local retail facilities:	<u> </u>
Less than 800m	
	▼
Between 800m and 1600m	
Detween ooom and rooom	
Over 1600m	
Over 1000m	
Walking distance to pearest health facilities:	
Walking distance to nearest health facilities: Less than 800m	
Less than outil	
Between 800m and 1600m	/
Detween oom and room	V
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	/
	•
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	

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

Highway Access	<u></u>
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	\checkmark
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Store C	
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	\checkmark
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
,	l
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	✓
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

UCS 2.16 Sandygate Close

0.23ha



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

Survey Date:

19.9.08







Ownership Details:	Site Area: 3.95 ha	
Worcestershire County Council & Redditch Borough Council	Grid Ref : SP0564 6571	
Current Land Use:		
Disused school, open space and garage blocks		
Surrounding Land Uses:		
Open space & residential		
Character of Surrounding Area:		
Sandwiched by Greenlands (traditional 1950's semis and council properties) and Woodrow (1960's new town corporation housing) predominantly less affluent part of Redditch.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
UCS & additional LP3 site		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Detail	ls: 10/210	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes		
Disused school site incorporating its playing fields and additional land to the north, already subject of a development brief. Potential for comprehensive development of site as a whole which could provide S106 monies to enhance Woodrow Park adjacent.		

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

Stage A

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	ent
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	1 =
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
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	
	1
Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	1
No	√
Yes, but can be overcome	
Yes and cannot be overcome	
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	Deteile
Would the site result in the loss of these facilities?	Details
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
development	
Yes. No possibility of replacement provision	✓

Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	√
Yes - demonstrated that land will not come forward	
for employment uses	
Yes - land is not likely to come forward for	
employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	Joano
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	Details
highway?	Dotallo
Direct access to main/adopted road	$\overline{\hspace{1cm}}$
Access to unadopted road/track	
No access	
Competibility with adjaining was	
Compatibility with adjoining uses	Details
Would development of the site for residential uses be compatible with existing and/or proposed adjoining	Details
uses?	
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible	
(discount site for residential)	

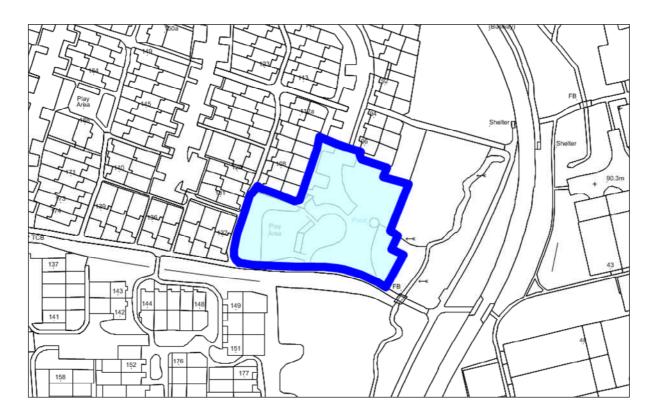
Stage C		
Availability		
Is the site immediately available for de	velopment?	
Yes	•	
No		\checkmark
What is the predominant land type on	the site?	Details
Brownfield or Greenfield within or adja settlement	cent to a	
Therefore available within 0 - 5 years		√
ADR Therefore available within 5 - 10 years	•	
Green Belt Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress s	eite for	Details
development		Botano
Yes, or issues which can be resolved v	within 5 years	√
Possibly, or with issues which can be in 10 years	resolved within	
No, issues which cannot be resolved		
Appropriate timeframe for developm	nent?	Details
0-5 years		\checkmark
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density Total nu		mber of Dwellings
		220

UCS 8.38 Dingleside Middle School

3.95ha



Site Address:	Site Ref:	Survey Date:
Loxley Close, Church Hill	2010/03	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: Outline Planning Permission: Previous Local Plan Allocation:	ils:		
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	\checkmark
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details - 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	
	Dotoilo
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Mitigation measures demonstrated

0	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	\checkmark
Adverse impact/impact but could be mitigated	
Cignificant advance impost that connet he mitirated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	\checkmark
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Crost Cootti (Walking distance) of memberine control	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	<u> </u>
Detugen 4 Flore and Olive	·
Between 1.5km and 3km Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Less than ooom	V
Between 800m and 1600m	
Over 4000m	
Over 1600m Walking distance to nearest health facilities:	
Less than 800m	
Less than ooom	V
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	\checkmark
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
100, but out be everedine	

V 1 (1	
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	2 0 0 0 0 0
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	
	V
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	√
	•
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	2 3 3 3
adequately served?	
Sufficient infrastructure in place to serve development	./
	V
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	
L	

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

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



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







Ownership Details:	Site Area: 0.15ha	
Redditch Borough Council	Grid Ref: SP0696 6592	
Current Land Use:	4 Company tions become	
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: Outline Planning Permission: Previous Local Plan Allocation:		
Additional Information/site notes:		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	√
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Dotaila No
Yes: Site will be discounted	Details - No
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	\checkmark
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
Lond at viels of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Dotoilo
No: Little/no risk of flooding	<u>Details</u>
•	√
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	Details
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	\checkmark
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
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	\checkmark
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	✓
Yes, but can be overcome	
Yes and cannot be overcome	

A 4 TDO 11 O	
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	Details
employment land?	
No	√
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
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	1
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓ ×
Access to unadonted road/track	

No access

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

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

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

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

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





Strategic Housing Land Availability Assessment for Redditch Borough

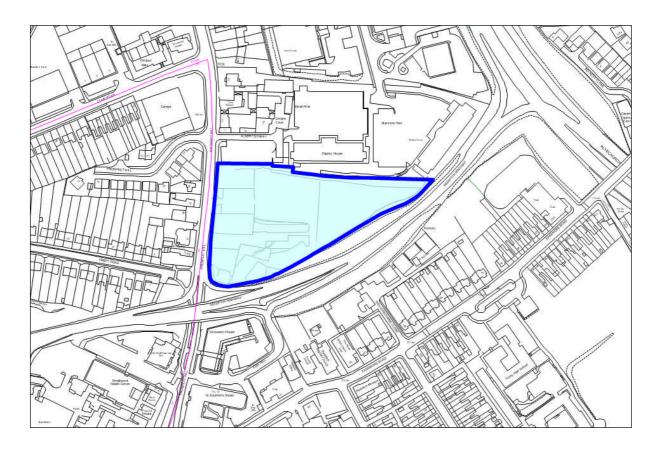
Borough of Redditch Core Strategy Background Document

Appendix A - Included Sites Date: April 2012

0908 ref: 0558



Site Address:	Site Ref:	Survey Date:
Prospect Hill	2010/07	03/9/10







Ownership Details:	Site Area: 1.43 ha	
Multiple Landowners	Grid Ref: SP0425 6799	
Current Land Use:		
Car Park		
Surrounding Land Uses:		
Mix of residential and employment, close to the	town centre	
Character of Surrounding Area:		
Older part of Redditch with some new office development and converted early 20 th century works.		
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: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Store A	
Stage A Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	\checkmark
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	$\sqrt{}$
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be	
demonstrated that mitigation can be successfully introduced	

