



# 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

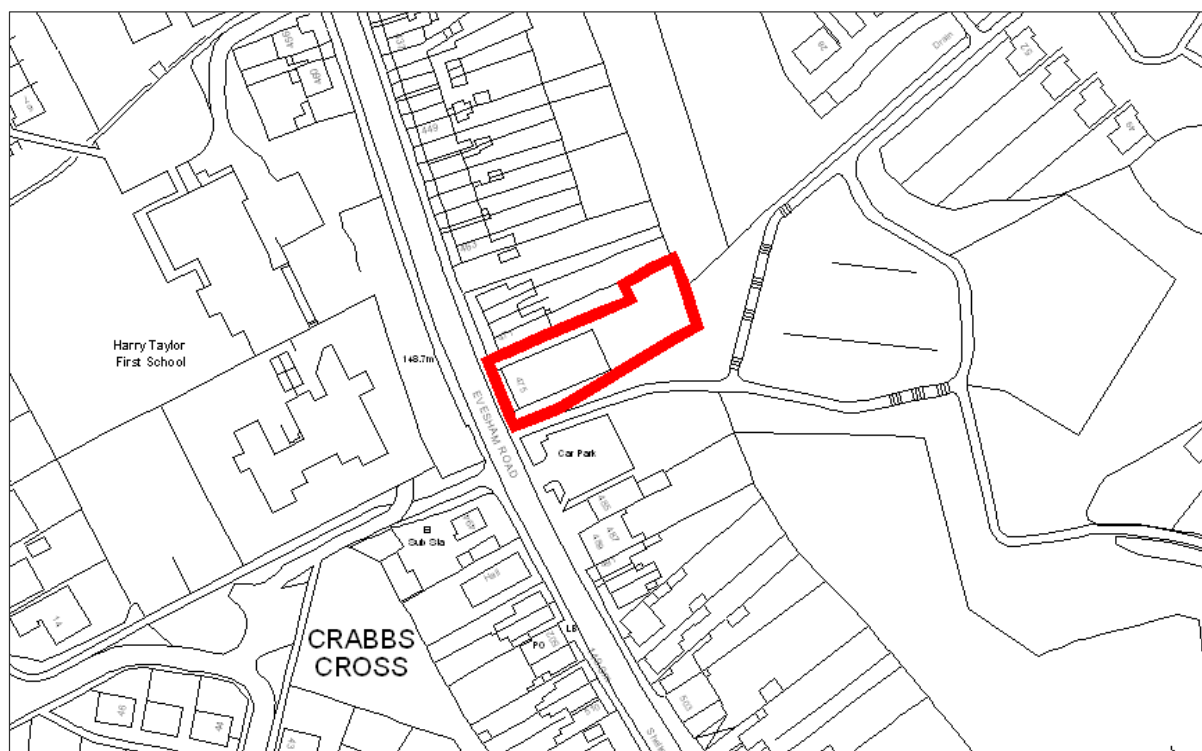
**REDDITCH** BOROUGH COUNCIL

*making  
a  
difference*

[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

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

<b>Site Address:</b> Brush Factory, Evesham Road, Crabbs Cross	<b>Site Ref:</b> LP02	<b>Survey Date:</b>
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<b>Ownership Details:</b>  Private (dual ownership)	<b>Site Area:</b> 0.09ha  <b>Grid Ref:</b> SP04136473
<b>Current Land Use:</b>  Vacant - was in employment use	
<b>Surrounding Land Uses:</b>	
<b>Character of Surrounding Area:</b>	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input checked="" type="checkbox"/> <b>Details:</b> 4 dwellings under construction, 6 dwellings complete  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b> Site under construction - no need to assess suitability	

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

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	✓
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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



## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	
Between 800m and 1600m	
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	
Between 800m and 1600m	
Over 1600m	

### Constraints to Delivery

Level of Contamination on Site:

None	
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?

No	
Yes, but can be overcome	
Yes and cannot be overcome	

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	

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

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

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	

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

site for residential)	
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<b>Stage C</b>	
<b>Availability</b>	
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 <b>0 - 5 years</b>	✓
ADR Therefore available within <b>5 - 10 years</b>	
Green Belt Therefore available beyond <b>10 years</b>	

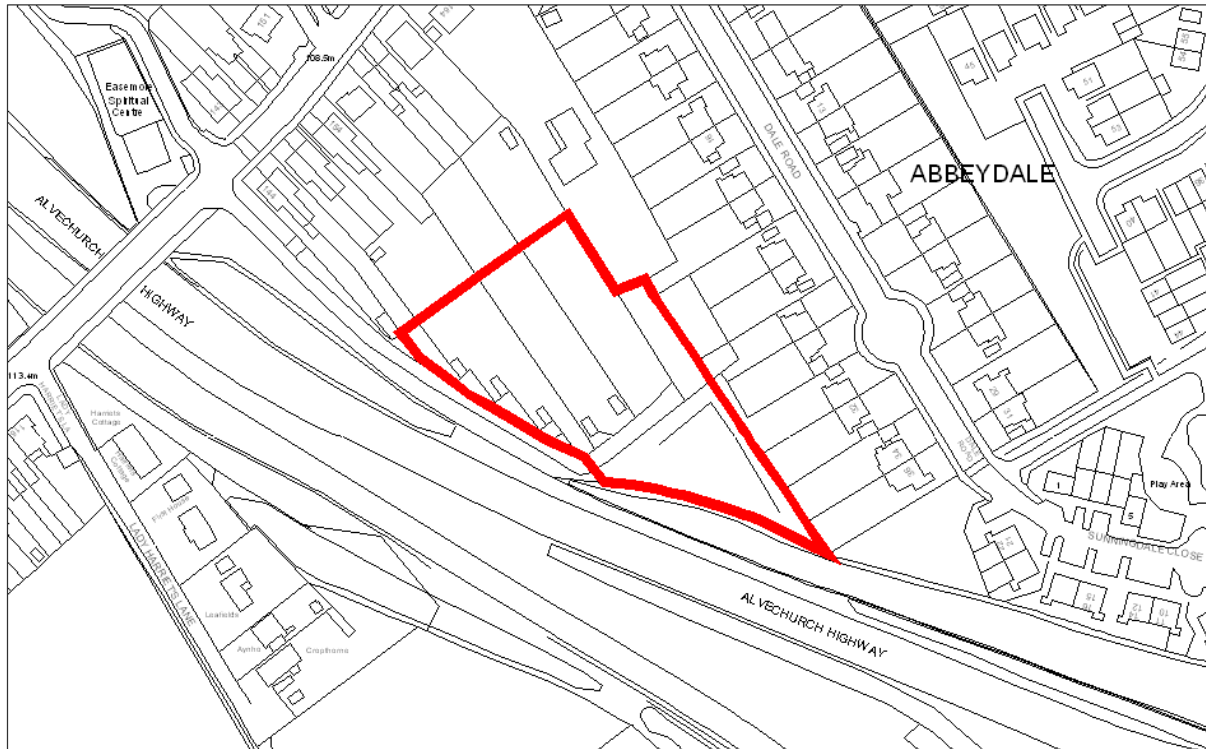
<b>Achievability</b>	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

<b>Appropriate timeframe for development?</b>	Details
0-5 years	✓
5-10 years	
10years +	

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

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

<b>Site Address:</b> Rear of 144-162 Easemore Road	<b>Site Ref:</b> LP03	<b>Survey Date:</b>
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<b>Ownership Details:</b>  Private	<b>Site Area:</b> 0.43ha  <b>Grid Ref:</b> SP0471 6802
<b>Current Land Use:</b>  Disused gardens	
<b>Surrounding Land Uses:</b> Residential	
<b>Character of Surrounding Area:</b>  	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input checked="" type="checkbox"/> <b>Details:</b> 07/152 - 24 dwellings (lapsed)  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b> Planning consent lapsed. Landowners in discussion regarding a revised scheme	

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

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	✓
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	
Between 800m and 1600m	
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	
Between 800m and 1600m	
Over 1600m	

### Constraints to Delivery

Level of Contamination on Site:

None	
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?

