

Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix A - Included Sites Date: April 2011

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, VBORLP3	WYG Repo	rt, omission s	site, other)
New Source: (e.g. landowner, developer e	etc)		
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:		Details:	4 dwellings under construction, 6 dwellings complete
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes Site under construction - no need to		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	T
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

Opportunity to enhance/no significant adverse impact

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

can be demonstrated that mitigation can be successfully

Yes:

introduced

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
0 4 1 1 114	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Over boom (walking distance) of inenective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Less than Lonin	
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	
Terrieulation	
High level of contamination that cannot be realistically	
mitigated	
miligated	
Are there any Physical Constraints on site?	
No	
INO	
Yes, but can be overcome	
. 55, 53, 53, 55, 55, 55, 55, 55, 55, 55,	
Vac and connet be evereeme	+

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
On an On and O Brancation	
Open Space & Recreation	Dotoilo
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 compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	

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	

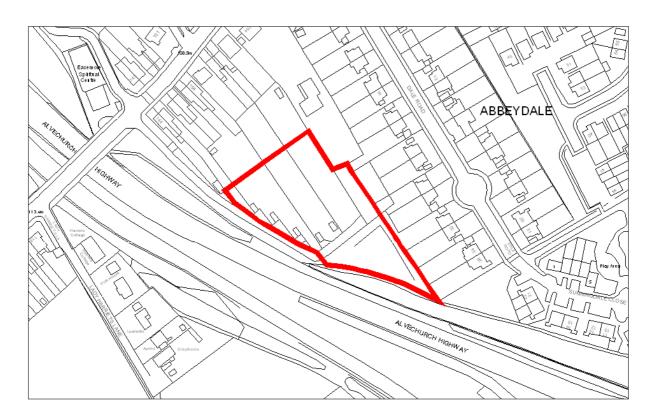
site for residential)

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	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, on BORLP3	nission site, other)
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	ails: 07/152 - 24 dwellings (lapsed)
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes: Planning of discussion regarding a revised scheme	onsent lapsed. Landowners in

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	\checkmark
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Cuetain ability	
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	
ever ever (walking distance) or menocive 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:	T
Less than 800m	
Between 800m and 1600m	
Over 1600m	
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	
9	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
Voc and connet be evereeme	

Are there TPOs on site?	
NO	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Ones Chase 9 Decreation	
Open Space & Recreation	Deteile
Would the site result in the loss of these facilities?	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?	
INO	
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	
Complete initial activation in place to conve 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?	20.0110
No compatibility issues	
, ,	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	

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

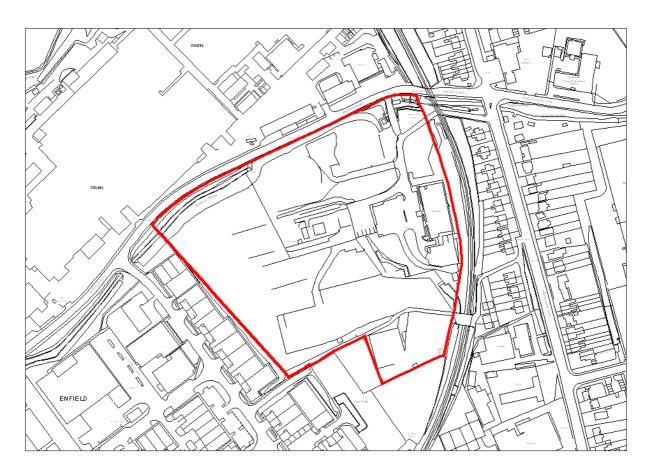
site for residential)

No, issues which cannot be resolved

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	24 dwellings

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, omission site, other) BORLP3 New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)	nils: 06/484 & 06/541 - 255 dwellings (2 phases)	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes: 115 completions to date		

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?	✓
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
0	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Over boom (walking distance) or inenective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Less than Lokin	
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	
Contemination that can be aversome through land	
Contamination that can be overcome through land remediation	
Terrieulation	
High level of contamination that cannot be realistically	
High level of contamination that cannot be realistically mitigated	
miligated	
Are there any Physical Constraints on site?	
No	
INO	
Yes, but can be overcome	
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Vac and connet be evereeme	+

A (I TDQ '' 0	
Are there TPOs on site?	I
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	<u> </u>
No	
Yes	
100	
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	
Tes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	2 3333
No	
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access Can the site be accessed by vehicle from the highway?	Details
	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	
NO decess	<u> </u>
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Botano
No compatibility issues	
The companionity located	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	\checkmark
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	\checkmark
Therefore available within 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
	140 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, omission site, other) BORLP3 windfall commitment New Source: (e.g. landowner, developer etc)				
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission:	_	ails: 06/18 (Laps	7 - 18 dwellings ed)	
Outline Planning Permission:	П	(20,00	<i>-</i>	
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	✓
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	√
offeet trees, bedgerous or cross of engient woodlend not	•

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	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
0 4 1 1 114	
Sustainability:	
Access to Public Transport	T 5. "
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Over booth (walking distance) of incheditive service	.1
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Legg than 1.0km	
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	
None	
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
Ŭ	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
Voc and connet be evereeme	

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Onen Cuesa & Beaucation	
Open Space & Recreation	Dotoilo
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?	
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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	
140 compatibility issues	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	

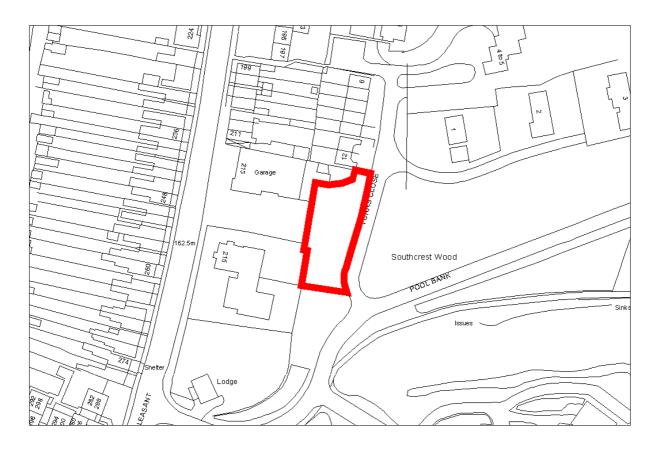
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	✓
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	√
Therefore available within 0 - 5 years	•
ADR	
Therefore available within 5 -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

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

No, issues which cannot be resolved

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	18 dwellings

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



Ownership Details:		Site	Area:	0.09ha	
Private		Gric	l Ref:	SP0390	6655
Current Land Use:					
Waste land					
Surrounding Land Uses: Residential					
Character of Surrounding Area:					
Previous Source: (e.g. BORLP3, UCS, BORLP3 windfall site New Source: (e.g. landowner, developer	•	ort, omission :	site, other	·)	
Relevant Planning History: (including most recent ownership details)					
Detailed Planning Permission:		Details:	06/37 (Laps	1 - 6 dwel ed)	llings
Outline Planning Permission:					
Previous Local Plan Allocation:					
Additional Information/site notes	s:				

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	\checkmark
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
,	
Significant adverse impact that cannot be mitigated	
Overtein at 196 m	
Sustainability:	
Access to Public Transport	Detelle
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	
Potugon 1 Ekm and 2km	
Between 1.5km and 3km Over 3km	
Walking distance to nearest local retail facilities:	I.
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?	L
No	
IVO	
Yes, but can be overcome	
,	
Ves and cannot be overcome	

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
163	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Details
140	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Too. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Betalis
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	Detelle
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Dotailo
No compatibility issues	
No compatibility issues	
No compatibility issues Insignificant or moderate compatibility issues	
· , ,	

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	
5-10 years	√
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	6 dwellings

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







Ownership Details:	Site Area: 0.52 ha	
Private	Grid Ref : SP04446495	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Open Space and Residential		
Character of Surrounding Area:		
Peaceful residential area with mix of medium and low density dwellings and parkland opposite		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
Additional LP3 Site		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
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	\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?	✓
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	Good hedgerows along west and south-eastern sides. This site borders Oakenshaw Spinney which is a "Special Wildlife Site".
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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

Zono 2. I ligh viels. Cite will be discounted unless it can be
Zone 3 – High risk – Site will be discounted unless it can be
demonstrated that mitigation can be successfully introduced

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER – Further evaluation
impact on the existing character of the Settlement?	may be required prior to
	development
Opportunity to enhance/no adverse impact	Hedgerows would need to
	be retained to north west of
	site where it abuts
	Oakenshaw Spinney.
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
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	
	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	\checkmark
Between 800m and 1600m	
Over 1600m	
- CVCI 1000III	

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	√
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	Dat "
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	√

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	
On any of the Wife could be all a business and	
Compatibility with adjoining uses	D
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 prodominant land type on the site?	Detaile
What is the predominant land type on the site? 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	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓ See letter on P870(1)
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	\checkmark
5-10 years	
10years +	
Potential Residential Yield	T
Appropriate Density	Total number of Dwellings
	16

HOUSING SITE ANALYSIS FORM

Site Address:

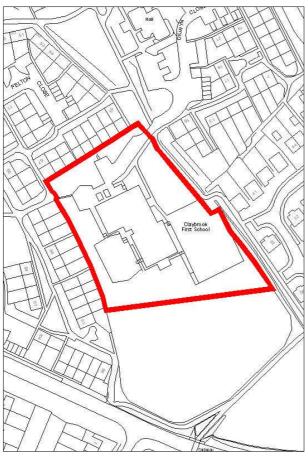
Former Claybrook School, Matchborough

Site Ref:

LPX04

Survey Date:

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environmen	nt
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	HER – Further
the site impact on the existing character of the	evaluation may be
Settlement?	required prior to
Settlement:	development
Onn orthunity to anhance /ne adverse immed	development
Opportunity to enhance/no adverse impact	✓
Advorse impost/impost but equild be mitigated	
Adverse impact/impact but could be mitigated	
Cignificant advance impact that connect he 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	
Less than oom	V
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

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

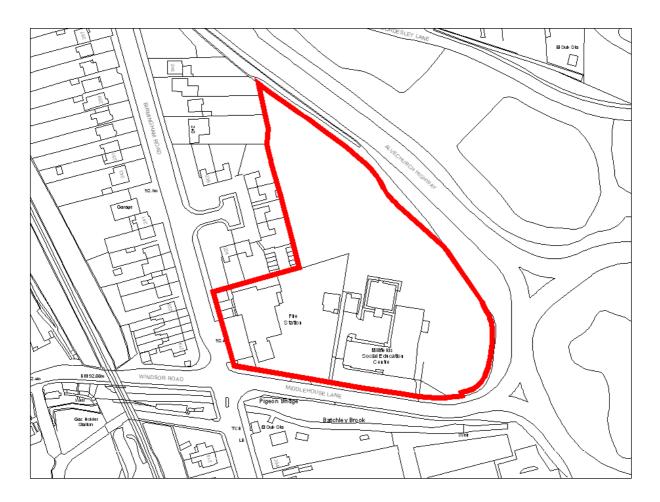
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	May need to use part of ex-playing field for access – perhaps recreation facilities could be incorporated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

[-	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
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	
Tes land is likely to come forward for employment uses	
Infractive Consolts	
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	./
	•
Infractive constraints that would require investment	
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	
giants	
[
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 to unadopted road/track	
Managan	A
No access	Access an issue at
	this stage
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 dev	elopment?		
Yes	•		\checkmark
No			
What is the predominant land type on the	ne site?	Details	
Brownfield or Greenfield within or adjact 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 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 development?		Details	
0-5 years			\checkmark
5-10 years			
10years +			
Potential Residential Yield			
Appropriate Density	Appropriate Density Total number of Dwellings		;
		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		
Ownership Details.	ole Alea. 1.00 Ha		
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	\checkmark
affect trees, hedgerows or areas of ancient woodland not	
subject to statutory protection?	
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	

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

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		

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	
in and in the second contract of the second c	
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	Detelle
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	\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	\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
	35

HOUSING SITE ANALYSIS FORM

Site Address:

Former Ipsley School Playing Field

Site Ref:

Survey Date:

LPX06 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 Re	port, omission site, other)
Additional LP3 Site		
New Source: (e.g. landowner, developer	etc)	
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:		Details:
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes	5	
Policy B(HSG).1 (28 dwellings)		
See comment on LPX07. This site present.	is com	pletely inaccessible for amenity use at

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	
Zone 2 – Low to medium 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	ent
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	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway	Details
station)?	
Less than 400m (walking distance)	√
	·
Between 400m and 800m (walking distance)	
, , ,	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	√
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	_/
	V
Between 800m and 1600m	
Over 1600m	

Walking distance to pearest health facilities:	
Walking distance to nearest health facilities: Less than 800m	
Between 800m and 1600m	\checkmark
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	
Yes and cannot be overcome	
Are there TPOs on site?	
No	√
A single TPO	
Group TPO	

Open Space & Recreation		
Would the site result in the loss of these facilities?	Details	
No	urgent need for open space here, bearing in mind all of the housing 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	built recently	

Is there a Public Right of Way on the site?

No Yes

Γ=	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	√
	V
Yes - <u>demonstrated</u> that land will not come forward	
<u> </u>	
for employment uses	
Vee lead is not likely to see a few years for	
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	
Sumcient infrastructure in place to serve development	✓
Lefter of the control of the first of the control o	
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	
Government grants	
Highway Assass	
Highway Access	Dataila
Can the site be accessed by vehicle from the	Details
highway?	
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	√
1, 7	•
Insignificant or moderate compatibility issues	
moignineant of moderate compatibility issues	
Posidential development considered incompatible	
Residential development considered incompatible	
(discount site for residential)	

Stage C			
Availability			
Is the site immediately available for de	velopment?		
Yes		\checkmark	
No			
What is the predominant land type on	the site?	Details	
Brownfield or Greenfield within or adja-	cent 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 s	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			
No, issues which cannot be resolved			
, 			
<u>'</u>			
Appropriate timeframe for development?		Details	
0-5 years		√	
•		•	
5-10 years			
10years +			
Potential Residential Yield			
Appropriate Density Total number of Dwellings			
		31	

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

HOUSING SITE ANALYSIS FORM

Site Address:

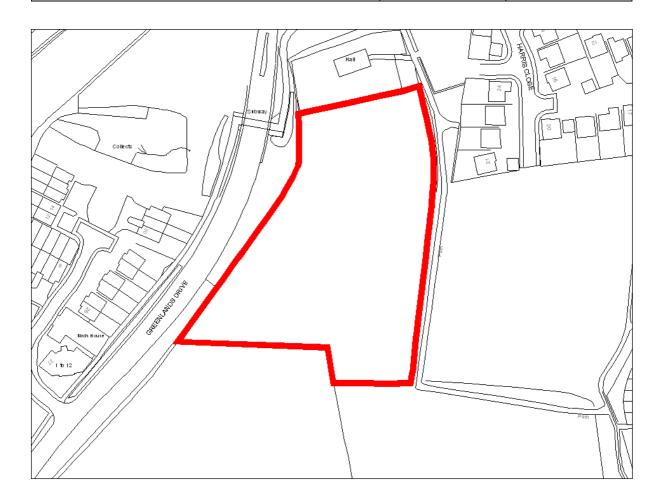
Land South of Scout Hut, Oakenshaw Road

Site Ref:

Survey Date:

LPX07

29.8.08







Ownership Details:	Site Area:	
Redditch Borough Council	1.02 ha	
	Crid Bot: CD0490 CE77	
	Grid Ref: SP0489 6577	
Current Land Use:	1	
Open Space		
Surrounding Land Uses:		
Open Space and Residential		
Character of Surrounding Area:		
grander or carrountaining		
Predominantly 3 & 4 Bed detached dwellings		
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)	
Now Courses ()		
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 P/USC) 1 (21 dwellings)		
Policy B(HSG).1 (31 dwellings)		
Access may be via Harris Close, which is predo	minantly 3 & 4 bed detached	
dwellings. This site should be developed in conj		
between the two sites is intimidating and routes		
better natural surveillance. This site is predomin	•	
useful amenity land and there are pitches adjacent which could be enhanced as		
part of this development.		
Accord through accusts' car park into the site. Car park in many state of your in A		
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.		

Olage A	D	
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		
within Reduiton Borough – site will be discounted		
Any site which falls within the WYG Study Boundary		
which may form part of a direction of growth for		
Redditch needs beyond the Redditch Borough		
Boundary		
(site to be assessed under separate study)		
(one to be deceded under coparate study)		
	<u> </u>	
Biodiversity, Geodiversity & Heritage		
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 other site of		
designated international, regional or local value, or affe		
flora or fauna? Does the site affect trees, hedgerows or		
	areas or ariolem	
woodland not subject to statutory protection? ✓		
No: No significant adverse impact on biodiversity		
Yes:		
Opportunity to enhance/no significant adverse impact	✓ Good hedgerows all the	
	_	
	way round the site,	
	particularly thick	
	hedgerows with mature	
	trees on the west side (an	
	important habitat)	
Significant adverse impact (mitigation to be explored)		
Significant adverse impact – site will be discounted		
unless it can be demonstrated that mitigation can be		
successfully introduced		
Land at risk of Flooding		
Is the site in an area of known flooding risk?	Details	
No: Little/no risk of flooding	/	
110. Ettio/110 flott of flooding	Y	

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

Walking distance to nearest health facilities:		
Less than 800m		
Between 800m and 1600m	\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	✓
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	vurgent need for open space here, bearing in mind all of the housing built recently
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	
Yes. No possibility of replacement provision	

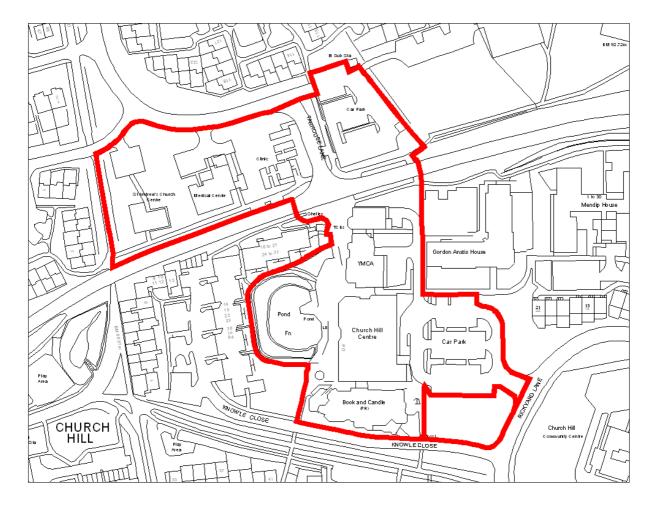
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment uses	
Infractive Consoite	
Infrastructure Capacity	Details
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	
Sufficient infrastructure in place to serve development	
Sumicient infrastructure in place to serve development	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 coope	
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	./
The companionty located	v
Insignificant or moderate compatibility issues	
- 5	
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 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		
Achievability		
Willingness of landowner to progress sidevelopment	te for	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	ent?	Details
0-5 years		√
5-10 years		
10years +		
Potential Residential Yield		
		Dwellings
- · · · · · · · · · · · · · · · · · · ·		32
		<i>52</i>