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

Are there TPOs on site?	
No	√
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	\checkmark
Yes	
Owen Chara & Decreation	
Open Space & Recreation	D . "
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	<u> </u>
	•
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	\checkmark
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	√
Access to unadopted road/track	
No access	

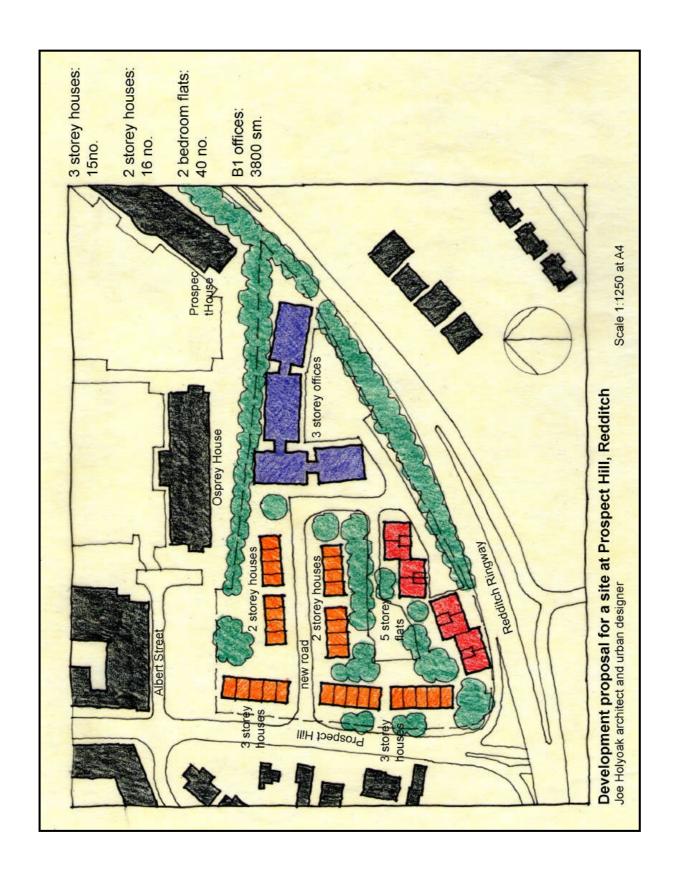
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	

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

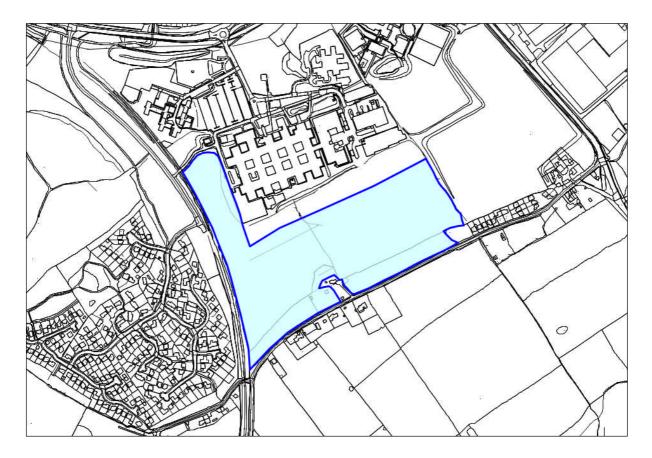
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	

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

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



Site Address:	Site Ref:	Survey Date:
Rear of Alexandra Hospital	2010/09	03/9/10







Ownership Details:	Site Area: 7.74 ha	
Multiple owners	Grid Ref : SP0617 6446	
Current Land Use:		
Vacant Scrub land		
Surrounding Land Uses:		
Open Space, residential		
Character of Surrounding Area:		
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.		
Site is bounded on it's western edge by Wirehill development, which is primarily 3-4 bed detached properties in private ownership.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
White Young Green		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Stage A	
Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within or	
adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a	\checkmark
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	
	V
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	2 dans
•	V
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be	
demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER
impact on the existing character of the Settlement?	Protected – No
	Sensitivity - Unknown
Opportunity to enhance/no adverse impact	\checkmark
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
2000 than 100m (waiting diotailes)	
Between 400m and 800m (walking distance)	\checkmark
Over 800m (walking distance) or ineffective service	
C voi coom (manung anciamos) en miemocure convice	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	\checkmark
Over 1600m	
Walking distance to nearest health facilities:	1
Less than 800m	
Less than 600m	
Between 800m and 1600m	
Over 1600m	√
	•
Constraints to Delivery	
Level of Contamination on Site:	
None	\checkmark
Contamination that can be overcome through land	
remediation	
Tomodation	
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	
A # TDO * 0	
Are there TPOs on site?	T
No	
A single TPO	
Group TPO	√NT TPO No.27
Le there a Dublic Dialet of Way on the cite?	7 NT TPO NO.27
Is there a Public Right of Way on the site?	1
Yes	
103	V
Open Space & Recreation	5
Would the site result in the loss of these facilities?	Details
No	√
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	✓
Yes - 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	T =
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	
Sufficient infrastructure in place to serve development	
Cambione initiating action in place to converge to the place to	V
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	I .
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	√
· ·	,
Access to unadopted road/track	
No access	1

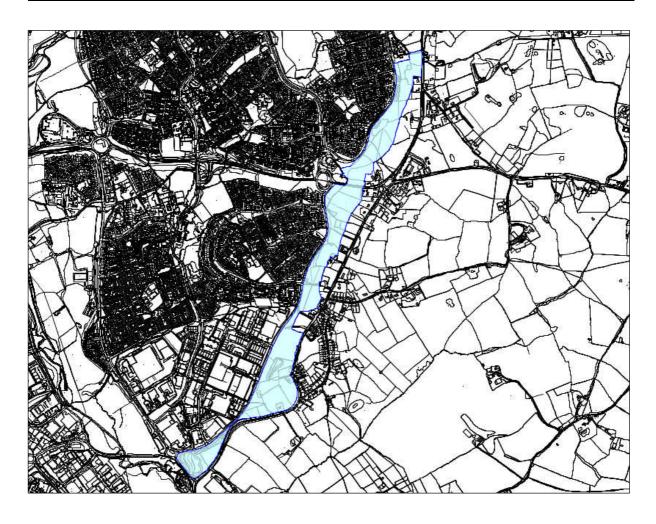
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	\checkmark
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	\checkmark
Therefore available within 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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	145



Site Address:	Site Ref:	Survey Date:
A435 ADR	2010/10	03/9/10



Ownership Details:	Site Area: 33.43 ha	
HCA / some private ownership	Grid Ref: SP0812 6655	
Current Land Use:		
ADR – vacant land, including one or two residen	tial 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: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Study of development potential currently being undertaken to better inform decisions regarding this site		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadiversity Condiversity & Heritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	Details - NO
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	\checkmark
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	D-1-9-
Is the site in an area of known flooding risk? No: Little/no risk of flooding	Details
No. Little/110 fisk of flooding	
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	✓
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER indicates high
impact on the existing character of the Settlement?	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)	\checkmark
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	\checkmark
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	T =
Would development of the site result in the loss of employment land?	Details
No	\checkmark
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	5
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	<u> </u>
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