No	
Yes, but can be overcome	
Yes and cannot be overcome	

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	

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

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

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	

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



site for residential)	
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<b>Stage C</b>	
<b>Availability</b>	
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 <b>0 - 5 years</b>	✓
ADR Therefore available within <b>5 - 10 years</b>	
Green Belt Therefore available beyond <b>10 years</b>	

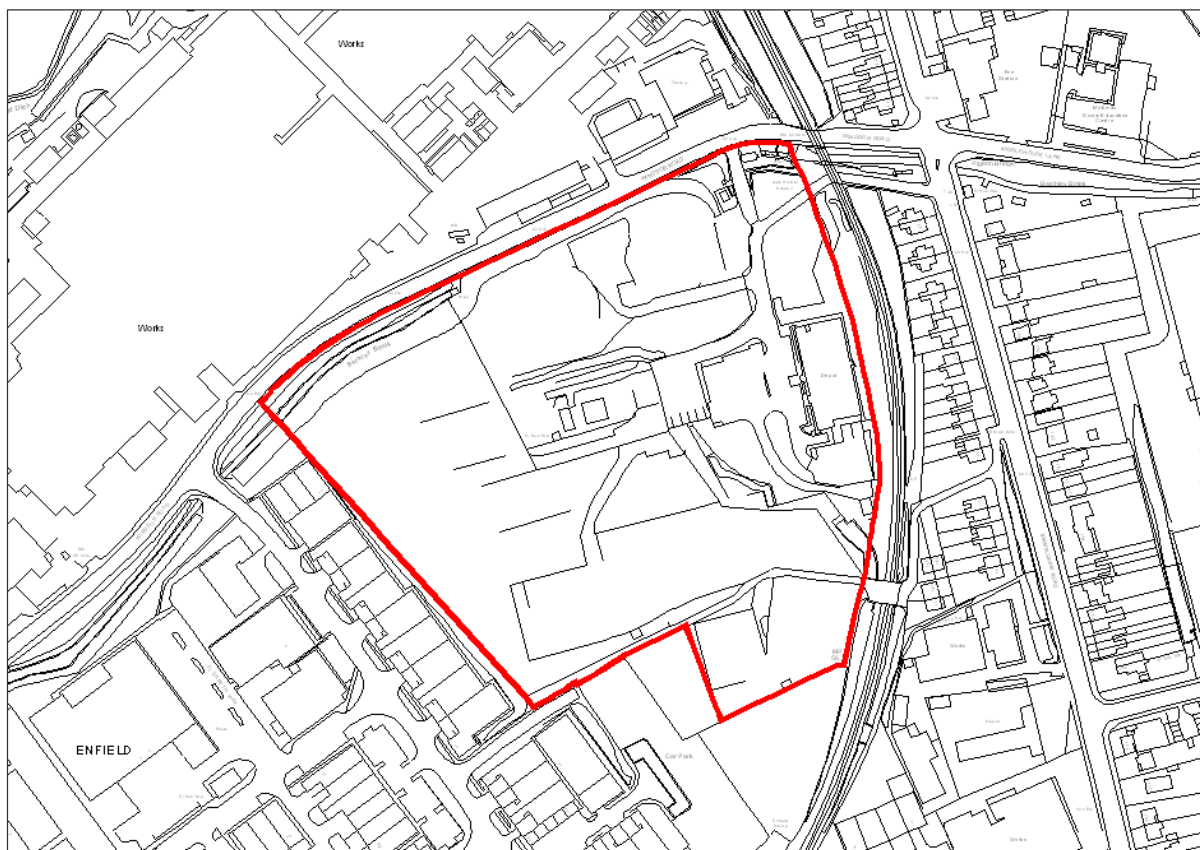
<b>Achievability</b>	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

<b>Appropriate timeframe for development?</b>	Details
0-5 years	✓
5-10 years	
10years +	

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	24 dwellings

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

<b>Site Address:</b> Windsor Road Gas Works	<b>Site Ref:</b> LP05	<b>Survey Date:</b>
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<b>Ownership Details:</b>  Private	<b>Site Area:</b> 5.68ha  <b>Grid Ref:</b> SP0393 6838
<b>Current Land Use:</b>  Site clearance / remediation complete. Installation of services underway	
<b>Surrounding Land Uses:</b> Employment	
<b>Character of Surrounding Area:</b>	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input checked="" type="checkbox"/> <b>Details:</b> 06/484 & 06/541 - 255 dwellings (2 phases)  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b> 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	✓
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: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	✓
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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



## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	
Between 800m and 1600m	
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	
Between 800m and 1600m	
Over 1600m	

### Constraints to Delivery

Level of Contamination on Site:

None	
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?

No	
Yes, but can be overcome	
Yes and cannot be overcome	

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	

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

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

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	

Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	

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

Stage C	
<b>Availability</b>	
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	
<b>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 years	
No, issues which cannot be resolved	
<b>Appropriate timeframe for development?</b>	
0-5 years	✓
5-10 years	
10years +	
<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	140 dwellings with pp

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

<b>Site Address:</b> Mayfield Works, The Mayfields	<b>Site Ref:</b> LP06	<b>Survey Date:</b>
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<b>Ownership Details:</b>  Private	<b>Site Area:</b> 0.19ha  <b>Grid Ref:</b> SP0393 6672
<b>Current Land Use:</b>  Vacant	
<b>Surrounding Land Uses:</b> Residential	
<b>Character of Surrounding Area:</b>	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3 windfall commitment  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input checked="" type="checkbox"/> <b>Details:</b> 06/187 - 18 dwellings (Lapsed)  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b> 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: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	✓
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	
Between 800m and 1600m	
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	
Between 800m and 1600m	
Over 1600m	

### Constraints to Delivery

Level of Contamination on Site:

None	
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?

No	
Yes, but can be overcome	
Yes and cannot be overcome	

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	

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

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

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	

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

site for residential)	
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## Stage C

### Availability

Is the site immediately available for development?

Yes

✓

No

What is the predominant land type on the site?

Details

Brownfield or Greenfield within or adjacent to a settlement  
Therefore available within **0 - 5 years**