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

HOUSING SITE ANALYSIS FORM

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







Ownership Details:	Site Area:		
	0.00 7 0		
Redditch Borough Council	2.25 ha		
	Grid Ref: SP0652 6864		
Current Land Use:			
Current Land Ose.			
District Centre			
Surrounding Land Uses:			
-			
Residential			
Character of Surrounding Area:			
Now town district control looking dated and in	and of regeneration		
New town district centre – looking dated and in r Previous Source: (e.g. BORLP3, UCS, WYG Report, om	-		
rievious Source. (e.g. BORLP3, OCS, WYG Report, offi	ission site, other)		
Core strategy strategic site			
6, 6			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
(including most recent ownership details)			
Detailed Planning Permission: Detail	ls:		
_			
Outline Planning Permission:			
Previous Local Plan Allocation:			
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)			
Diadinamita Occalinamita O Haritana			
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details		
Yes: Site will be discounted			
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?			
No: No significant adverse impact on biodiversity	√		
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 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				
Sustainahility				
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				
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	
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	√
Onen Chara & Decreation	
Open Space & Recreation Would the site result in the loss of these facilities?	Details
No	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	

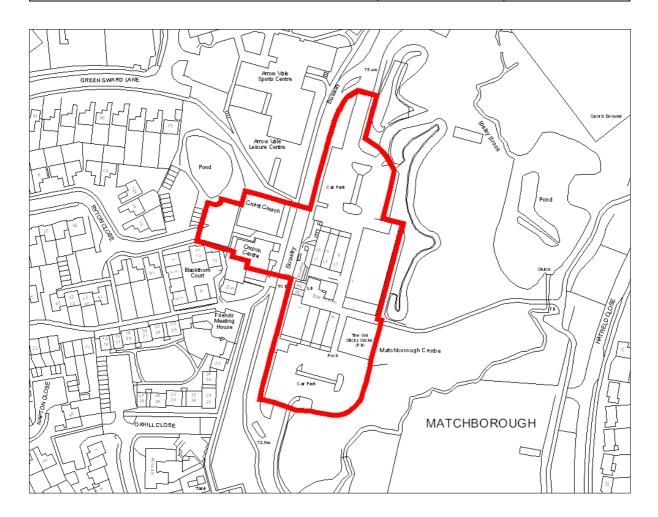
Employment Land	
	Deteile
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Yes - demonstrated that land will not come forward for	
employment uses	
Compleyment does	
Very level to not the but a constant and for a content of	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment	
uses	
4363	
In face to contain a face of the	
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	
Sumdent infrastructure in place to serve development	V
Infrastructure constraints that would require	
investment to overcome but can probably be	
addressed by developer contributions	
Cignificant infrastructure constraints is a stratagic	
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?	Botano
C ,	
Direct access to main/adopted road	✓
Access to unadopted road/track	
· ·	
No access	
110 00000	
Commodibility with adjoining was a	
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	/
Two companionity issues	Y
Insignificant or moderate compatibility issues	
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
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
	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 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	
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	

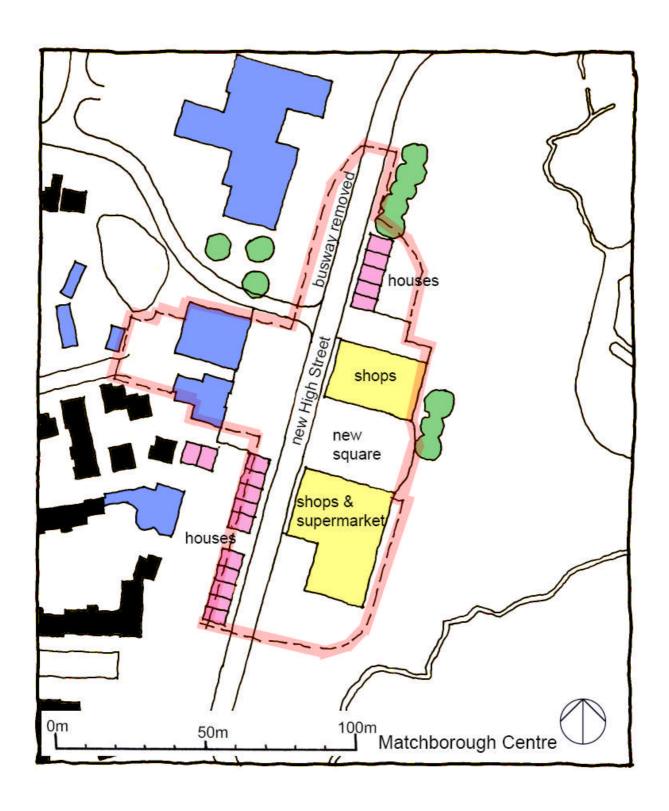
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environmer	nt
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – further evaluation may be 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	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	,
Less than 800m	√
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	√
Over 1600m	

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

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	√
Infractive constraints that would require	
Infrastructure constraints that would require	
investment to overcome but can probably be	
addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
grante	
Highway Access	[
Can the site be accessed by vehicle from the	Details
highway?	
Direct access to main/adopted road	✓
Access to was dented used/two sky	
Access to unadopted road/track	
No access	
TVO decess	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining	
uses?	
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible	
(discount site for residential)	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	17



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





Ownership Details:	Site Area: 0.16 ha	
Redditch Borough Council	Grid Ref: 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, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
WYG Report – 6 Dwellings		
Assets disposal scheme in for 5 Dwellings		
Village Green application could halt development of this site		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	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	hedgerows/shelter belt occurs on 2 sides of the site. Hedgerows would need to be retained to north west of site where it abuts Oakenshaw Spinney.
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
[
Land at risk of Flooding	D-1-9-
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	√
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	\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	\checkmark
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
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	

Are there any Physical Constraints on site?	
No	\checkmark
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	I
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	\checkmark
Yes	L
,	
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	
Fundament Land	
Employment Land Would development of the site result in the loss of	Details
would development of the site result in the loss of	Details
omployment land?	
employment land?	/
employment land? No	√
No	✓
	√
No Yes - <u>demonstrated</u> that land will not come forward for	√
Yes - <u>demonstrated</u> that land will not come forward for employment uses	√
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	✓
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	
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
Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
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Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer	Details
Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	Details
Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic	Details
Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	Details
Yes - 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 Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	Details
Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants Highway Access	✓
Yes - 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 Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants Highway Access Can the site be accessed by vehicle from the highway?	Details Details
Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants Highway Access	✓
Yes - 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 Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants Highway Access Can the site be accessed by vehicle from the highway?	✓

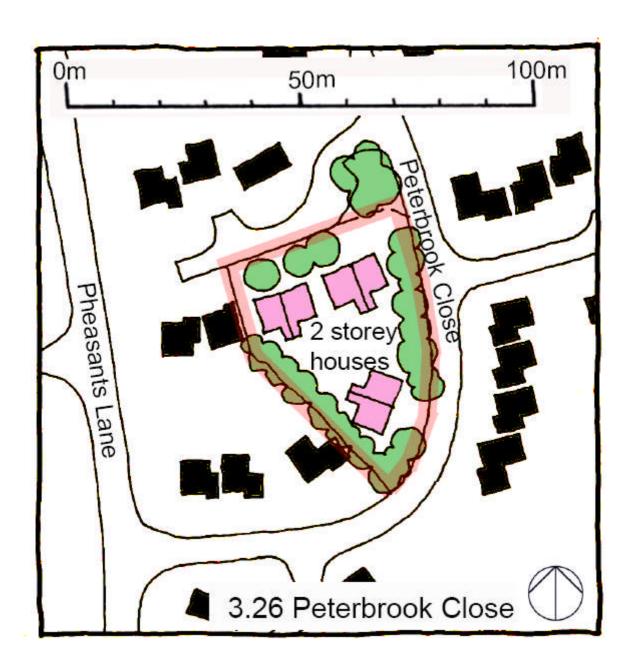
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

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



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







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

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

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

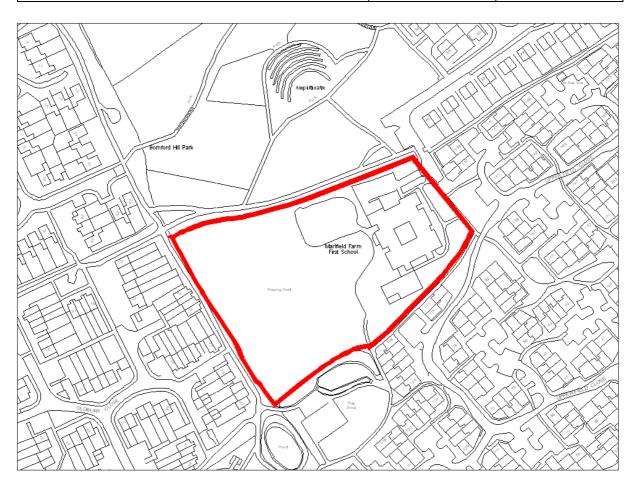
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER should be contacted prior to development – high sensitivity
Opportunity to enhance/no adverse impact	Enhance - previous building was derelict and run down
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	T 5 . "
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	√
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
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	NT TPO 5
Is there a Public Right of Way on the site?	
No V	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	- Details
	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 - <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	
Informations Consister	
Infrastructure Capacity	B
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	D
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	✓
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development? Yes	
res	√
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	
Therefore available within 5 - 10 years Green Belt	
Therefore available beyond 10 years	
Achievability	Dete://e
Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years	Details
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	
Appropriate timeframe for development?	Details
0-5 years	√
•	Y
5-10 years 10years +	
TOYGAIS T	1
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
• • •	1.1

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 r corporation housing.	esidential is high density ex-		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	sission site, other)		
WYG Report			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
WYG Report – 29 Dwellings			
Site bounded on three sides by high density ex-corporation housing.			
Access via Redstone close, which is private semi-detached development. Due to surrounding high density housing, significant provision should be made for 'useful' open space as part of a comprehensive development scheme.			