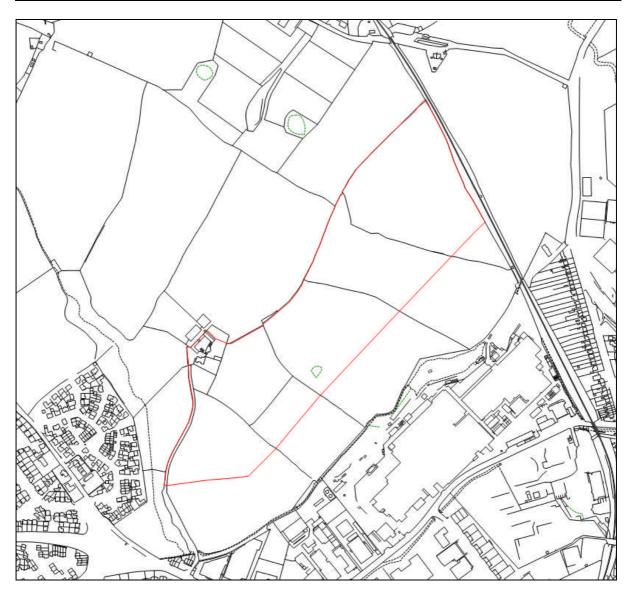
Details
\checkmark
\checkmark
Details
\checkmark
Details
√
Details

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	200

0-5 years 5-10 years

10years +

Site Address:	Site Ref:	Survey Date:
Brockhill ADR – West of railway	2010/11	03/9/10



Ownership Details:	Site Area: 16.4 ha	
West of railway – Persimmon Homes	Grid Ref: SP0363 6891	
Current Land Use:		
ADR – agricultural uses		
Surrounding Land Uses:		
Green Belt, employment, open space, residentia	al	
Character of Surrounding Area:		
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.		
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: Deta	iils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	Botano 140
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	D-1-2-
Is the site in an area of known flooding risk? No: Little/no risk of flooding	Details
•	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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)	Dotano
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	✓
Access to services and facilities	
Walking distance to nearest first school:	T
Less than 1.5km	,
Between 1.5km and 3km	✓
Over 3km	
Walking distance to nearest local retail facilities:	T
Less than 800m	,
Between 800m and 1600m	√
Over 1600m	
Walking distance to nearest health facilities:	T
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?	
l 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	Details
employment land?	Botano
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	Details
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	V
overcome but can probably be addressed by developer	Highway and drainage
contributions	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	Deteile
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

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

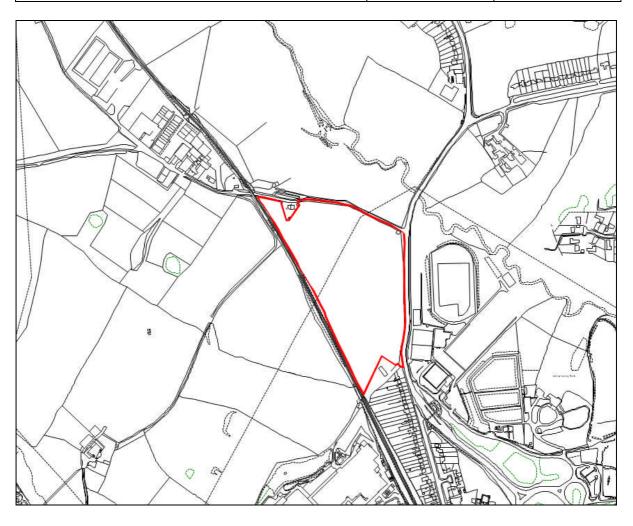
Stage C		
Availability		
Is the site immediately available for development?		
Yes	√	
No		
What is the predominant land type on the site?	Details	
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years		
ADR Therefore available within 5 - 10 years	Release of 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	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	425

Site Address:	Site Ref:	Survey Date:
Brockhill ADR – East of the railway	2010/11	5/9/2011



Ownership Details:	Site Area: 8 ha	
East of railway – Gallagher Estates	Grid Ref : SP0385 6910	
Current Land Use:		
ADR – agricultural uses		
Surrounding Land Uses:		
Green belt, residential, major road network, edge of urban fringe		
Character of Surrounding Area: Urban fringe/ agricultural setting on the edge of Redditch's urban 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: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes: Potentially expecting to submit planning application for this site autumn 2011		

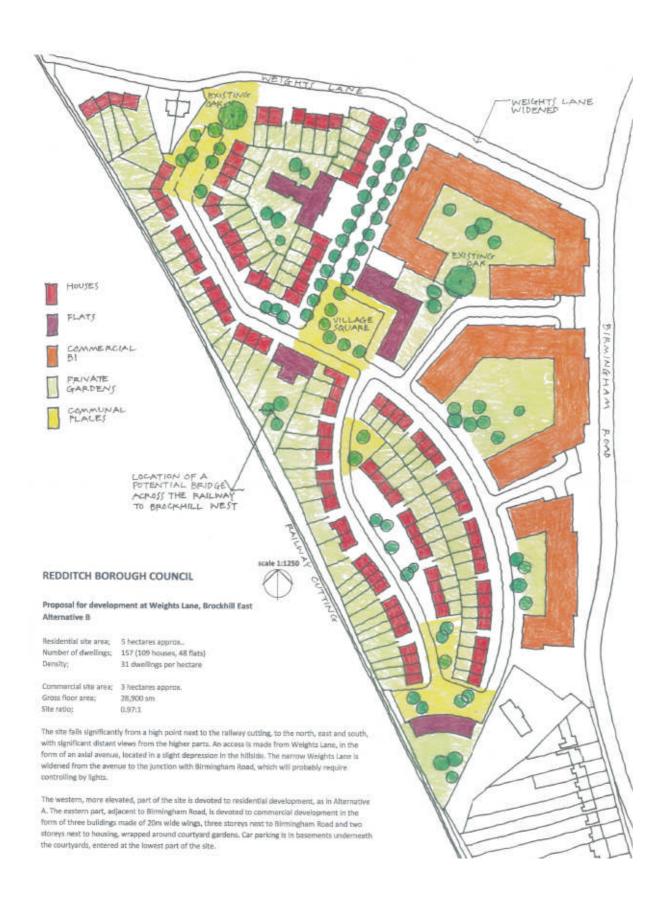
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch 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)	
Γ	
Biodiversity, Geodiversity & Heritage	Detaile No
Is a scheduled Ancient Monument located on the site? Yes: Site will be discounted	Details - No
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	
No. No significant adverse impact on blodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
Land at rick of Electing	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Details
No. Little/110 fisk 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	
Γ	
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	\checkmark
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	