✓

ADR

Therefore available within **5 - 10 years**

Green Belt

Therefore available beyond **10 years**

### Achievability

Willingness of landowner to progress site for development

Details

Yes, or issues which can be resolved within 5 years

✓

Possibly, or with issues which can be resolved within 10 years

No, issues which cannot be resolved

### Appropriate timeframe for development?

Details

0-5 years

✓

5-10 years

10years +

### Potential Residential Yield

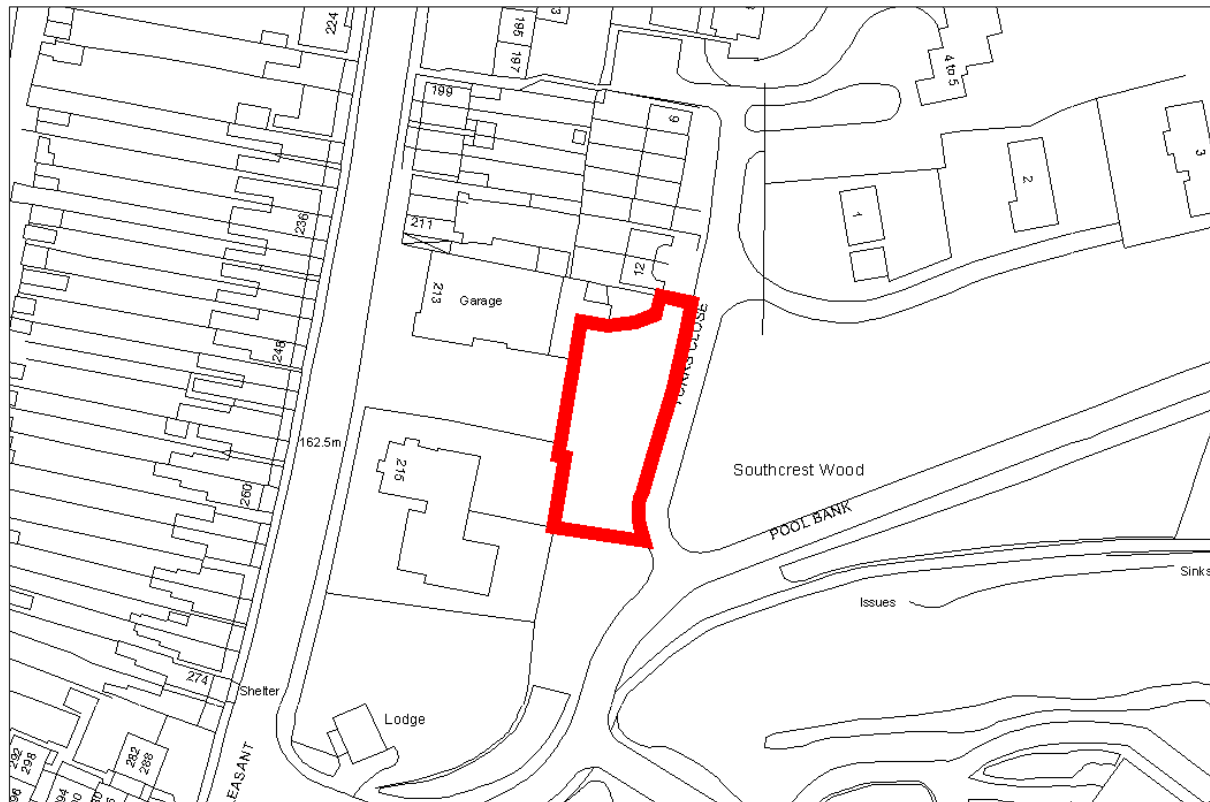
Appropriate Density

Total number of Dwellings

18 dwellings

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

<b>Site Address:</b> Land off Torrs Close	<b>Site Ref:</b> LP13	<b>Survey Date:</b>
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<b>Ownership Details:</b>  Private	<b>Site Area:</b> 0.09ha  <b>Grid Ref:</b> SP0390 6655
<b>Current Land Use:</b>  Waste land	
<b>Surrounding Land Uses:</b> Residential	
<b>Character of Surrounding Area:</b>	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3 windfall site  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input checked="" type="checkbox"/> <b>Details:</b> 06/371 - 6 dwellings (Lapsed)  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>	

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

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	
Between 800m and 1600m	
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	
Between 800m and 1600m	
Over 1600m	

### Constraints to Delivery

Level of Contamination on Site:

None	
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?

No	
Yes, but can be overcome	
Yes and cannot be overcome	

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	

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

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

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	

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

Stage C	
<b>Availability</b>	
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	
<b>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 years	
No, issues which cannot be resolved	
<b>Appropriate timeframe for development?</b>	
0-5 years	
5-10 years	✓
10years +	
<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	6 dwellings

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

<b>Site Address:</b> Land adjacent to Castleditch Lane/Pheasant Lane	<b>Site Ref:</b> LPX02	<b>Survey Date:</b> 3.9.2008
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<b>Ownership Details:</b>  Private	<b>Site Area:</b> 0.52 ha  <b>Grid Ref:</b> SP04446495
<b>Current Land Use:</b>  Open Space	
<b>Surrounding Land Uses:</b>  Open Space and Residential	
<b>Character of Surrounding Area:</b>  Peaceful residential area with mix of medium and low density dwellings and parkland opposite	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  Additional LP3 Site  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>  Policy B(HSG).1 (19 dwellings) Situating close to the predominantly private residential area of Oakenshaw, very quiet and fronting Oakenshaw Park. To the east of the site - very large 4 bed detached dwellings, to the south west, 3 bed detached at a higher density.	

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

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	✓
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	Good hedgerows along west and south-eastern sides. This site borders Oakenshaw Spinney which is a "Special Wildlife Site".
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: <b>Little/no risk of flooding</b>	✓
Yes:	
<b>Zone 1 – Little or no risk</b>	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.
<b>Zone 2 – Low to medium risk (mitigation to be explored)</b>	



Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
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Stage B	
Other Environmental Issues:	
<b>Impact on the historic, cultural and built environment</b>	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – Further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	Hedgerows would need to be retained to north west of site where it abuts Oakenshaw Spinney.
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:	
<b>Access to Public Transport</b>	
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	

<b>Access to services and facilities</b>	
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	

<b>Constraints to Delivery</b>	
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	

<b>Open Space &amp; Recreation</b>	
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	

<b>Employment Land</b>	
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	

<b>Infrastructure Capacity</b>	
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	
<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
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)	

<b>Stage C</b>	
<b>Availability</b>	
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	

<b>Achievability</b>	
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	

<b>Appropriate timeframe for development?</b>	Details
0-5 years	✓
5-10 years	
10years +	

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	16

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

**Site Address:**

Former Claybrook School, Matchborough

**Site Ref:**

LPX04

**Survey Date:**

27.8.08



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

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
Is a scheduled Ancient Monument located on the site?	Details
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	✓
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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



<b>Stage B</b>	
Other Environmental Issues:	
<b>Impact on the historic, cultural and built environment</b>	
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:	
<b>Access to Public Transport</b>	
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	

<b>Access to services and facilities</b>	
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	

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

<b>Open Space &amp; Recreation</b>	
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	



<b>Employment Land</b>	
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	
<b>Infrastructure Capacity</b>	
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	

<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	Access an issue at this stage

<b>Compatibility with adjoining uses</b>	
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)	

<b>Stage C</b>	
<b>Availability</b>	
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 <b>0 - 5 years</b>	✓
ADR Therefore available within <b>5 - 10 years</b>	
Green Belt Therefore available beyond <b>10 years</b>	