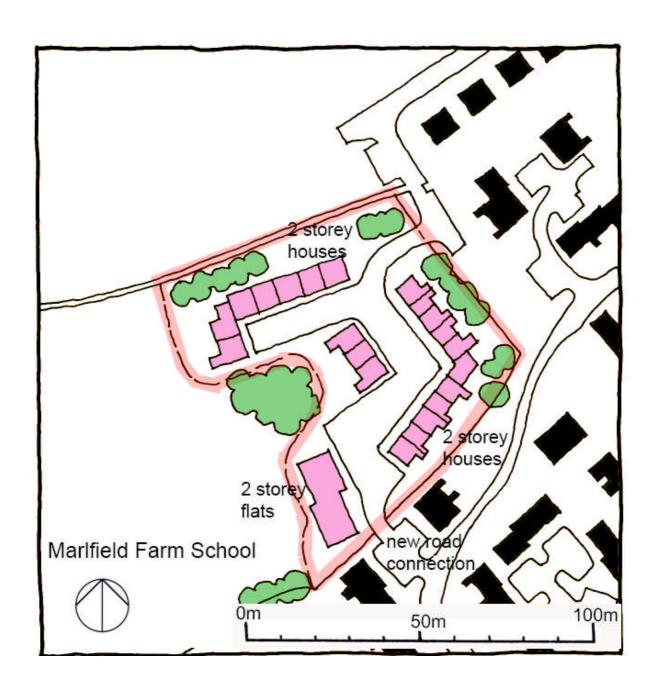
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	√
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

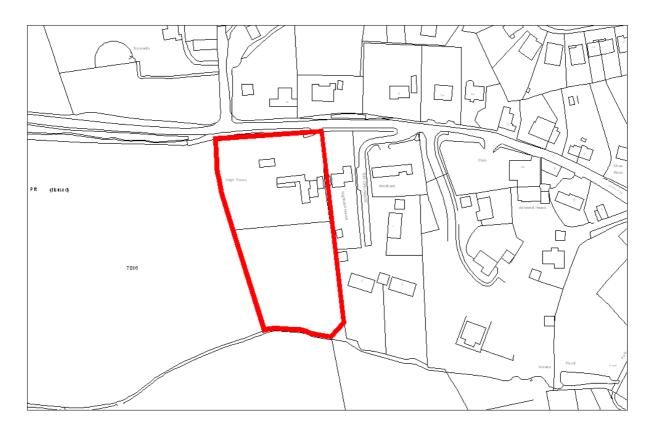
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	Details
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	/
	•
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	
	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	
Detrices deciri and recent	
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	
magatod	
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	NT TPO 8
Is there a Public Right of Way on the site?	
13 there a r abile raght or way on the site:	
No V	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Dotano
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
res. No possibility of replacement provision	V
Frankson and Land	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	\checkmark
· ·	¥

Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓ Via Redstone Close
A second to the depth of wood/two of	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?	Details
No compatibility issues	/
' '	V
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
0(-, -, -, 0	
Stage C	
Availability	
Is the site immediately available for development? Yes	
res	✓
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	Details
•	V
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Deteile
0-5 years	<u>Details</u>
U-3 years	✓
5-10 years	
10years +	
Potential Residential Yield	I =
Appropriate Density	Total number of Dwellings
	53



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





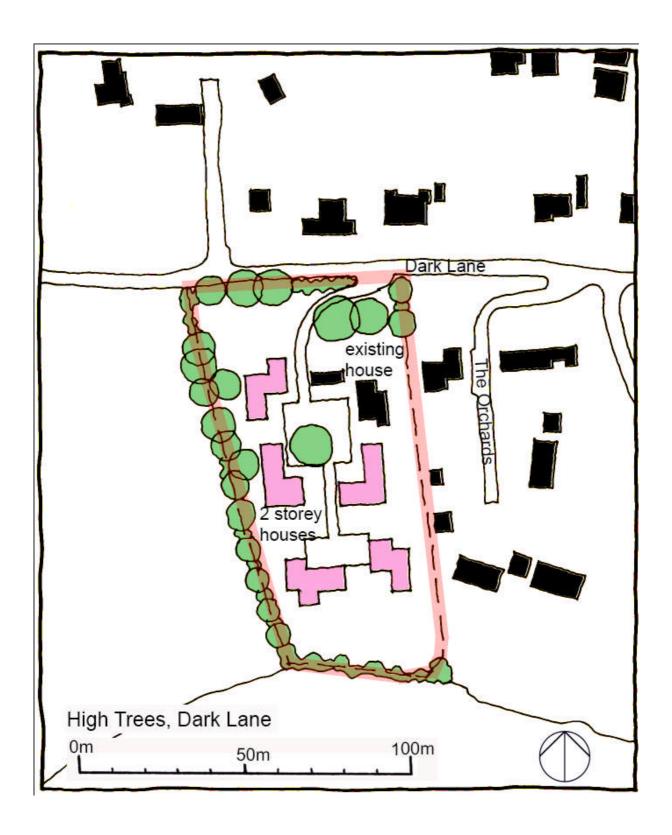
Ownership Details:	Site Area:	0.7 ha
Private	Grid Ref:	SP0380 6218
Current Land Use:		
Residential		
Surrounding Land Uses:		
Executive dwellings & traditional village settleme	ent developm	ent
Character of Surrounding Area:		
Rural lane with large 4 & 5 bed dwellings		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other))
WYG Report		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
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	\checkmark
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	\checkmark
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
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)	
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
Between 800m and 1600m	
Over 1600m	
C V 01 1000111	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Ocates in the teacher and the contract through lead	
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	\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	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Stage C Availability	
Is the site immediately available for development?	
Yes	✓
No	
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	ŕ
ADR Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\checkmark
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	√
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
•	5



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 20 th 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.		

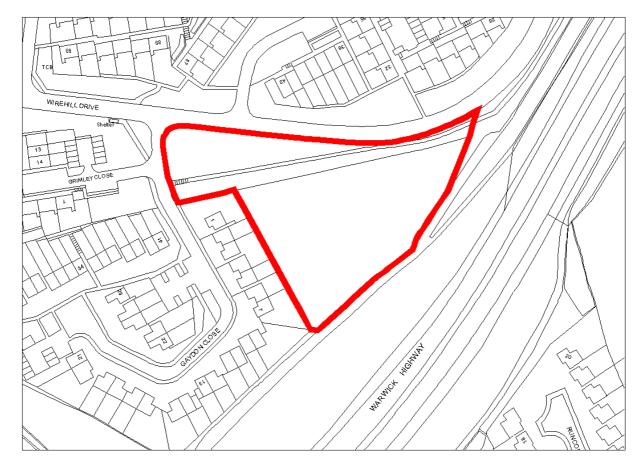
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	√
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch 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	
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)	3.2.2.
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land 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	

Otraca 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	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
Significant adverse impact that cannot be mitigated	
Oigninoant daverse 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)	/
Detrice on 400m and 900m (wellsing distance)	Y
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to complete and facilities	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	√
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Over 1600m	
Walking distance to nearest health facilities: Less than 800m	
	V
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Constraints to Delivery Level of Contamination on Site:	
None	
Contamination that can be overcome through land	\checkmark
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 - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	

Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	√
'	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	
Ourselve at 196 m	
Sustainability:	
Access to Public Transport Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	Details
Less than 400m (walking distance)	\checkmark
Between 400m and 800m (walking distance)	
Detwoon from and open (wanting distance)	
Over 800m (walking distance) or ineffective service	
3	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	\checkmark
Detroises A. Share and Ohne	
Between 1.5km and 3km	
Over 3km	
Over Skill	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	√
	•
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Detween 800m and 1000m	V
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	
Vac but can be averaged	
Yes, but can be overcome	✓
	Apparently land is made of
	unconsolidated soil from
	when highways were built -
	Investigation needed prior to
	development
Yes and cannot be overcome	
Are there TPOs on site?	
No	
	V
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	
Tes. No possibility of replacement provision	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?	
No	\checkmark
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	\checkmark
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	

Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	\checkmark
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	√
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	√
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 +	
Γ=	
Potential Residential Yield	T
Appropriate Density	Total number of Dwellings
	15



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







Site Area: 0.40 ha		
Grid Ref : SP0156 6671		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
ails: 08/073 (5 dwellings)		
ociated access drives and amenity ms of the application, Ref		

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?	√
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	\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	HER – further evaluation
impact on the existing character of the Settlement?	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)	\checkmark
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
ever ever (walking distance) of menocity 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	\checkmark
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
D	
Between 800m and 1600m	√
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None 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 V	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	\checkmark
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	Details
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	✓ There has been a
	recommendation that only
	bungalows should be sited
	here to reduce over-looking properties in Shirehampton
	close.
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	√
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	\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	\checkmark
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
	T =
Appropriate timeframe for development?	Details
0-5 years	√
5-10 years	
10years +	
Potential Residential Yield	Total number of Dwellings
Appropriate Density	Total number of Dwellings

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 Detailed Detailed Detailed Planning Detailed D	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes: Mix of flats and medium density housing – some possibly ex-council properties		

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None 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?	
No	
Yes	Footpath through site – tarmac & street lighting
	taning or on our agriculty
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Acts as a village green – good landscape/amenity space for local residents. No play facilities on site – open grassland
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	√
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	

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)	
Stone C	
Stage C	
Availability Is the site immediately available for development?	
Yes	
No	
	V
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	\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	\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	Details
5-10 years	√
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	8

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, omission site, other)		
UCS & additional LP3 site		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Detail	ls:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes		
Disused school site incorporating its playing fields and additional land to the north, already subject of a development brief. Potential for comprehensive development of site as a whole which could provide S106 monies to enhance Woodrow Park adjacent.		