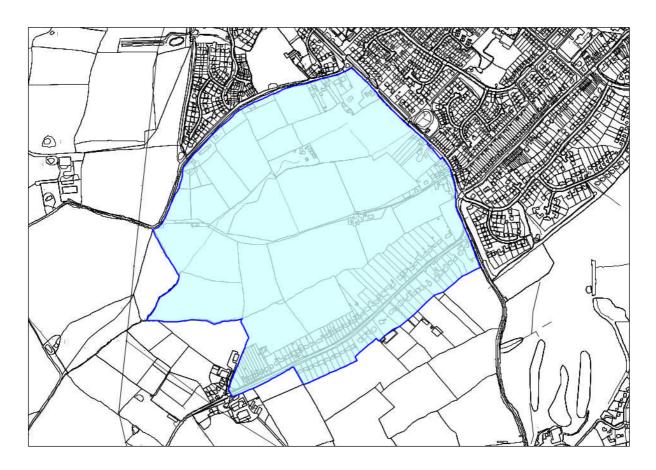
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	Consideration needs to be given to connectivity with land to the west of the railway
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TDO	
A single TPO	✓
Group TPO	
Is there a Public Right of Way on the site?	1
No	\checkmark
Yes	
Open Space & Recreation	T
Would the site result in the loss of these facilities?	Details
No	√
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	D
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 - 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	
res - 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	
grante	

Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Details
bliect access to mail/adopted toad	✓
Access to unadopted road/track	
No access	
On any of hill to contain a distribution of a	
Compatibility with adjoining uses	Dataila
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	,
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	\checkmark
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	2 3 3 3
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	\checkmark
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	\checkmark
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	200

200



Site Address:	Site Ref:	Survey Date:
Webheath ADR	2010/12	03/9/10



Ownership Details:	Site Area: 47.71 ha	
Multiple Owners	Grid Ref: SP0152 6613	
Current Land Use:		
Agriculture		
Surrounding Land Uses:		
Agriculture and residential		
Character of Surrounding Area:		
The Webheath ADR is located on the edge of Redditch and is currently in agricultural use. The site is characterised by its undulating rural 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.		
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: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	√
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadiransity Ossaliyansity O Hanitans	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details - No
	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	\checkmark
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER
impact on the existing character of the Settlement?	Protected – No
	Sensitivity - Unknown
Opportunity to enhance/no adverse impact	\checkmark
	·
Adverse impact/impact but could be mitigated	
The second secon	
Significant adverse impact that cannot be mitigated	
γ	
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)	\checkmark
	<u>'</u>
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	
Loos than coom	V
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Patturan 200m and 1600m	
Between 800m and 1600m Over 1600m	
Over 1600m	✓
Constraints to Delivery	
Level of Contamination on Site:	
None	/
	•
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	1
No	

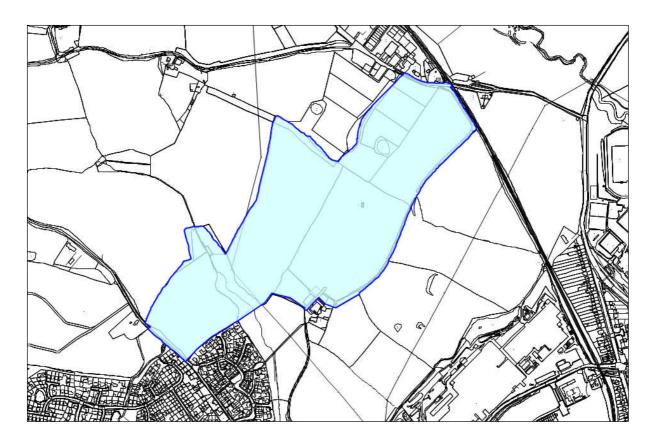
Yes, but can be overcome	Biodiversity	
Yes and cannot be overcome		
Are there TPOs on site?		
No		
A single TPO		
Group TPO	✓ BOR TPO No.72	
Is there a Public Right of Way on the site?		
No		
Yes	✓	
Open Space & Recreation		
Would the site result in the loss of these facilities?	Details	
No	✓ Structured 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		
FI		
Employment Land	Deteile	
Would development of the site result in the loss of employment land?	Details	
No	√	
Yes - <u>demonstrated</u> that land will not come forward for		
employment uses		
Yes - land is not likely to come forward for employment uses		
Yes - land is likely to come forward for employment uses		
Infrastructure Capacity		
Is the site considered adequately served by existing	Details	
infrastructure (e.g. utilities and highways) or can it be adequately served?	Details	
Sufficient infrastructure in place to serve development		
Infrastructure constraints that would require investment to	1	
overcome but can probably be addressed by developer	Highway and drainage	
contributions	issues would need to be	
	addressed by the	
	developers as part of pre- application preparation	
Significant infrastructure constraints, i.e. strategic	application preparation	
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		

Compatibility with adjoining uses		
Would development of the site for residential uses be	Details	
compatible with existing and/or proposed adjoining uses?		
No compatibility issues	\checkmark	
Insignificant or moderate compatibility issues		
Residential development considered incompatible (discount site for residential)		
Stage C		
Availability		
Is the site immediately available for development?		
Yes		
No	\checkmark	
What is the predominant land type on the site?	Details	
Brownfield or Greenfield within or adjacent to a settlement		
Therefore available within 0 - 5 years ADR		
Therefore available within 5 - 10 years	\checkmark	
Green Belt		
Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress site for development	Details	
Yes, or issues which can be resolved within 5 years	\checkmark	
Possibly, or with issues which can be resolved within 10	√	
years	·	
No, issues which cannot be resolved		
Appropriate timeframe for development?	Details	
0-5 years	√ ₍₂₃₄₎	
5-10 years	√ ₍₃₆₆₎	
10years +		
Potential Residential Yield		
Appropriate Density	Total number of Dwellings	

No access

234 & 366

Site Address:	Site Ref:	Survey Date:
Brockhill East Green Belt	2010/13	03/9/10



Ownership Details:	Site Area: 27.73 ha	
Multiple owners	Grid Ref: SP0329 6894	
Current Land Use:		
Green Belt - agricultural		
Surrounding Land Uses:		
Land on northern edge of the Borough, adjacent employment.	t to ADR, and Brockhill estate and	
Character of Surrounding Area:		
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.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	iils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

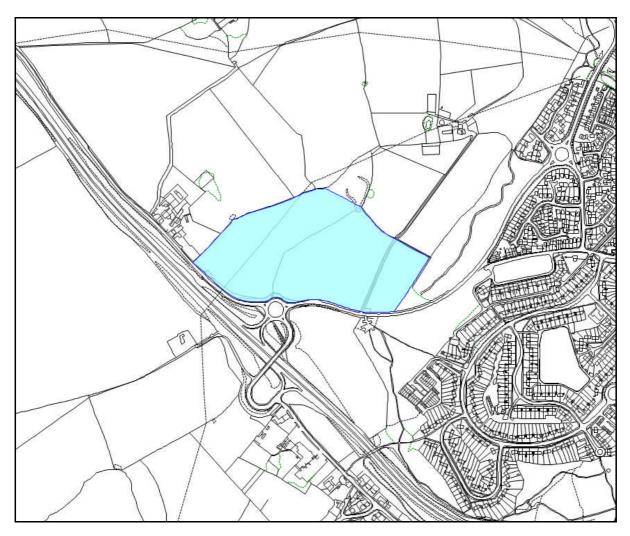
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	<u></u>
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	Stratogy
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER indicates high
impact on the existing character of the Settlement?	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	\checkmark
Access to services and facilities	
Walking distance to nearest first school:	T
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:	T
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	riigii prosouro gas pipeiirio	
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		
Onen Space & Bearaction		
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	Details	
employment land?		
No	\checkmark	
Yes - demonstrated that land will not come forward for		
employment uses		
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses		
res - land is likely to come forward for employment uses	<u> </u>	
Infrastructure Capacity		
Is the site considered adequately served by existing	Details	
infrastructure (e.g. utilities and highways) or can it be		
adequately served?		
Sufficient infrastructure in place to serve development		
Infrastructure constraints that would require investment to	✓ Highway and drainage	
overcome but can probably be addressed by developer contributions	issues are being addressed	
Contributions	by the developers as part of	
Significant infrastructure constraints, i.e. strategic	pre-application preparations	
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	1		
Would development of the site for residential uses be	Details		
compatible with existing and/or proposed adjoining uses? No compatibility issues			
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 +			
Detential Desidential Viola			
Potential Residential Yield	Total number of Dwallings		
Appropriate Density	Total number of Dwellings 400		
	400		