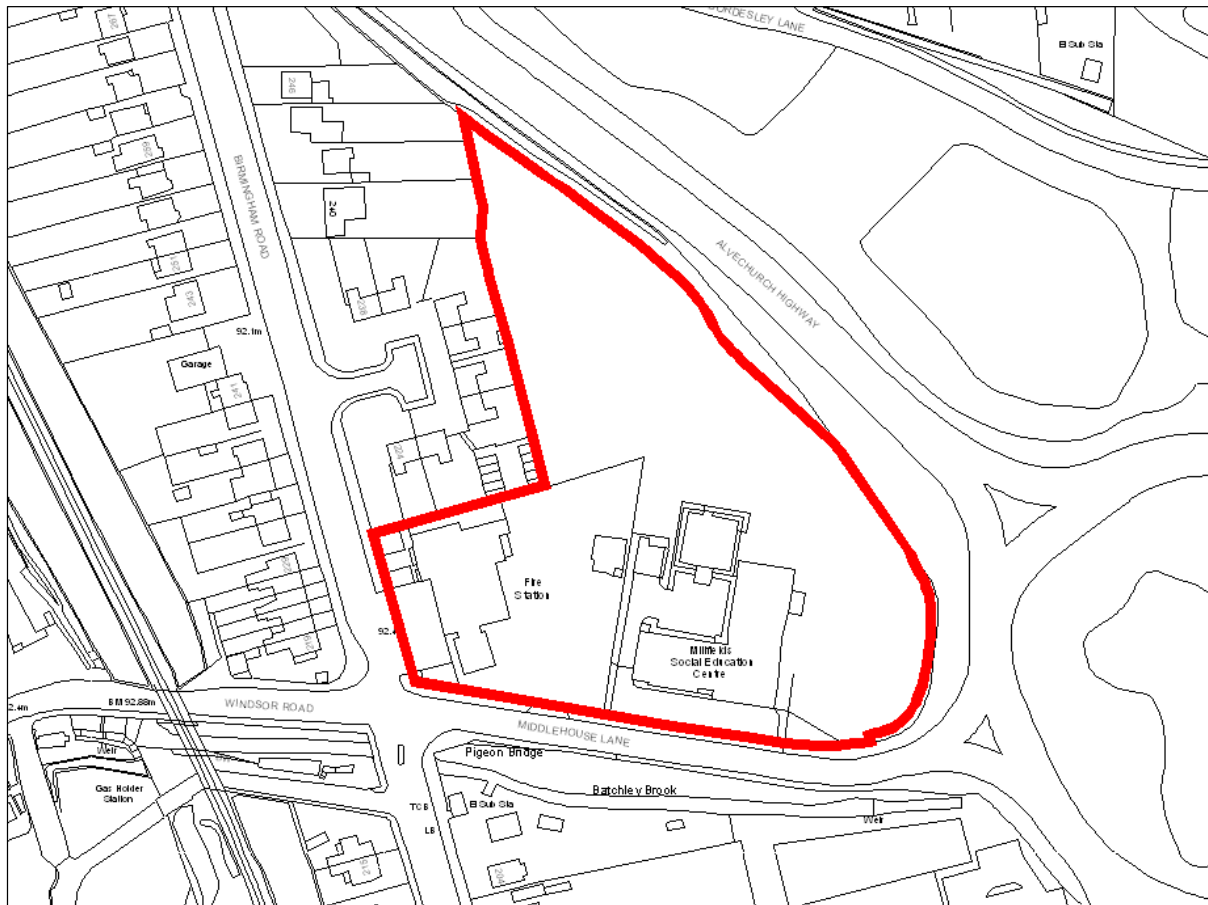
<b>Achievability</b>	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

<b>Appropriate timeframe for development?</b>	Details
0-5 years	✓
5-10 years	
10years +	

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	36

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

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



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

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

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

Stage B	
Other Environmental Issues:	
<b>Impact on the historic, cultural and built environment</b>	
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:	
<b>Access to Public Transport</b>	
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	

<b>Access to services and facilities</b>	
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	

<b>Constraints to Delivery</b>	
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	

<b>Open Space &amp; Recreation</b>	
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	

<b>Employment Land</b>	
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	

<b>Infrastructure Capacity</b>	
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	
<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

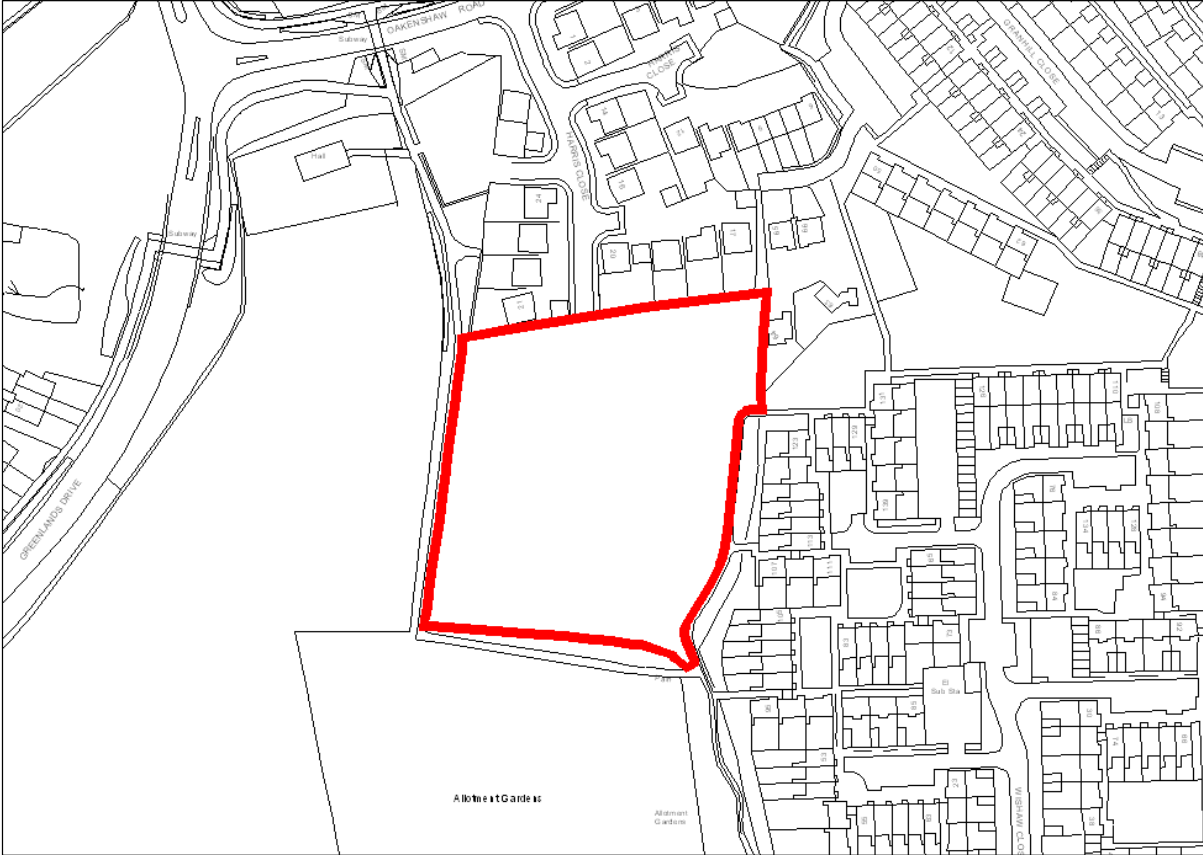
<b>Compatibility with adjoining uses</b>	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for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



<b>Stage C</b>	
<b>Availability</b>	
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 <b>0 - 5 years</b>	✓
ADR Therefore available within <b>5 - 10 years</b>	
Green Belt Therefore available beyond <b>10 years</b>	
<b>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 years	
No, issues which cannot be resolved	
<b>Appropriate timeframe for development?</b>	
0-5 years	✓
5-10 years	
10years +	
<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	35

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

<b>Site Address:</b> Former Ipsley School Playing Field	<b>Site Ref:</b> LPX06	<b>Survey Date:</b> 29.8.08
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<b>Ownership Details:</b> Worcestershire County Council	<b>Site Area:</b> 0.93 ha  <b>Grid Ref:</b> SP0498 6575
<b>Current Land Use:</b> Vacant	
<b>Surrounding Land Uses:</b> Residential	
<b>Character of Surrounding Area:</b>	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other) Additional LP3 Site  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes</b>  Policy B(HSG).1 (28 dwellings)  See comment on LPX07. This site is completely inaccessible for amenity use at present.	