Stage A		
Conformity with Strategic Policy for		Details
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		\checkmark
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	l on the	Details - no
site?		
Yes: Site will be discounted	, offeet one	
No: Does the site fall within or significantly	•	
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		
No:		√
Vee		,
Yes: Opportunity to enhance/no significant adve	orco impact	
Significant adverse impact (mitigation to b	•	
Significant adverse impact (mitigation to b		
unless it can be demonstrated that mitigat		
successfully introduced	ion oan be	
cassessiany marcaassa		I
Land at risk of Flooding		
Is the site in an area of known flooding ris	k?	Details
No: Little/no risk of flooding		\checkmark
Yes:		
Zone 1 – Little or no risk		
Zone 2 – Low to medium risk (mitigation to	o 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	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	
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	✓
Retween 800m and 1600m	

Over 1600m	
	L
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	✓
On an One of the original of t	
Open Space & Recreation Would the site result in the loss of these facilities?	Details
No.	Dergiis

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	
	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 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	<u>√</u>
Access to unadopted road/track	
No access	
Competibility with a district or one	
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)	

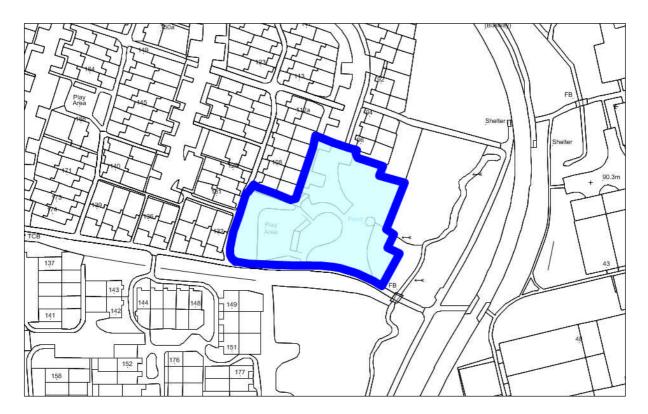
Stage C		
Availability		
Is the site immediately available for de	velopment?	
Yes		
No		\checkmark
What is the predominant land type on	the site?	Details
Brownfield or Greenfield within or adjacent to a settlement		
Therefore available within 0 - 5 years		\checkmark
ADR Therefore available within 5 - 10 years		
Green Belt Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress s development	site for	Details
Yes, or issues which can be resolved within 5 years		√
Possibly, or with issues which can be r	resolved within	
No, issues which cannot be resolved		
Appropriate timeframe for developm	nent?	Details
0-5 years		V
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density	Total number of Dwellings	
120		

UCS 8.38 Dingleside Middle School





Site Address:	Site Ref:	Survey Date:
Loxley Close, Church Hill	2010/03	03/9/10







Ownership Details:	Site Area: 0.31ha	
Redditch Borough Council	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: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Flat site comprising of a tarmac area (formerly a play area) some shrubs and mature trees.		
Offers a natural extension to the existing Loxley Close		

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

Ctorro D	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	Dataila
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Opportunity to enhance/no adverse impact	✓
Advance improved/more extend on the least of	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
olgrimeant 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	
the control of the co	
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	
Less than ooth	V
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Leas than oom	<u> </u>
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	
11, 11, 20, 10	

Vac and agreet he assessed	/
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	Details
140	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
	V
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	_/
	V
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	√
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
	Details
Can the site be accessed by vehicle from the highway? Direct access to main/adopted road	Details
Direct access to main/aucpteu roau	Y
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	\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	✓
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:		
Informal Open Space in front of ex-Developmen	t 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, om	nission 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	\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	Dotoilo 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	✓
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	Jotano
	<u> </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	

Ctogo 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	\checkmark
	· ·
Adverse impact/impact but could be mitigated	
Adverse impact must but could be miligated	
Significant adverse impact that cannot be mitigated	
Significant adverse impact that cannot be miligated	
Overtein all 196 m	
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 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	\checkmark
Detuges 4 Flore and Olive	·
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	\checkmark
Datum an 000m and 4000m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	T
Less than 800m	
Detuger 2000s and 4000s	
Between 800m and 1600m	✓
Over 1600m	
Constraints to Delivery	L
Level of Contamination on Site:	
None	
None	✓
Contamination that can be overcome through land	
remediation	
Torriculation	
High level of contamination that cannot be realistically	
mitigated	
And the second Physical Constants to an aire	
Are there any Physical Constraints on site?	,
No	√
Yes, but can be overcome	
Yes and cannot be overcome	

Are there TPOs on site?	
No	Blanket TPO, but no
	trees within site boundary
A single TPO	trees within site boundary
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	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	\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	
Information 0	
Infrastructure Capacity	T 5 . "
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served? Sufficient infrastructure in place to serve development	
Sufficient infrastructure in place to serve development	✓
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

Details
\checkmark
_

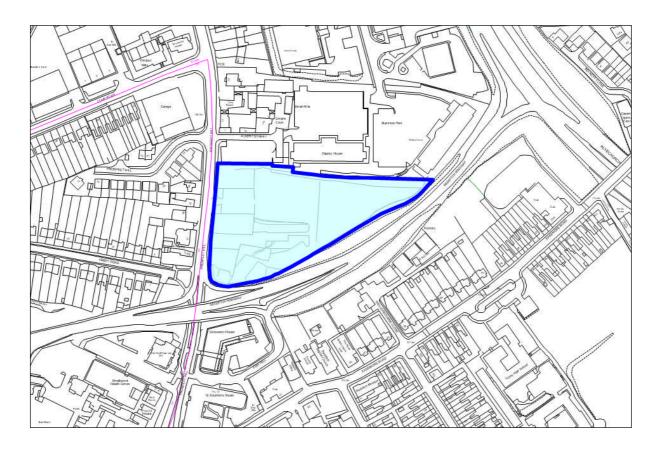
Stage C	
Availability	
Is the site immediately available for development?	
Yes	\checkmark
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	✓
ADR	
Therefore available within 5 - 10 years	
Green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

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

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

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 dev century works.	elopment and converted early 20 th	
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)	
Disable and the Oscillation of the Oscillation	
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)	
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	

Ota wa 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	
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:	T
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?	I.
No	
Yes, but can be overcome	✓
Yes and cannot be overcome	

Are there TPOs on site?	
No	\checkmark
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	\checkmark
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	\checkmark
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Yes - 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	
Too land to likely to come forward for employment dood	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	\checkmark
Access to unadopted road/track	
No access	

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

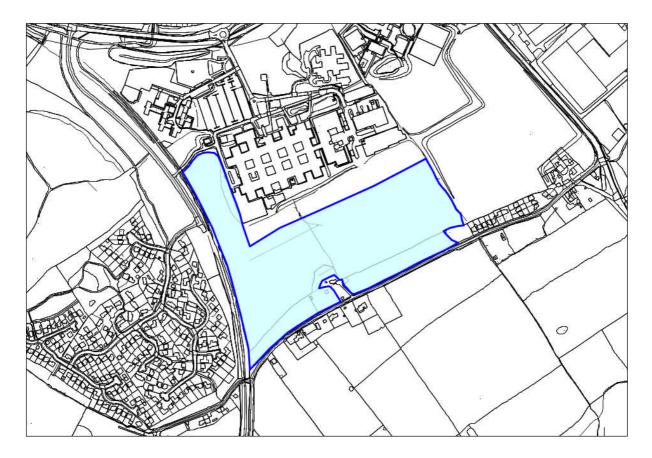
Stage C	
Availability	
Is the site immediately available for development?	
Yes	\checkmark
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	\checkmark
ADR	
Therefore available within 5 - 10 years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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
42-6 dwellings per hectare	61

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 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	Dotoilo
Is the site in an area of known flooding risk? No: Little/no risk of flooding	Details /
	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 ancianos) 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

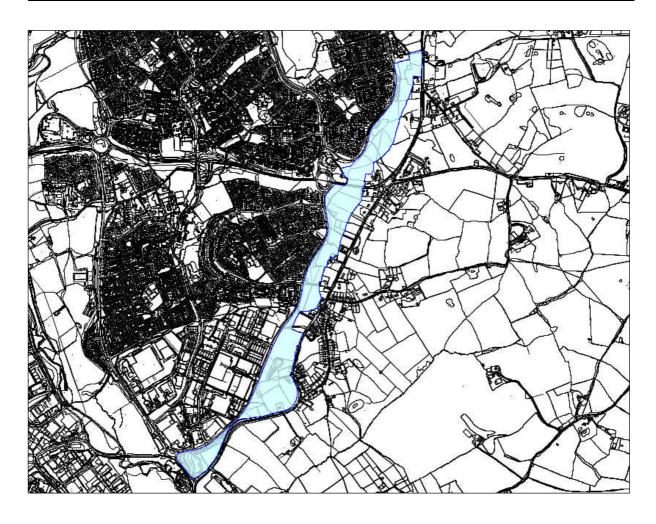
	site. Mitigation possible.
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ NT TPO No.27
Is there a Public Right of Way on the site?	
No	
Yes	✓
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	✓
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	1
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	
Infractructure Consoity	
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	
Highway Access Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Vetalis
Access to unadopted road/track	
No access	

Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	✓
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	√
Therefore available within 0 - 5 years	•
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
A.1. 100	
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	<u>*</u>
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	_ 0.00

5-10 years	✓
10years +	
Potential Residential Yield	

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	ntial units	
Surrounding Land Uses:		
Residential, employment, village settlement and	green belt	
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission 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	ails:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or	
adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a	,
settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary 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 - 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	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Dotalio
Yes:	
Zone 1 – Little or 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	V
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Overtain all 19th in	
Sustainability: Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	Details
Between 400m and 800m (walking distance)	√
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Between 1.5km and 3km	✓
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	✓
Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	✓
Yes, but can be overcome	

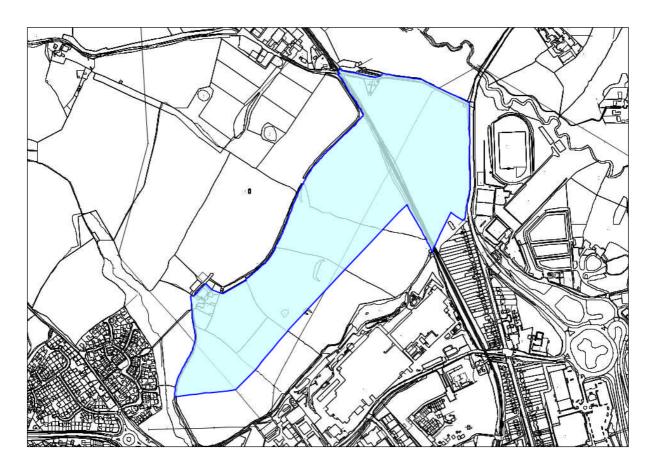
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ Warwick TPO No.s 2, 3, 4, 5 & 7
Is there a Public Right of Way on the site?	, ,
No	
Yes	✓
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	V
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
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	ı
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?	Botano
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	\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	\checkmark
Therefore available within 5 - 10 years	•
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	√
Possibly, or with issues which can be resolved within 10	
years	
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
	360

Site Address:	Site Ref:	Survey Date:
Brockhill ADR	2010/11	03/9/10



Ownership Details:	Site Area: 17.5 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	ıl	
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	nils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	Details - 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	Datalla
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)		
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:	I	
Less than 800m Between 800m and 1600m	/	
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?		

Yes, but can be overcome	✓ Undulating landscape
	High pressure gas pipeline
Yes and cannot be overcome	J 1 J 1 I
And the are TDOs are alter?	
Are there TPOs on site?	I
NO	
A single TPO	
Group TPO	✓ BOR TPO 98
Is there a Public Right of Way on the site?	
No	
Yes	\checkmark
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	✓ 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	
Fundament Land	
Employment Land Would development of the site result in the loss of	Details
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	
165 land is likely to come forward for employment does	
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	V Highway and drainage
overcome but can probably be addressed by developer	Highway and drainage issues are being addressed
contributions	by the developers as part of
	pre-application preparations
Significant infrastructure constraints, i.e. strategic	, , , , , , , , , , , , , , , , , , , ,
infrastructure required which may require Government	
grants	
Highway Access	Dataila
Can the site be accessed by vehicle from the highway? Direct access to main/adopted road	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)	

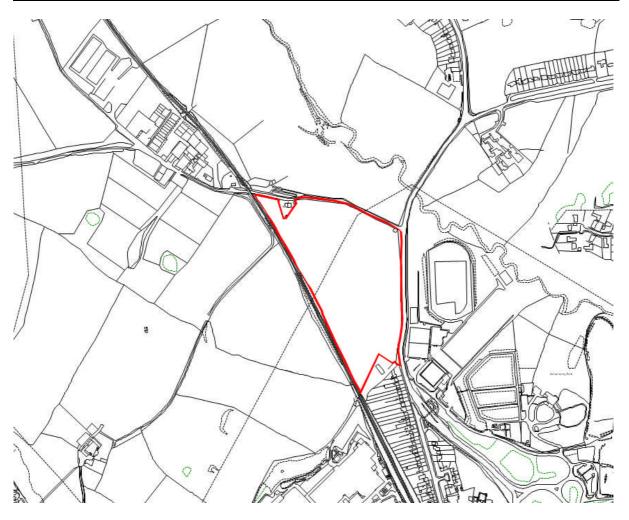
Stage C			
Availability			
Is the site immediately available for development?			
Yes	\checkmark		
No			
What is the predominant land type on the site?	Details		
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years			
ADR Therefore available within 5 - 10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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	425

Site Address:	Site Ref:	Survey Date:
Brockhill ADR	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	e 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		

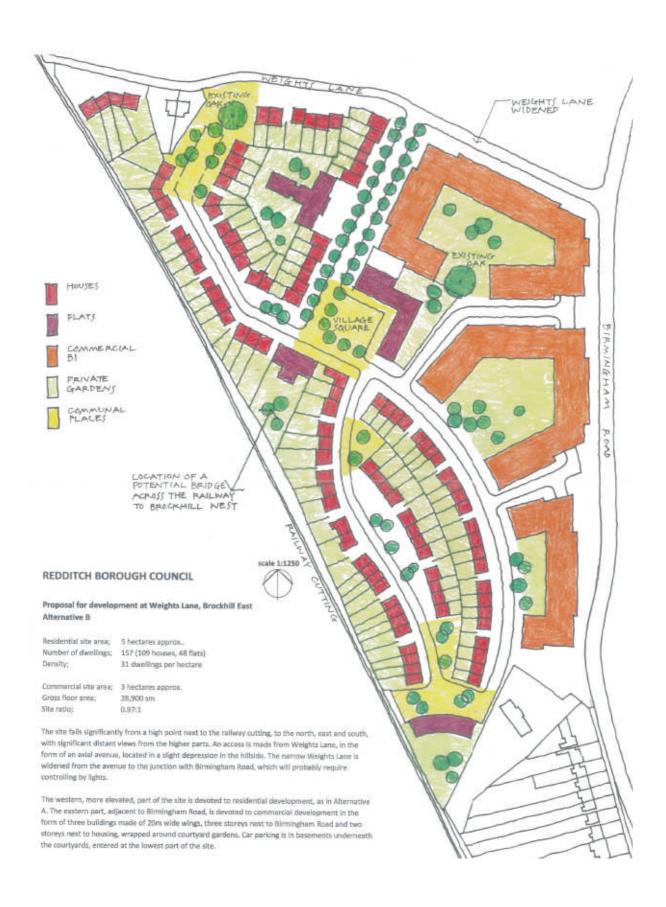
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch 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)	
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	\checkmark
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
Land at risk of Flooding	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	\checkmark
Zone 2 – Low to medium 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:	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	
High level of contamination that cannot be realistically mitigated	

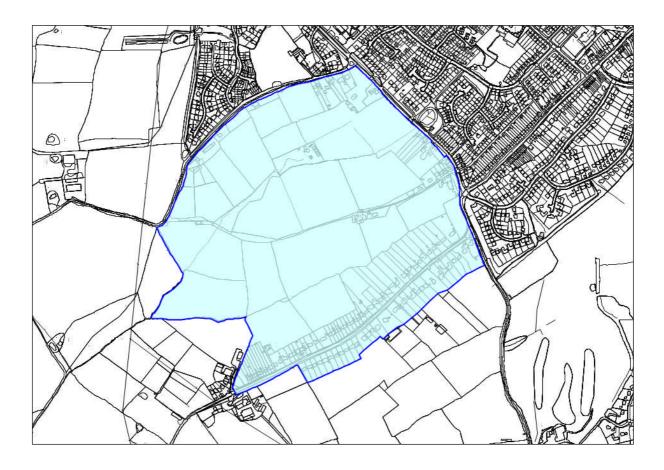
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	Consideration needs to be given to connectivity with land to the west of the railway
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
	•
Group TPO Is there a Public Right of Way on the site?	
No	
	V
Yes	
Onen Chase & Decreation	
Open Space & Recreation Would the site result in the loss of these facilities?	Details
No	Details
	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	
Tes. No possibility of replacement provision	<u>I</u>
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	However, the site is
	expected to meet mixed
	use development needs
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	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	✓ Need for major junction
overcome but can probably be addressed by developer	upgrades at A441/ Weights
contributions	Lane and future provision of
	Bordesley Bypass needs to
	be integrated into the
	scheme
Significant infractructure constraints is a stratagic	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	
drante	

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	
A 19 Manual and a state to a mana	
Compatibility with adjoining uses Would development of the site for residential uses be	Details
· ·	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	1
	Y
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
Therefore available within 0 - 5 years	,
ADR	\checkmark
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
A - 1.1 1.506.	
Achievability Williams and of landowner to progress site for development	Details
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	$\overline{}$
40.00m :	·
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
Appropriate Density	167

157



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)	
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	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	
F	
Land at risk of Flooding	Det-#-
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	
Custain shilitur	1
Sustainability: Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
	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 4000m	
Over 1600m Walking distance to pearest health facilities:	
Walking distance to nearest health facilities: Less than 800m	-
Less than 600m	
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	