Site Address:	Site Ref:	Survey Date:
Foxlydiate Green Belt	2010/14	03/9/10
Map updated for 2011 publication		



Ownership Details: Multiple owners	Site Area: 9.86 ha (updated 2011) Grid Ref: SP0161 6775	
Current Land Use:		
Green Belt – agricultural use		
Surrounding Land Uses:		
Green belt, Special Wildlife Site, Local Nature R	eserve, Residential	
Character of Surrounding Area:		
Predominantly undulating Green Belt at the north western entrance to the town. Site separated from nearby housing by community woodland and other wildlife/wooded sites. Nearby housing comprises of the new Brockhill development (completed early 2000's) and Batchley – 1950's 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)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadivaraity Candivaraity & Haritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	Details - NO
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	D . "
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER
impact on the existing character of the Settlement?	Protected – No
	Sensitivity - Unknown
Opportunity to enhance/no adverse impact	\checkmark
	·
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	<u> </u>
, , ,	Y
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Г	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	\checkmark
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	\checkmark
Over 1600m	
Walking distance to nearest health facilities:	<u> </u>
Less than 800m	
Less than oom	
Between 800m and 1600m	√
Over 4000m	
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
Vec and connet he every are	High pressure gas pipeline
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	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 any 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	Some issues regarding access upgrades at
Access to unadopted road/track	Foxlydiate roundabout
to an analytical today flater	ĺ

No access

Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	\checkmark
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green Belt	\checkmark
Therefore available beyond 10 years	<u> </u>
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	V
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
Annua mista tima fuama fan days lawara 10	D-1-9-
Appropriate timeframe for development?	Details
0-5 vears	

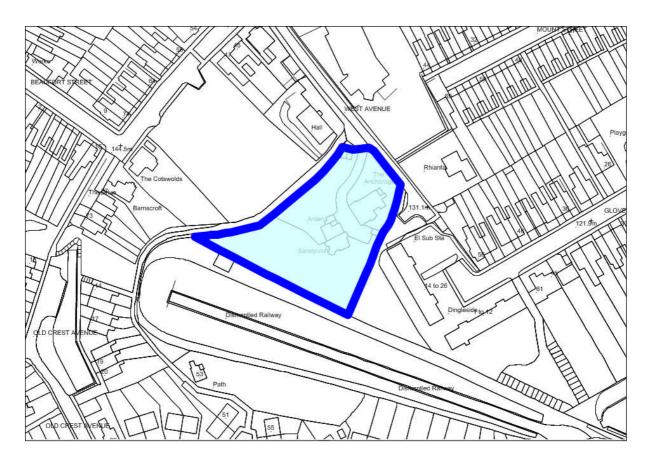
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	150
	(updated 2011)

5-10 years 10years +

Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
'Sandycroft', West Avenue	2010/27	03/9/10







Ownership Details:	Site Area: 0.35 ha	
Multiple owners	Grid Ref : SP0419 6705	
Current Land Use:		
Day Nursery (Sure Start)		
Surrounding Land Uses:		
Residential, sport & youth Centre, day nursery, r	esidential care home	
Character of Surrounding Area:		
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. There is some mature tree planting in and around the site which may potentially reduce the capacity.		
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: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	√
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
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	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	\checkmark
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	\checkmark
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	<u>√</u>
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	,
Less than 800m	<u>√</u>
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	\checkmark
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	\checkmark
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	
ı	

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

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

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

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

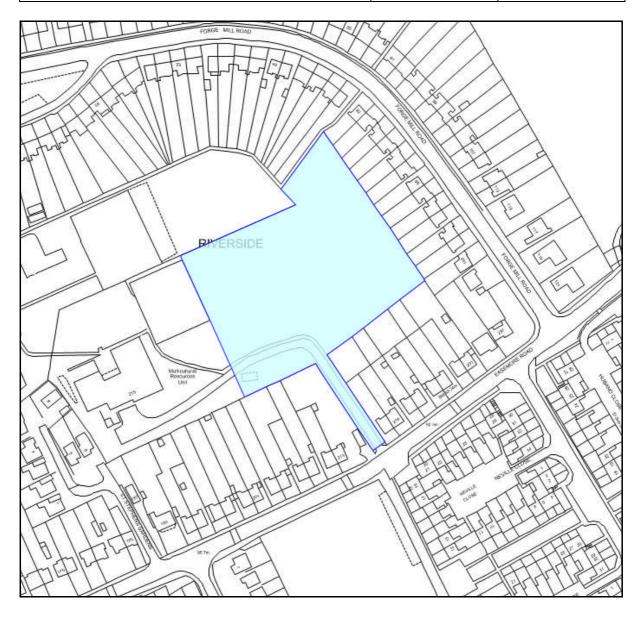
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	√
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
30 dwellings per hectare	10

Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Former St. Stephen's School playing field	2011/02	13/6/2011



Ownership Details:	Site Area: 0.96 ha	
WCC	Grid Ref: SP0489 6837	
Current Land Use:		
Restricted open space		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
1960s private and council housing estates		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Landowner		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER 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)	\checkmark
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	√
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

Constraints to Delivery	
Level of Contamination on Site:	
None	\checkmark
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	✓
	Road access limits site capacity to 22 dwellings
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	\checkmark
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No ✓	
Yes	
Onen Chase & Bearestian	
Open Space & Recreation	Deteile
Would the site result in the loss of these facilities?	Details

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	
	1

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	Access road would limit development capacity to 22 dwellings
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	√ mid 2012
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	\checkmark
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	22





Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix A - Included Sites Date: April 2012

0908 ref: 0558





Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Survey Date: 16/6/11

Site Address:	Site Ref:
Brockhill East	2011/03

Ownership Details:		Site Area:
Private		1.0 Ha
		Grid Ref:
		SP0317 6833
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Jan		
Residential, open space, ADR, Gre	en Belt	
Character of Surrounding Area:		
1950s former council estate, 2000s	private ho	using 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)		
(including most recent ownership details)		
Detailed Planning Permission:	⊠ De	tails: 10/008 - 14 dwellings
Outline Planning Permission:		
Previous Local Plan Allocation:		