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
Is a scheduled Ancient Monument located on the site?	Details
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	
Yes:	✓ Need to protect hedgerows along boundaries of the site
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

<b>Land at risk of Flooding</b>	
Is the site in an area of known flooding risk?	Details
No: <b>Little/no risk of flooding</b>	✓

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – may require further evaluation prior to development
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

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

<b>Constraints to Delivery</b>	
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	

<b>Open Space &amp; Recreation</b>	
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	

<b>Employment Land</b>	
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	
<b>Infrastructure Capacity</b>	
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	

<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
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)	

<b>Stage C</b>	
<b>Availability</b>	
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 <b>0 - 5 years</b>	✓
ADR Therefore available within <b>5 - 10 years</b>	
Green Belt Therefore available beyond <b>10 years</b>	

<b>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 years	
No, issues which cannot be resolved	

<b>Appropriate timeframe for development?</b>	Details
0-5 years	✓
5-10 years	
10years +	

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	31



LPX 06/07

Oakenshaw Road

1.95ha



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

**Site Address:**

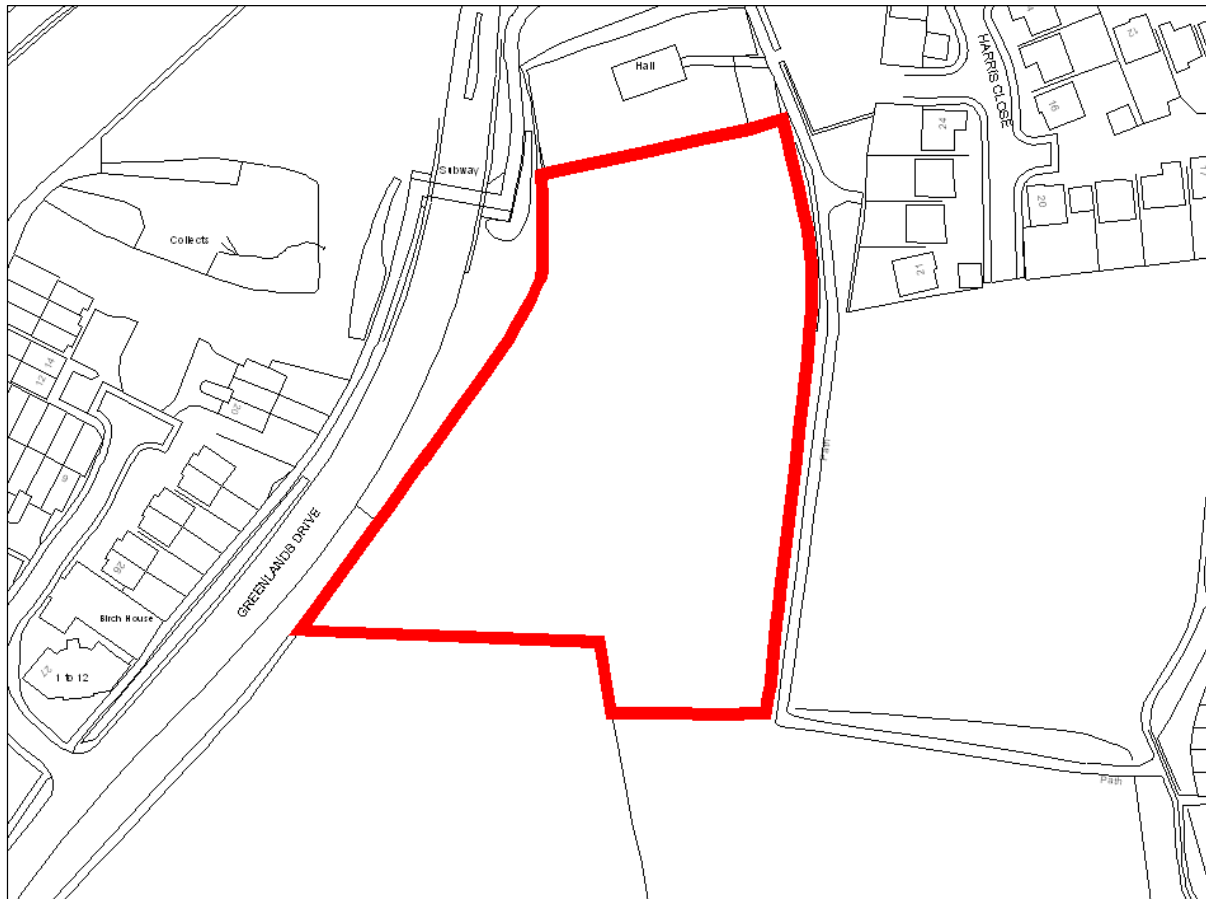
Land South of Scout Hut, Oakenshaw Road

**Site Ref:**

LPX07

**Survey Date:**

29.8.08



<b>Ownership Details:</b>  Redditch Borough Council	<b>Site Area:</b>  1.02 ha  <b>Grid Ref:</b> SP0489 6577
<b>Current Land Use:</b>  Open Space	
<b>Surrounding Land Uses:</b>  Open Space and Residential	
<b>Character of Surrounding Area:</b>  Predominantly 3 & 4 Bed detached dwellings	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes</b>  Policy B(HSG).1 (31 dwellings)  Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.  Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing work.	

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
Is a scheduled Ancient Monument located on the site?	Details
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	✓ Good hedgerows all the way round the site, particularly thick hedgerows with mature trees on the west side (an important habitat)
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

<b>Land at risk of Flooding</b>	
Is the site in an area of known flooding risk?	Details
No: <b>Little/no risk of flooding</b>	✓

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	✓ HER – further evaluation may be required prior to development
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

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

<b>Constraints to Delivery</b>	
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	

<b>Open Space &amp; Recreation</b>	
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	

<b>Employment Land</b>	
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	
<b>Infrastructure Capacity</b>	
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	

<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
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)	



<b>Stage C</b>	
<b>Availability</b>	
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 <b>0 - 5 years</b>	✓
ADR Therefore available within <b>5 - 10 years</b>	
Green Belt Therefore available beyond <b>10 years</b>	

<b>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 years	
No, issues which cannot be resolved	

<b>Appropriate timeframe for development?</b>	Details
0-5 years	✓
5-10 years	
10years +	