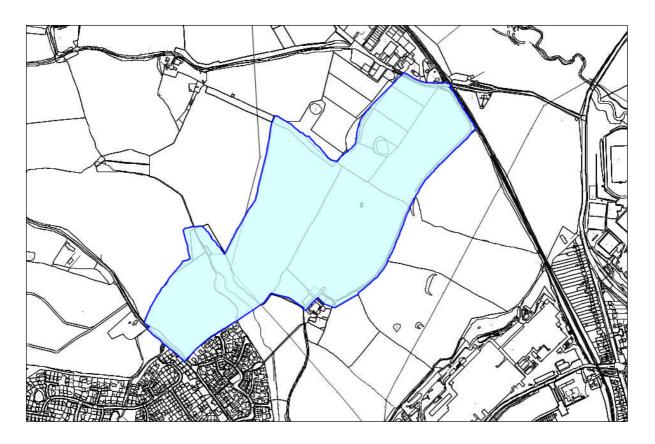
Yes, but can be overcome	Biodiversity	
Yes and cannot be overcome		
Are there TPOs on site?		
No		
A single TPO		
Group TPO	✓ BOR TPO No.72	
Is there a Public Right of Way on the site?		
No		
Yes	✓	
Open Space & Recreation		
Would the site result in the loss of these facilities?	Details	
No	✓ Structured 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		
F		
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)	
Ctore 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	\checkmark
Therefore available within 5 - 10 years	Y
Green Belt	
Therefore available beyond 10 years	
a a a a a a a a a a a a a a a a a a a	
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	√ ₍₃₅₀₎
10years +	√ ₍₂₅₀₎
Potential Residential Yield	
Appropriate Density	Total number of Dwellings

No access

350 & 250

Site Address:	Site Ref:	Survey Date:
Brockhill 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	ils:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

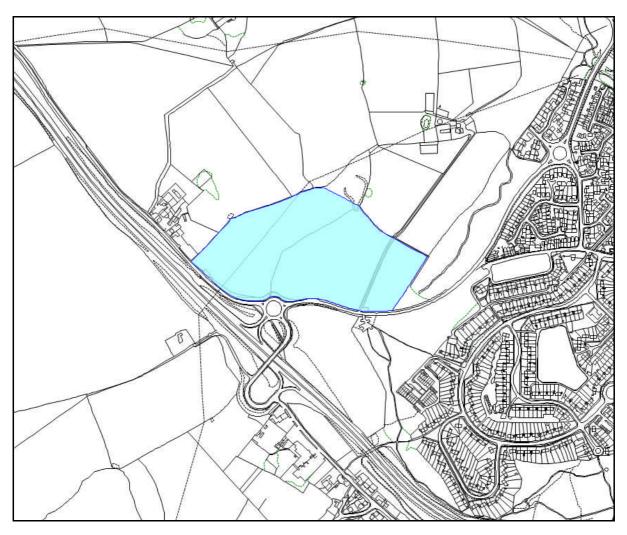
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch 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 - 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	Strategy
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 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	✓
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Between 1.5km and 3km	✓
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	√
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	√
Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	•

No	
Yes, but can be overcome	✓ Undulating landscape
	High pressure gas pipeline
Yes and cannot be overcome	riigii proodure gae pipeiirie
Are there TPOs on site?	
No	
A single TPO	
Group TPO	V DOD TDO 00
<u> </u>	✓ BOR TPO 98
Is there a Public Right of Way on the site?	
No	✓
Yes	
Onen Space & Regression	
Open Space & Recreation Would the site result in the loss of these facilities?	Details
No	/
140	✓ 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?	2 0 10.110
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	
recentation interference of the control of the cont	
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 by the developers as part of
	pre-application preparations
Significant infrastructure constraints, i.e. strategic	pro- application proparations
infrastructure required which may require Government	
grants	
Highway Access	T
Can the site be accessed by vehicle from the highway?	Details
Litropt access to main/adopted road	T.

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	
Competibility with adjoining upon	
Compatibility with adjoining uses	Deteile
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	
110	V
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	1
Therefore available beyond 10 years	Y
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
,	
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	
	•
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	400
	1

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	✓
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	_/
	V
Over 1600m	
Walking distance to nearest health facilities:	T
Less than 800m	
Between 800m and 1600m	
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	T
INO	
Yes, but can be overcome	
100, but out be everedine	✓ Undulating landscape
	High pressure gas pipeline
Yes and cannot be overcome	
1	

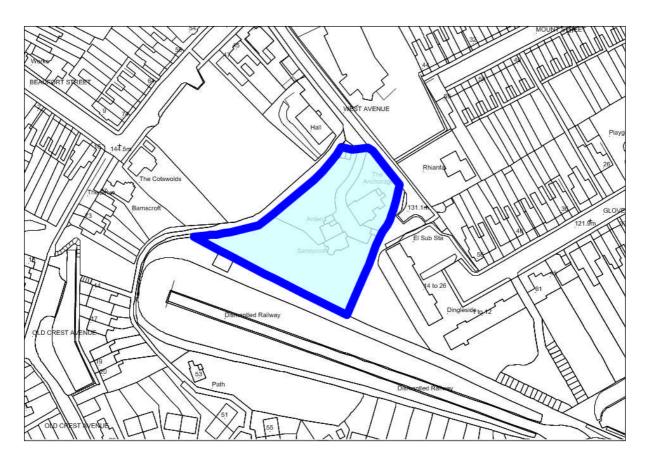
Are there TPOs on site?	
No	\checkmark
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	√
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Structured open space provision would form part of any development proposal
Yes, but indication 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 Foxlydiate roundabout
Access to unadopted road/track	i oxiyalato roundabout

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			
	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			
ADR			
Therefore available within 5 - 10 years			
Green Belt	\checkmark		
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			
	T 5		
Appropriate timeframe for development?	Details		
0-5 years			
5-10 years			
10years +	✓		
Potential Residential Yield			
Appropriate Density	Total number of Dwellings		
Appropriate Delisity	150		
	100		

(updated 2011)

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	residential 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)	
Diadiransity Conditionsity O Haritana	
Biodiversity, Geodiversity & Heritage	Datalla Na
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	
Г	
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	

Otrace 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	T 5
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
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	./
	V
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	√
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
	V
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	T
No	

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	

Details
\checkmark

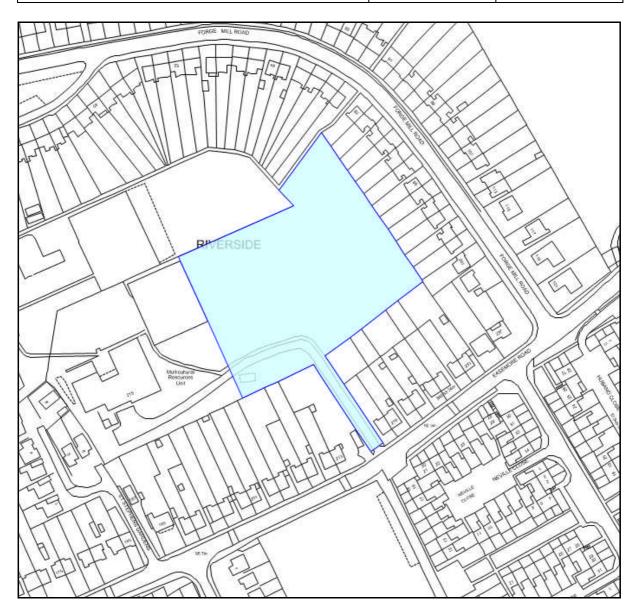
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	\checkmark
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	\checkmark
ADR	
Therefore available within 5 - 10 years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

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	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)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	√
No: No significant adverse impact on biodiversity	✓
Yes: Good hedgerows along west and south-eastern sides.	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at rick of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Details
	√
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced.	

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	
<u> </u>	
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:	L
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
	Road access limits site capacity to 22 dwellings
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?	1
No ✓	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details

Details
✓

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	\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	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





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:			
Residential, open space, ADR, Gre	en Belt		
Character of Surrounding Area:			
1950s former council estate, 2000s	1950s former council estate, 2000s private housing and agricultural land		
Previous Source: (e.g. BORLP3, UCS,	WYG Report, omission site, other)		
_			
New Source: (e.g. landowner, developer	etc)		
Developer			
Relevant Planning History:			
(including most recent ownership details)			
Detailed Planning Permission:	■ Details: 10/008 – 14 dwellings		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Outline Planning Permission:			

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)	
Riodiversity Goodiversity & Heritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
res. Site will be discourted	
No: Does the site fall within or significantly affect any otl	ner site of
designated international, regional or local value, or affect	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:	1
Opportunity to enhance/no significant adverse impact	Biodiversity issues
	dealt with at planning
Circuition to the real instruction to be evaluated	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	
Successivily 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:	
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	Y
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		
High level of contamination that cannot be realistically mitigated		
Are there any Physical Constraints on site?		
No		
Yes, but can be overcome	✓ Overhead power cables	
Yes and cannot be overcome		
Are there TPOs on site?		
No	✓	
A single TPO		
Group TPO		
Is there a Public Right of Way on the site?		
No		
Yes		

Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	✓ Will form part of a larger strategic site, which will include open space enhancements adj. to this site
Yes. No possibility of replacement provision	

Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	✓ Access route included in planning appeal

Compatibility with adjoining uses		
Would development of the site for resid	lential uses be	Details
compatible with existing and/or propose		
uses?	, 0	
No compatibility issues		✓
Insignificant or moderate compatibility is	ssues	
Residential development considered in	compatible	
(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	ha sita?	Details
Brownfield or Greenfield within or adjace		Details
settlement	crit to a	V
Therefore available within 0 - 5 years		
Thoronoro available within 6 6 years		
ADR		
Therefore available within 5 - 10 years		
•		
Green Belt		
Therefore available beyond 10 years		
Achievability		D ('')
Willingness of landowner to progress si	te for	Details
development	ithin Fire and	
Yes, or issues which can be resolved within 5 years		✓
Possibly, or with issues which can be resolved within		
10 years	Solved Willin	
10 years		
No, issues which cannot be resolved		
No, issues which calliot be resolved		
Appropriate timeframe for developm	ent?	Details
0-5 years		✓
5-10 years		•
10years +		
Potential Residential Yield		
Appropriate Density Total number of Dwellings		of Dwellings
7 Appropriate Denoity	1 otal Hallibel C	14
1	i	