Stage A	
Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within or	
adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or	\checkmark
adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt)	
that is not within, or adjoining any settlement and is	
within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for	
Redditch needs beyond the Redditch Borough	
Boundary	
(site to be assessed under separate study)	
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 ot	her site of
designated international, regional or local value, or affective	
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 environme	nt
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	HER
the site impact on the existing character of the	Protected – No
Settlement?	Sensitivity - Unknown
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	1
Access to Public Transport	
Is the site well related to a bus stop (or railway	Details
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	
Less than 1.5km	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	✓
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	
Г	
Highway Access	Deteile
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 resid		Details
compatible with existing and/or propose	ed adjoining	
uses?		
No compatibility issues		\checkmark
Insignificant or moderate compatibility i		
Residential development considered in		
(discount site for residential)	compatible	
(discount site for residential)		
Stage C		
Availability		
Is the site immediately available for dev	velonment?	
-	сюринент:	
Yes		y
No		D. C. T.
What is the predominant land type on the		Details
Brownfield or Greenfield within or adjac	ent to a	✓
settlement		
Therefore available within 0 - 5 years		
ADR		
Therefore available within 5 - 10 years		
Green Belt		
Therefore available beyond 10 years		
Achiovability		
Achievability Willingness of landowner to progress si	to for	Details
Willingness of landowner to progress site for		Details
development Yes, or issues which can be resolved within 5 years		
res, 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		
Г		T
Appropriate timeframe for developm	ent?	Details
0-5 years		✓
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density Total number of		
		14



Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Survey Date: 14/6/11

Site Address: Site Ref: Former Dorothy Terry House, Evesham Road 2001/04

Ownership Details:		Site Area:
Private		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 ma	in road
Previous Source: (e.g. BORLP3, UCS,	WYG Report, omis	ssion site, other)
New Source: (e.g. landowner, developer	etc)	
Developer		
Relevant Planning History:		
(including most recent ownership details)		
Deteiled Dienning Dermissien.	☑ Dete:	a. 10/127 12 no 1 and 2
Detailed Planning Permission:	□ Detail	s: 10/137 – 42 no. 1 and 2
		bed flats for dementia
		sufferers
Outline Planning Permissions		
Outline Planning Permission:		
Previous Local Plan Allocation:	П	
i icvious Locai i iaii Ailocationi.		

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environme	nt
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	HER
the site impact on the existing character of the	Protected – No
Settlement?	Sensitivity - Unknown
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Contain ability a	
Sustainability:	
Access to Public Transport	Dataila
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	
A A A A A A A A A A A A A A A A A A A	
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	./
Less than oom	V
Between 800m and 1600m	
Over 1600m	
Walking distance to perpet health facilities:	
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	Details	
employment land?		
No		✓
Yes - demonstrated that land will not come forward for		
employment uses		
Yes - land is not likely to come forward for employment		
uses		
Yes - land is likely to come forward for employment		
uses		
Infrastructure Capacity		
Is the site considered adequately served by existing	Details	
infrastructure (e.g. utilities and highways) or can it be adequately served?		
Sufficient infrastructure in place to serve development		✓
Infrastructure constraints that would require		
investment to overcome but can probably be		
addressed by developer contributions		
Significant infrastructure constraints, i.e. strategic		
infrastructure required which may require Government		
grants		
Highway Access		
Can the site be accessed by vehicle from the highway?	Details	
Direct access to main/adopted road		√
'		
Access to unadopted road/track		
No access		
Compatibility with adjoining uses		-
Would development of the site for residential uses be	Details	
compatible with existing and/or proposed adjoining uses?		
No compatibility issues		✓
Insignificant or moderate compatibility issues		
Residential development considered incompatible		
(discount site for residential)		

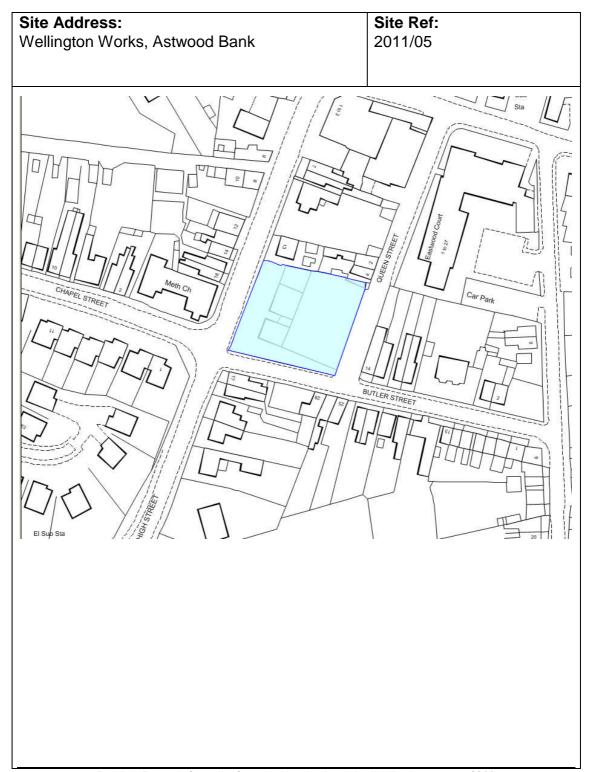
Stano C		
Stage C Availability		
Is the site immediately available for dev	relonment?	
	Сюринсти:	./
Yes		V
No	:: 0	D ("
What is the predominant land type on the		Details
Brownfield or Greenfield within or adjact settlement	ent to a	✓
Therefore available within 0 - 5 years		
ADR		
Therefore available within 5 - 10 years		
Green Belt		
Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress si	te for	Details
development		2 o tamo
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 developm	ent?	Details
0-5 years		√
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density	Total number of	
	42	2 (41 net)



Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Survey Date: 14/6/11



Ownership Details:		Site Area:
Private		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 2	20 th century	ry dwellings
Previous Source: (e.g. BORLP3, UCS,	WYG Report,	rt, omission site, other)
New Source: (e.g. landowner, developer	etc)	
Developer		
Relevant Planning History:		
(including most recent ownership details)		
Detailed Planning Parmissions	⊠ De	Octoile: 10/154 7 dwellings
Detailed Planning Permission:		Details: 10/154 – 7 dwellings
Outline Planning Permissions		
Outline Planning Permission:		
Previous Local Plan Allocation:		
FIEVIOUS LOCAL FIAIT AHOCALION.		