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	32



LPX 06/07

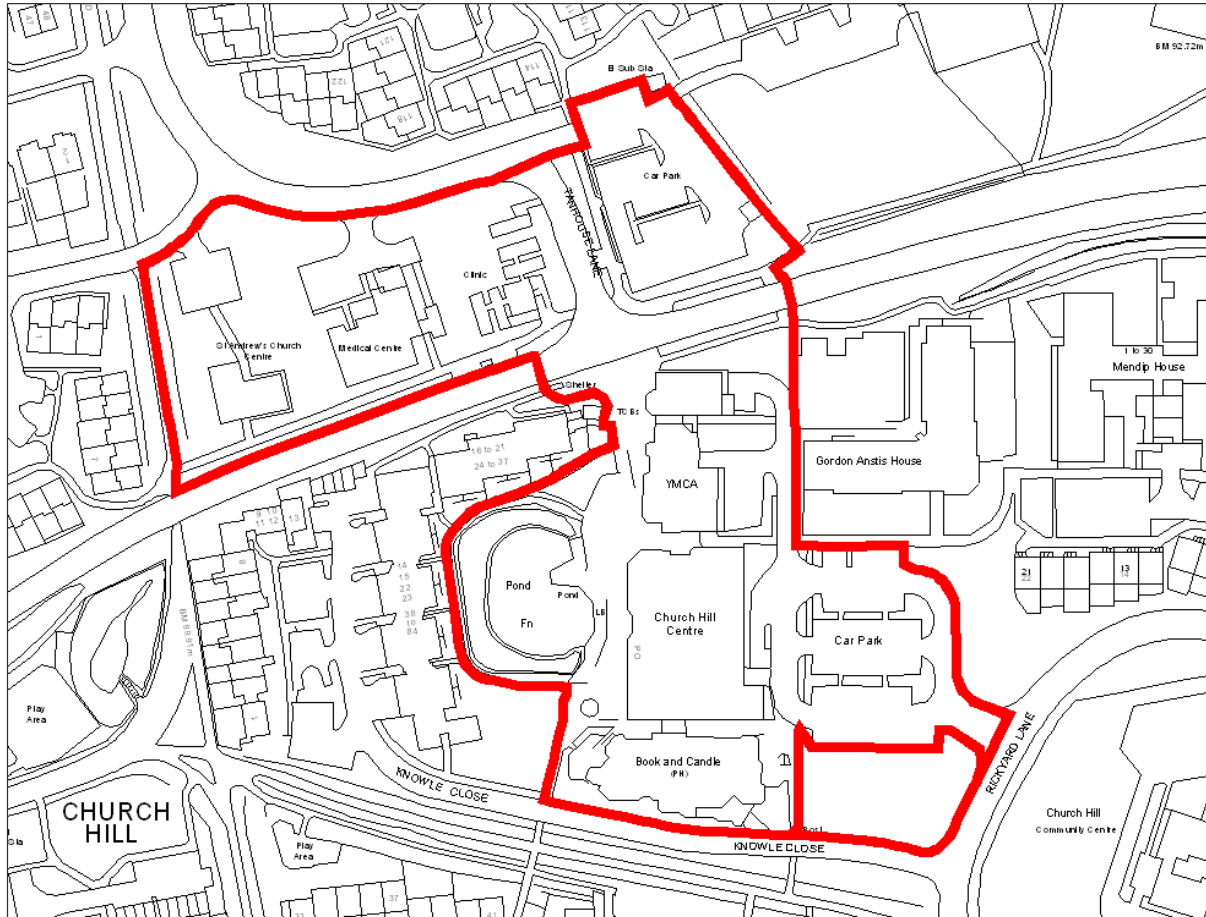
Oakenshaw Road

1.95ha



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

<b>Site Address:</b> Church Hill District Centre	<b>Site Ref:</b> CS01	<b>Survey Date:</b> 27.8.08
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<b>Ownership Details:</b>  Redditch Borough Council	<b>Site Area:</b>  2.25 ha  <b>Grid Ref:</b> SP0652 6864									
<b>Current Land Use:</b>  District Centre										
<b>Surrounding Land Uses:</b>  Residential										
<b>Character of Surrounding Area:</b>  New town district centre – looking dated and in need of regeneration										
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  Core strategy strategic site  <b>New Source:</b> (e.g. landowner, developer etc)										
<b>Relevant Planning History:</b> (including most recent ownership details) <table border="0" style="width: 100%;"> <tr> <td style="width: 40%;"> <b>Detailed Planning Permission:</b> </td> <td style="width: 10%; text-align: center;"> <input type="checkbox"/> </td> <td style="width: 50%;"> <b>Details:</b> </td> </tr> <tr> <td> <b>Outline Planning Permission:</b> </td> <td style="text-align: center;"> <input type="checkbox"/> </td> <td></td> </tr> <tr> <td> <b>Previous Local Plan Allocation:</b> </td> <td style="text-align: center;"> <input type="checkbox"/> </td> <td></td> </tr> </table>		<b>Detailed Planning Permission:</b>	<input type="checkbox"/>	<b>Details:</b>	<b>Outline Planning Permission:</b>	<input type="checkbox"/>		<b>Previous Local Plan Allocation:</b>	<input type="checkbox"/>	
<b>Detailed Planning Permission:</b>	<input type="checkbox"/>	<b>Details:</b>								
<b>Outline Planning Permission:</b>	<input type="checkbox"/>									
<b>Previous Local Plan Allocation:</b>	<input type="checkbox"/>									
<b>Additional Information/site notes</b>     										

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
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	

<b>Land at risk of Flooding</b>	
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	

<b>Stage B</b>	
Other Environmental Issues:	
<b>Impact on the historic, cultural and built environment</b>	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER should be contacted prior to development – high sensitivity
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	✓
Significant adverse impact that cannot be mitigated	

Sustainability:	
<b>Access to Public Transport</b>	
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	

<b>Access to services and facilities</b>	
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	

<b>Constraints to Delivery</b>	
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	✓

<b>Open Space &amp; Recreation</b>	
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	

<b>Employment Land</b>	
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	
<b>Infrastructure Capacity</b>	
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	

<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
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)	

<b>Stage C</b>	
<b>Availability</b>	
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 <b>0 - 5 years</b>	✓
ADR Therefore available within <b>5 - 10 years</b>	
Green Belt Therefore available beyond <b>10 years</b>	

<b>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 years	
No, issues which cannot be resolved	

<b>Appropriate timeframe for development?</b>	Details
0-5 years	✓
5-10 years	
10years +	

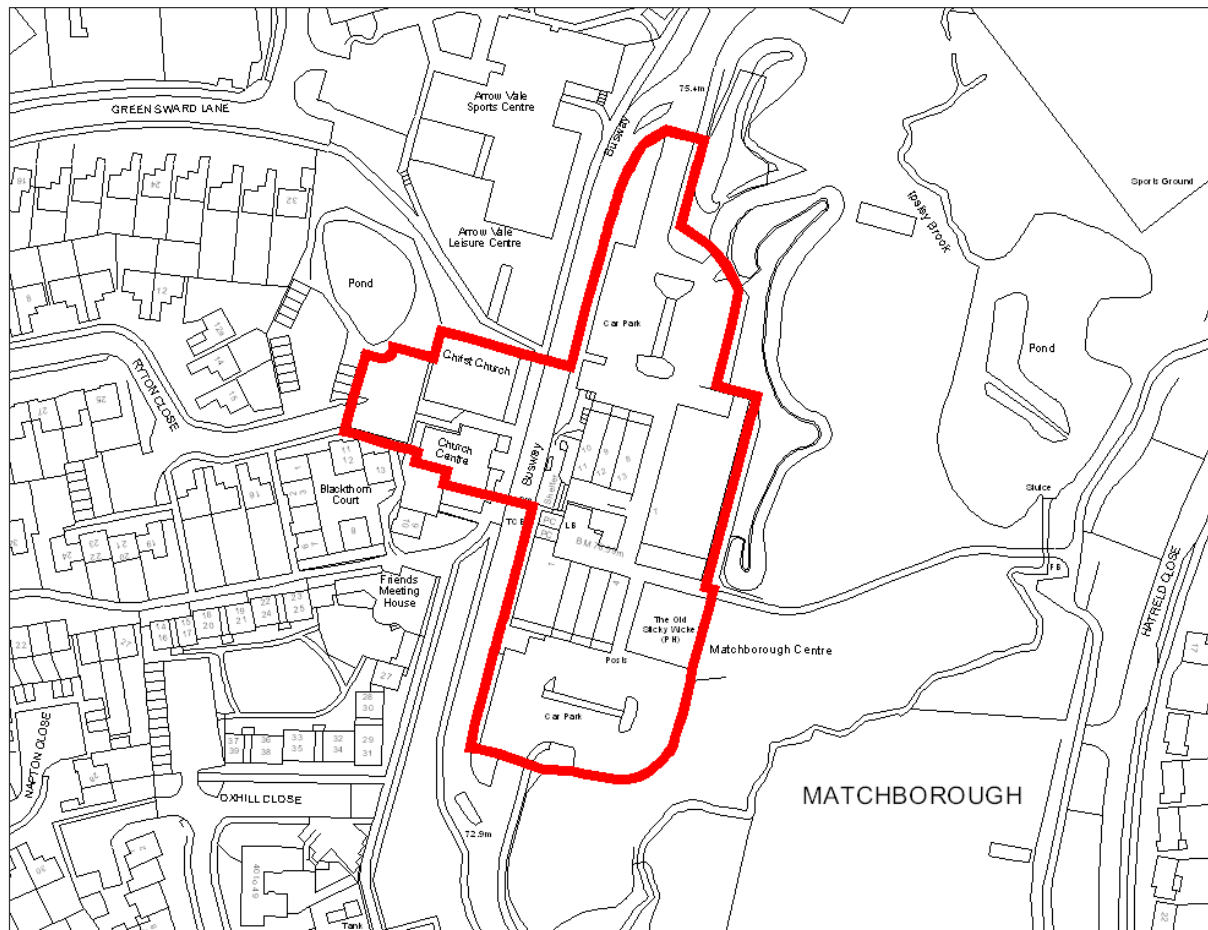
<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	57





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

<b>Site Address:</b> Matchborough District Centre	<b>Site Ref:</b> CS03	<b>Survey Date:</b> 27.8.08
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<b>Ownership Details:</b>  Redditch Borough Council	<b>Site Area:</b>  0.92 ha  Grid Ref: SP0715 6641
<b>Current Land Use:</b>  District Centre	
<b>Surrounding Land Uses:</b>  Open Space and Residential	
<b>Character of Surrounding Area:</b>  New town district centre – looking dated and in need of regeneration	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  Core strategy strategic site  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes</b>  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.	