HOUSING SITE ANALYSIS FORM

Survey Date: 14/6/11

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

Ownership Detailer		Site Area:
Ownership Details:		
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 husv m	nain road
Previous Source: (e.g. BORLP3, UCS,		
r revious source. (e.g. bortes, ocs,	wid Report, or	nission site, other)
Now Source: (a st landauman dayalanan	-4-\	
New Source: (e.g. landowner, developer	etc)	
Developer		
Relevant Planning History:		
(including most recent ownership details)		
Detailed Blancing Berminsler		
Detailed Planning Permission:	□ Deta	ails: 10/137 – 42 no. 1 and 2
		bed flats for dementia
		sufferers
Outline Dispuis Demois siens		
Outline Planning Permission:		
Outline Planning Permission:		
Previous Local Plan Allocation:		

Stone A	
Stage A	Details
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)	
Diadinametry Conditionality 0 Hartis as	1
Biodiversity, Geodiversity & Heritage	D. C. T.
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 affect	
flora or fauna? Does the site affect trees, hedgerows or	
woodland not subject to statutory protection?	
processing the careful of the carefu	
No. No significant advarga impact on higdiversity	√
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	
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 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	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)	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 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:	
Access to Public Transport	
Is the site well related to a bus stop (or railway	Details
station)?	Dotallo
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	./
	Ψ
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	

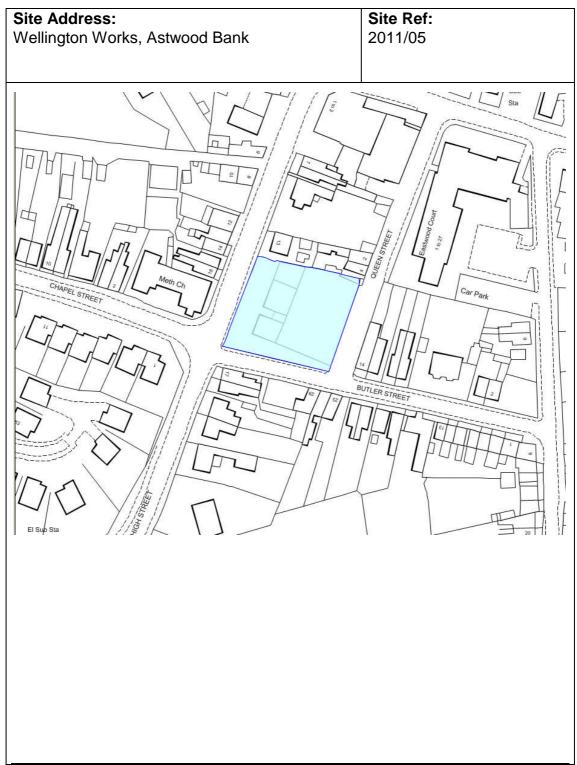
Employment Land		
Would development of the site result in the loss of	Details	
employment land?		
No		√
		•
Yes - demonstrated that land will not come forward for		
employment uses		
ampie) ment deed		
Yes - land is not likely to come forward for employment		
uses		
Yes - land is likely to come forward for employment		
uses		
4363		
Infrastructure Capacity		
Is the site considered adequately served by existing	Details	
, , , , , , , , , , , , , , , , , , , ,	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	Details	
highway?		
Direct access to main/adopted road		./
Direct access to main/acceptod road		V
Access to unadopted road/track		
7 toode to unddopted rodd/track		
No access		
110 000000		
	I	
Compatibility with adjoining uses		
Would development of the site for residential uses be	Details	
compatible with existing and/or proposed adjoining	Details	
uses?		
No compatibility issues		✓
In all and the part of the par		
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	ne site?	Details
Brownfield or Greenfield within or adjac	ent to a	\checkmark
settlement		
Therefore available within 0 - 5 years		
ADR		
Therefore available within 5 - 10 years		
Green Belt		
Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress si	te for	Details
development	tale to Fire and	
Yes, or issues which can be resolved w	itnin 5 years	✓
Possibly, or with issues which can be re	esolved 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	
		42



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 dwellings
Previous Source: (e.g. BORLP3, UCS,	
, , ,	, , , ,
New Source: (e.g. landowner, developer	etc)
Developer	
Relevant Planning History:	
(including most recent ownership details)	
Detailed Planning Permission:	■ Details: 10/154 – 7 dwellings
Detailed Flamming Fermission.	Details: 10/134 - 7 dwellings
Outline Planning Permission:	
Previous Local Plan Allocation:	

Ctogo A	
Stage A	Details
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)	
Diadinametry Conditionality 0 Hartis as	1
Biodiversity, Geodiversity & Heritage	D. C. T.
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 affect	
flora or fauna? Does the site affect trees, hedgerows or	
woodland not subject to statutory protection?	areas or arreferre
modulation for subject to statutery protestion.	
No. No significant advance to a story of a literature.	·/
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	
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: 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	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)	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)	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	
Sustainability:	
,	
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	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	./
	•
Between 800m and 1600m	
Over 1600m	

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

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

Employment Land		
Would development of the site result in the loss of	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	Details	
adequately served?		
Sufficient infrastructure in place to serve development		
Outhoiett intrastructure 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 a stratagio		
Significant infrastructure constraints, i.e. strategic		
infrastructure required which may require Government		
grants		
I Baharan Assass		
Highway Access	Dataila	
Can the site be accessed by vehicle from the	Details	
highway?		
Direct access to main/adopted road		\checkmark
Access to unadopted road/track		
No access		
Compatibility with adjoining uses	Ι_	
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 dev	elopment?		
Yes	•	✓	
No			
What is the predominant land type on the		Details	
Brownfield or Greenfield within or adjact settlement	ent to a	\checkmark	
Therefore available within 0 - 5 years			
ADR Therefore evallable within F. 40 years			
Therefore available within 5 - 10 years			
Green Belt Therefore available beyond 10 years			
Achievability			
Willingness of landowner to progress si development	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			
Annual mista timofunga fan dayalanın	om40	Deteile	
Appropriate timeframe for developm	ent?	Details	
0-5 years		✓	
5-10 years			
10years +			
Potential Residential Yield			
Appropriate Density	Total number of	Dwellings	
		7	



HOUSING SITE ANALYSIS FORM

Survey Date: 9/8/11

Ownership Details:	Site Area:
Private	0.86 ha
	Grid Ref:
	SP0162 6740
Current Land Use: Green Belt	
Surrounding Land Uses: Green B	elt, residential, major road network
	Established residential area on the urban
fringe of the Borough	
Previous Source: (e.g. BORLP3, UCS,	WYG Report, omission site, other)
New Source: (e.g. landowner, developer e	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 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 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	Constituty Children
opportunity to crimarios/no daverse impact	•
Adverse impact/impact but could be mitigated	
That of the impact and activate and activated	
Significant adverse impact that cannot be mitigated	
Giginnicant daveres impact that cannot be imagated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway	Details
station)?	
Less than 400m (walking distance)	
, , ,	
Between 400m and 800m (walking distance)	√
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	

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

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

Employment Land		
Would development of the site result in the loss of	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	Dataila	
Can the site be accessed by vehicle from the highway?	Details	
Direct access to main/adopted road		\checkmark
Access to unadopted road/track		
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	
Green Belt	√
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	✓ No LOQ at time of publication but landowner has shown previous interest in bringing this site forward
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	22





Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix B - Excluded Sites

Date: April 2011

0908 ref: 0558

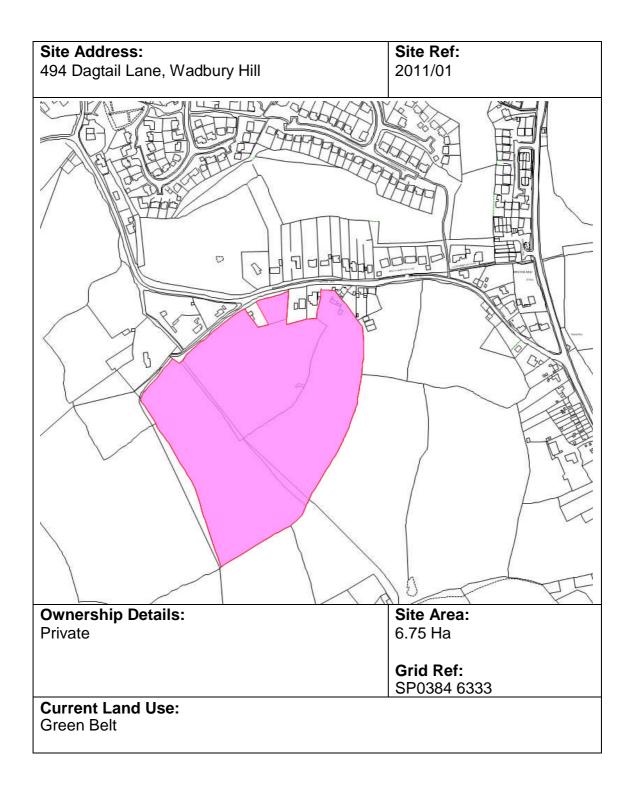


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HOUSING SITE ANALYSIS FORM

Survey Date: 13/6/11



Surrounding Land Uses:	
Green Belt, Redditch urban area	
Character of Surrounding Area:	
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. Development of this site would increase the	
possibility of coalescence with Astwood bank and is therefore considered	
unaccentable for inclusion in the SHI ΔΔ	