Stage A		
Conformity with Strategic Policy for Development	Details	
Distribution/Settlement Hierarchy		
Brownfield (previously developed) site that is within or	√	
adjoining a settlement and is within Redditch Borough	,	
Greenfield or Green Belt site which is within or		
adjoining a settlement and is within Redditch Borough		
Any site (either brownfield, Greenfield or Green Belt)		
that is not within, or adjoining any settlement and is		
within Redditch Borough – site will be discounted		
Any site which falls within the WYG Study Boundary		
which may form part of a direction of growth for		
Redditch needs beyond the Redditch Borough Boundary		
(site to be assessed under separate study)		
(cite to be deceeded under departate study)	ı	
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		
designated international, regional or local value, or affect		
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:	1	
Opportunity to enhance/no significant adverse impact		
Significant adverse impact (mitigation to be explored)		
Significant adverse impact – site will be discounted		
unless it can be demonstrated that mitigation can be		
successfully introduced		
Land at risk of Flooding		
Is the site in an area of known flooding risk?	Details	
No: Little/no risk of flooding	Details ./	
Tio. Ettio/fie field of flooding	v	
Yes:	<u> </u>	
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		
Laurageafully introduced		
successfully introduced		

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environme	nt
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	HER
the site impact on the existing character of the	Protected – No
Settlement?	Sensitivity - Unknown
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability	
Sustainability:	
Access to Public Transport	Details
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	√
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Leas than 1.5km	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	√
	•
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
	V
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	Details	
employment land?		
No		\checkmark
Yes - demonstrated that land will not come forward for		
employment uses		
Yes - land is not likely to come forward for employment		
uses		
Yes - land is likely to come forward for employment		
uses		
Infrastructure Capacity		
Is the site considered adequately served by existing	Details	
infrastructure (e.g. utilities and highways) or can it be adequately served?		
Sufficient infrastructure in place to serve development		✓
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	Details	
highway?		
Direct access to main/adopted road		✓
Access to unadopted road/track		
No access		
Compatibility with adjoining uses		
Would development of the site for residential uses be	Details	
compatible with existing and/or proposed adjoining uses?		
No compatibility issues		✓
Insignificant or moderate compatibility issues		
Residential development considered incompatible		
Residential development considered incompatible (discount site for residential)		

Stage C		
Availability		
Is the site immediately available for dev	elopment?	
Yes		✓
No		
What is the predominant land type on the	ne site?	Details
Brownfield or Greenfield within or adjact settlement	ent to a	✓
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 si	te for	Details
development		
Yes, or issues which can be resolved w	ithin 5 years	✓
Possibly, or with issues which can be re	esolved within	
10 years		
No, issues which cannot be resolved		
Appropriate timeframe for developm	ent?	Details
0-5 years		\checkmark
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density	Total number of	Dwellings
		7



HOUSING SITE ANALYSIS FORM

Survey Date: 9/8/11

Site Address:	Site Ref:
Birchfield Road	2011/06
	73-7-7-7-7-7-7-7-7-7-7-7-7-7-7-7-7-7-7-

Ownership Details:	Site Area:
Private	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: Estal fringe of the Borough	blished residential area on the urban
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:	Details:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Comments: Green Belt land that is currently the sub	piect of a Green Belt boundary roviow
Oreen Deit iand that is currently the sub	rect of a Giberi Dell Doullary leview.

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	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within or	
adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or	✓
adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt)	
that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary	
which may form part of a direction of growth for	
Redditch needs beyond the Redditch Borough	
Boundary	
(site to be assessed under separate study)	
1 22 22 21	·
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 ot	
designated international, regional or local value, or affect	
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:	√
Yes: Opportunity to enhance/no significant adverse impact	✓
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)	✓
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted	
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	
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted	
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	
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding	√ Details
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
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding	✓ Details
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
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? No: Little/no risk of flooding	Details ✓
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? No: Little/no risk of flooding Yes:	Details ✓
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? No: Little/no risk of flooding Yes:	Details ✓
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? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk	Details ✓
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? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	Details ✓
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? 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	Details 🗸
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? 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	Details ✓
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? 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	Details 🗸

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environmen	nt
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	HER
the site impact on the existing character of the	Protected – No
Settlement?	Sensitivity - Unknown
Opportunity to enhance/no adverse impact	Cerisitivity - Officiowit
Opportunity to enhance/no adverse impact	V
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
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		
\checkmark		
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	Details	
employment land?		
No		\checkmark
Yes - <u>demonstrated</u> that land will not come forward for		
employment uses		
Yes - land is not likely to come forward for employment		
uses		
Yes - land is likely to come forward for employment		
uses		
Infrastructure Capacity		
Is the site considered adequately served by existing	Details	
infrastructure (e.g. utilities and highways) or can it be		
adequately served?		
Sufficient infrastructure in place to serve development		√
		•
Infrastructure constraints that would require		
investment to overcome but can probably be		
addressed by developer contributions		
Significant infrastructure constraints, i.e. strategic		
infrastructure required which may require Government		
grants		
Highway Access		
Can the site be accessed by vehicle from the	Details	
highway?		
Direct access to main/adopted road		√
, and a second s		•
Access to unadopted road/track		
'		
No access		
Compatibility with adjoining uses		
Would development of the site for residential uses be	Details	
compatible with existing and/or proposed adjoining		
uses?		
No compatibility issues		√
companionly rooms		₩
Insignificant or moderate compatibility issues		
gggggggg		
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	D ()
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	✓ No LOQ at time
10 years	of publication but
	landowner has
	shown previous
	interest in bringing
	this site forward
No, issues which cannot be resolved	

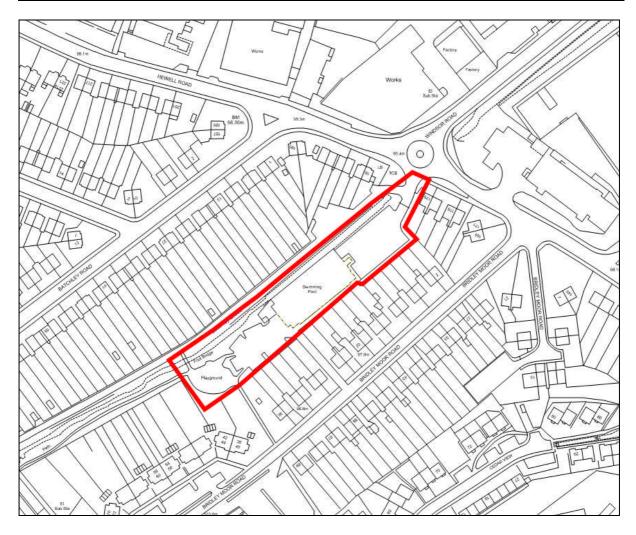
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	
10years +	✓

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	22



HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Former Hewell Road swimming baths	2012/01	14/5/2012
	(WYG03)	



Ownership Details:	Site Area: 0.56 ha	
RBC	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 industria	al 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: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	√
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditcl Borough – site will be discounted	n
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadivaraity Candivaraity 9 Havitage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or	√
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
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	T
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:	1
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	T der niedde minig in
Are there TPOs on site?	
No	√
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No V	
Yes	

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

Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	<u> </u>
	•
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	Dotailo
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	\checkmark
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings

14



HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Lowans Hill Farm, Brockhill	2012/02	14/5/2012



Ownership Details:	Site Area: 0.52 ha	
Private	Grid Ref: SP0327 6868	
Current Land Use:		
Former farm buildings		
Surrounding Land Uses:		
Green Belt, ADR, agricultural uses and resident	ial	
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, om	ission site, other)	
New Source: (e.g. landowner, developer etc)		
Landowner		
Relevant Planning History: (including most recent ownership details)		
f	hils: 11/087 – 6 dwellings. Barn conversions and rebuild farmhouse following demolition due to fire	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	1
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)	
Dia disensity On a disensity O Health as	
Biodiversity, Geodiversity & Heritage	Deteile
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted No: Does the site fall within or significantly affect any other	./
site of designated international, regional or local value, or	V
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	
The state of the s	
Land at risk of Flooding	Deteile
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zono 2. Lligh riok. Cita will be disposed a value it and	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully	
introduced	
1.0000000000000000000000000000000000000	I .