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
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	

<b>Land at risk of Flooding</b>	
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	

<b>Stage B</b>	
Other Environmental Issues:	
<b>Impact on the historic, cultural and built environment</b>	
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:	
<b>Access to Public Transport</b>	
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	

<b>Access to services and facilities</b>	
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	

<b>Constraints to Delivery</b>	
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	✓

<b>Open Space &amp; Recreation</b>	
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	

<b>Employment Land</b>	
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	
<b>Infrastructure Capacity</b>	
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	

<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
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)	



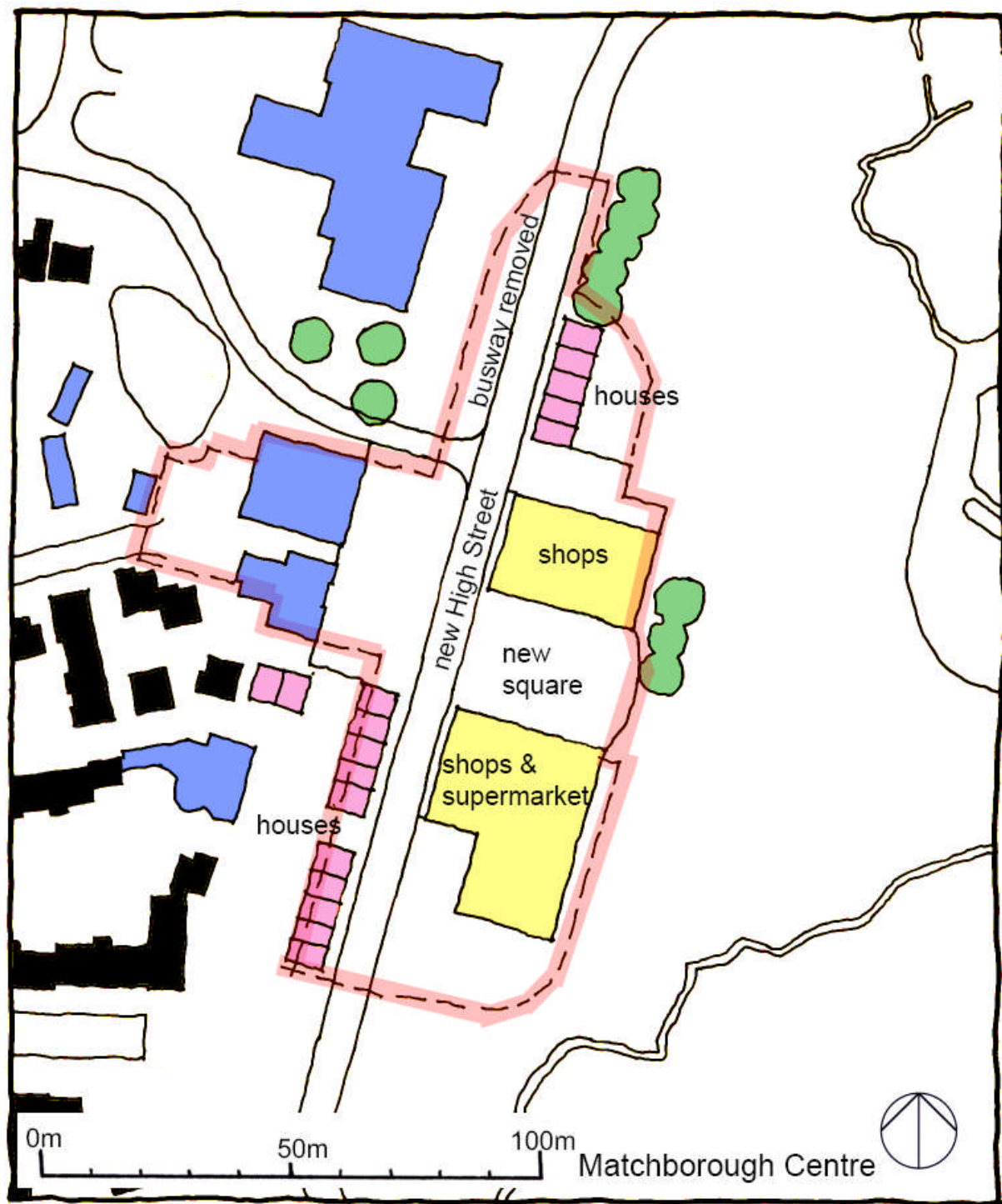
<b>Stage C</b>	
<b>Availability</b>	
Is the site immediately available for development?	
Yes	
No	✓
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within <b>0 - 5 years</b>	✓
ADR Therefore available within <b>5 - 10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

<b>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 years	✓
No, issues which cannot be resolved	

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

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	17





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

<b>Site Address:</b> Peterbrook Close	<b>Site Ref:</b> WYG02	<b>Survey Date:</b> 3.9.2008
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<b>Ownership Details:</b> Redditch Borough Council	<b>Site Area:</b> 0.16 ha <b>Grid Ref:</b> SP0458 6508
<b>Current Land Use:</b> Open Space	
<b>Surrounding Land Uses:</b> Residential	
<b>Character of Surrounding Area:</b> Predominantly surrounded by 3 & 4 Bed detached dwelling	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)	
<b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)	
<b>Detailed Planning Permission:</b> <input type="checkbox"/>	<b>Details:</b>
<b>Outline Planning Permission:</b> <input type="checkbox"/>	
<b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b> 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: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	✓ 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:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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



## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

### Constraints to Delivery

Level of Contamination on Site:

None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?	
No	✓
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	✓
Yes	

<b>Open Space &amp; Recreation</b>	
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	

<b>Employment Land</b>	
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	

<b>Infrastructure Capacity</b>	
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	
<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