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	
Overtain als ille in	
Sustainability:	
Access to Public Transport	Details
Is the site well related to a bus stop (or railway station)? Less than 400m (walking distance)	Details
Less than 400m (waiking 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	\checkmark	
Contamination that can be overcome through land remediation		
High level of contamination that cannot be realistically mitigated		
Are there any Physical Constraints on site?		
No	✓	
Yes, but can be overcome		
Yes and cannot be overcome		
Are there TPOs on site?		
No	✓	
A single TPO		
Group TPO		
Is there a Public Right of Way on the site?		
No ✓		
Yes		

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

Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	√
	•
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	<u>, </u>
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	✓
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Dotano
Access to unadopted road/track	
7 tooos to anadopted road, hash	V
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	√
Insignificant or moderate compatibility issues	
maignificant of 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	✓
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



Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix B - Excluded Sites

Date: April 2012

0908 ref: 0558



www.redditchbc.gov.uk

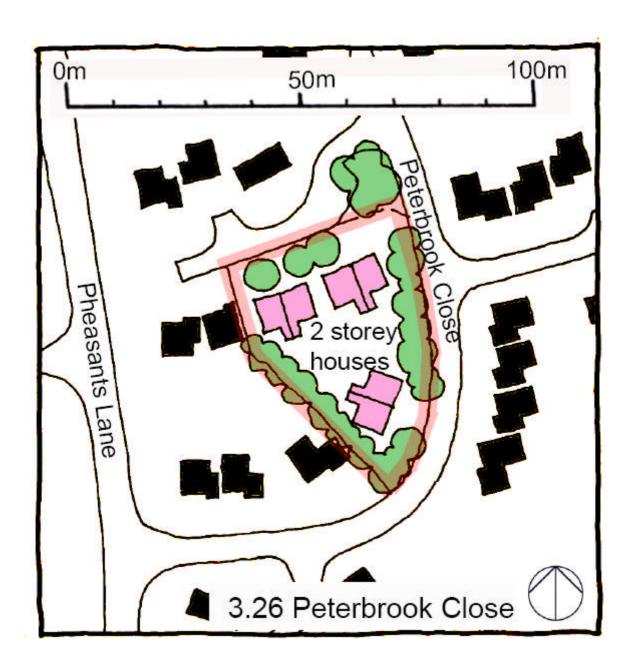
HOUSING SITE ANALYSIS FORM

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





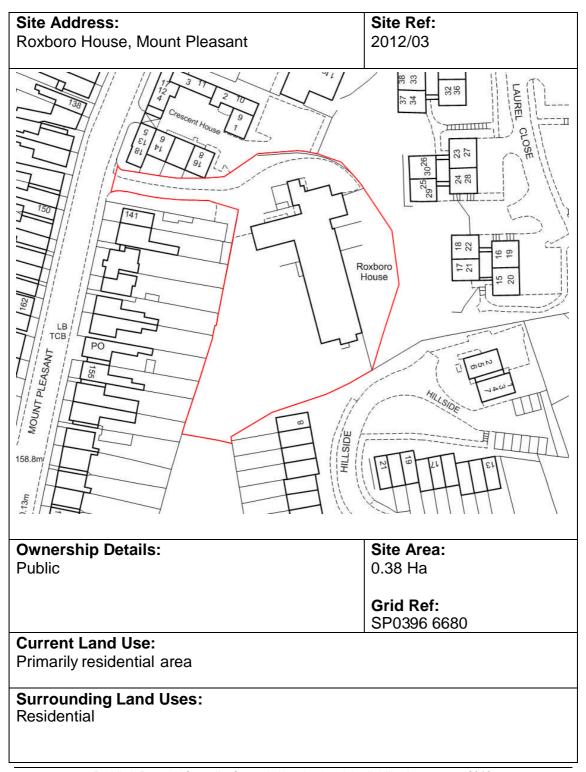
Ownership Details:	Site Area: 0.16 ha	
Redditch Borough Council	Grid Ref: SP0458 6508	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Predominantly surrounded by 3 & 4 Bed detached	ed dwelling	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
WYG Report – 6 Dwellings		
Assets disposal scheme in for 5 Dwellings		
Village Green application granted, therefore development of this site is no longer possible		





HOUSING SITE ANALYSIS FORM

Survey Date: 14/5/12



Character of Surrounding Area:		
Victorian/ Edwardian terrace/villa style properties with on street parking		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
lew Source: (e.g. landowner, developer etc) andowner		
Relevant Planning History: ncluding most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation: □		
Additional Information/ site notes:		

This site has been declared unsuitable to meet its current housing needs due to the age of the building and therefore suitable for disposal. Existing tenants have been relocated to more suitable accommodation and the building is now empty. There are currently 31 units within Roxboro House, and planning officers consider that the site would lend itself to a refurbishment scheme rather than a redevelopment scheme. Therefore, it is considered that any development opportunity would not necessarily result in an increase in the number of units on this site.



HOUSING SITE ANALYSIS FORM

Survey Date: 11/5/12

Site Address: Premier House, Hewell Road	Site Ref: 2012/04
Works Sub Sta Sub S	ENFII Os. tm Agranda
Ownership Details: Private	Site Area: 0.38 Ha
	Grid Ref: SP0354 6814
Current Land Use: Primarily employment area	
Surrounding Land Uses: Employment and residential	

Character of Surrounding Area: Aging industrial estate and 1950s Council estate				
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)				
New Source: (e.g. landowner, developer of Landowner	etc)			
Relevant Planning History: (including most recent ownership details)				
Detailed Planning Permission:	□ D	Details:		
Outline Planning Permission:				
Previous Local Plan Allocation:				

Additional Information/ site notes:

Site located within the Enfield Industrial Estate. As the revised development plan is emerging, it is clear that there is a shortfall in available land for both residential and employment purposes. Therefore, there is also a duty on the Council to identify suitable land to meet its economic growth needs as well as its housing needs.

NPPF (para 22) states that long term protection of employment sites should be avoided where there is no reasonable prospect of the site being used for that purpose. Therefore, the landowner should demonstrate that an adequate marketing strategy has been carried out for the site in accordance with the guidelines in the Employment Land Monitoring SPG (May 2003), and there is no market interest for the site and its current land use before it can be reconsidered for inclusion in the SHLAA.



HOUSING SITE ANALYSIS FORM

Survey Date: 11/5/12

Site Address: Adj. 1040 Evesham Road, Astwood Bank	Site Ref: 2012/05
	Town 148.4m
Ownership Details: Private	Site Area: 0.17 Ha
	Grid Ref: SP0428 6322
Current Land Use: Residential garden land, washed over by Green I	Belt

Surrounding Land Uses: Residential ribbon development along the A441 and open farmland, washed over by Green Belt		
Character of Surrounding Area: Residential ribbon development separating the Redditch urban area from the		
village of Astwood Bank, flanked by open farmland		
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: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/ site notes: Site located within south west Green Belt. Development in this location is currently not under consideration as part of the development plan review. It is therefore considered unacceptable for inclusion in the SHLAA		