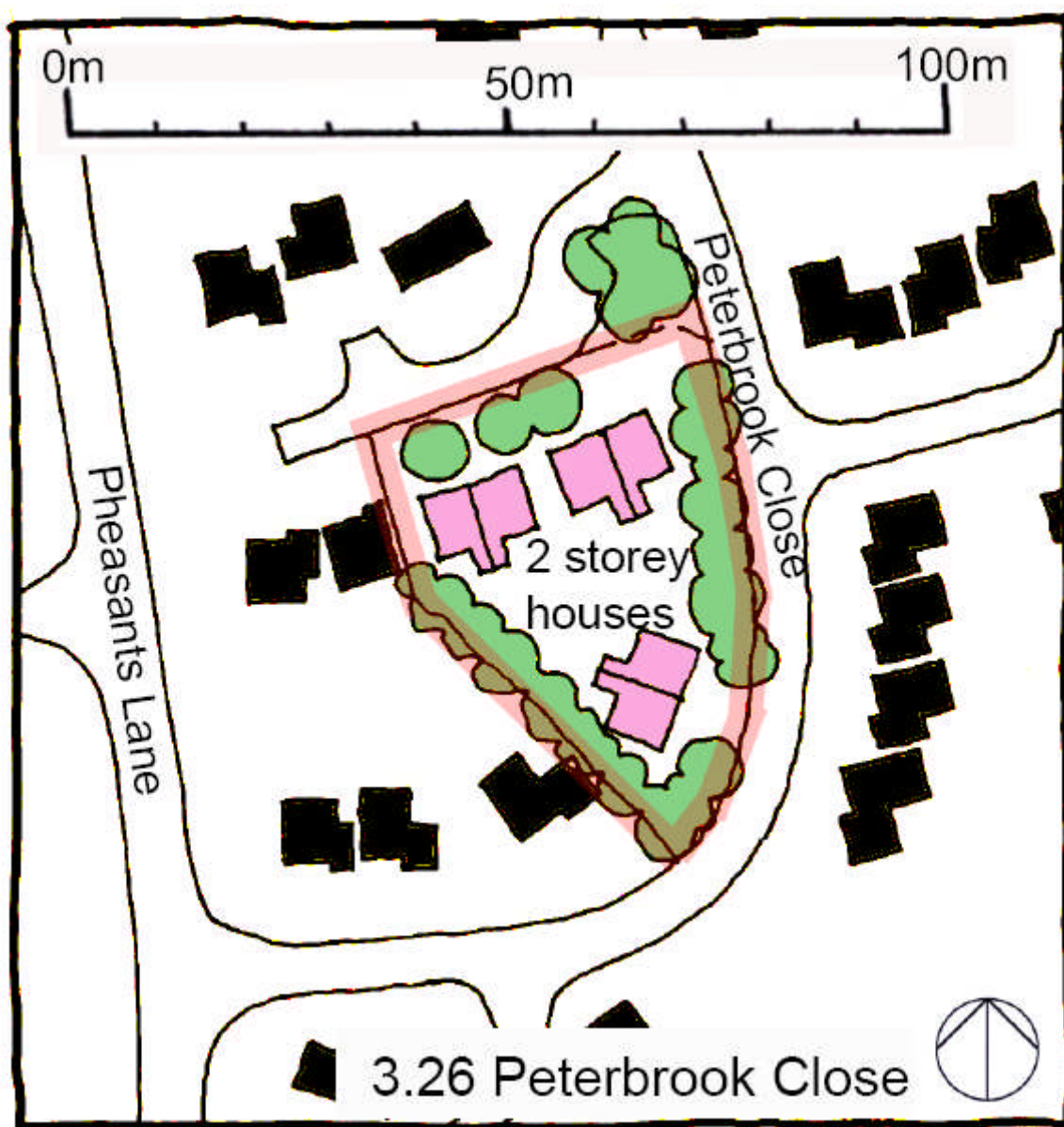
<b>Compatibility with adjoining uses</b>	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for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

<b>Stage C</b>	
<b>Availability</b>	
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	

<b>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 years	✓
No, issues which cannot be resolved	

<b>Appropriate timeframe for development?</b>	Details
0-5 years	
5-10 years	✓
10years +	

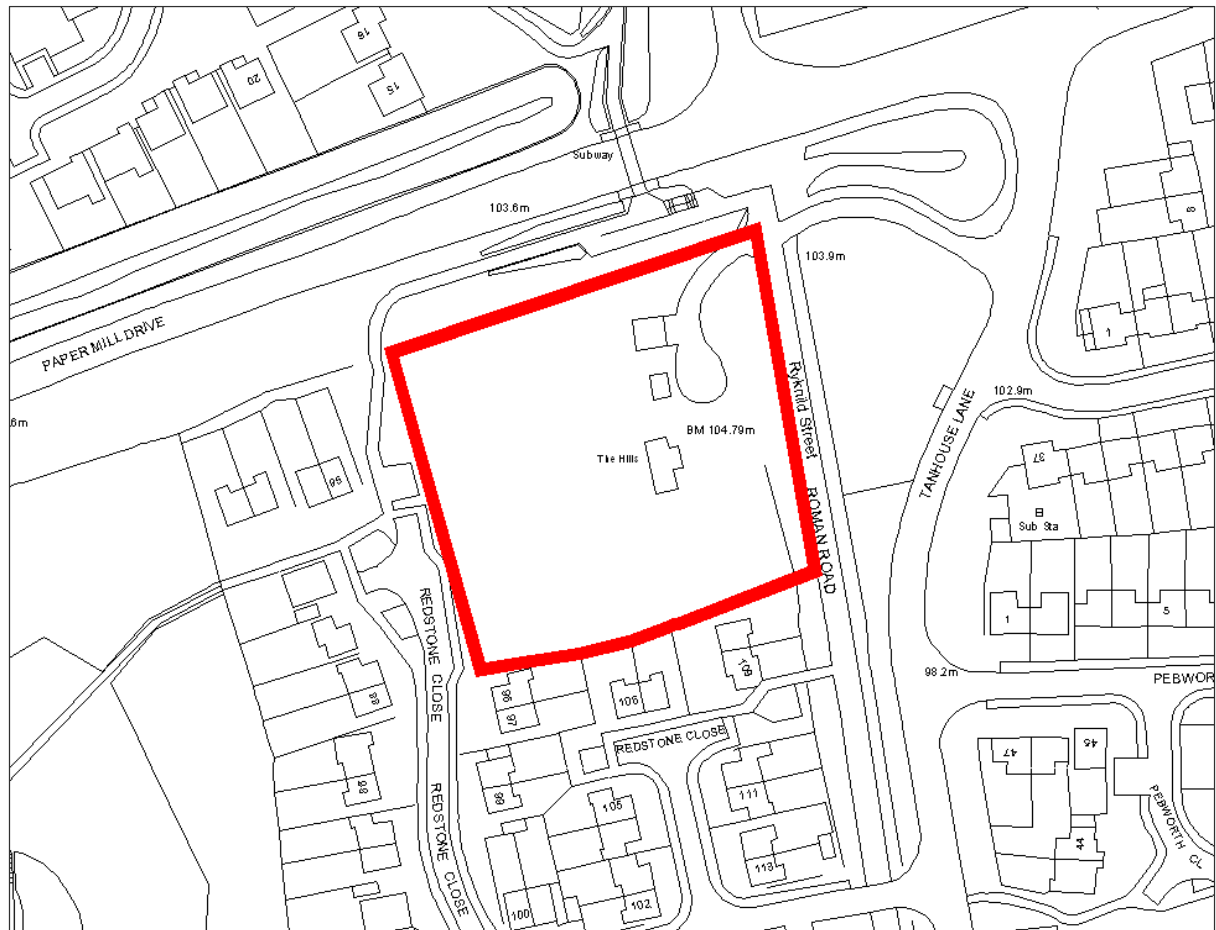
<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	5





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

<b>Site Address:</b> Tanhouse Lane	<b>Site Ref:</b> WYG03	<b>Survey Date:</b> 27.8.2008
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<b>Ownership Details:</b>  Private	<b>Site Area:</b> 0.57 ha  <b>Grid Ref:</b> SP0628 6906
<b>Current Land Use:</b>  Cleared Residential Site	
<b>Surrounding Land Uses:</b>  Residential	
<b>Character of Surrounding Area:</b>  	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  	
<b>New Source:</b> (e.g. landowner, developer etc)  	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>  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: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	✓
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER should be contacted prior to development – high sensitivity
Opportunity to enhance/no adverse impact	Enhance - previous building was derelict and run down
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

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

<b>Open Space &amp; Recreation</b>	
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	

<b>Employment Land</b>	
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	

<b>Infrastructure Capacity</b>	
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	
<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	✓
No access	

<b>Compatibility with adjoining uses</b>	
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)	

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

<b>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 years	
No, issues which cannot be resolved	

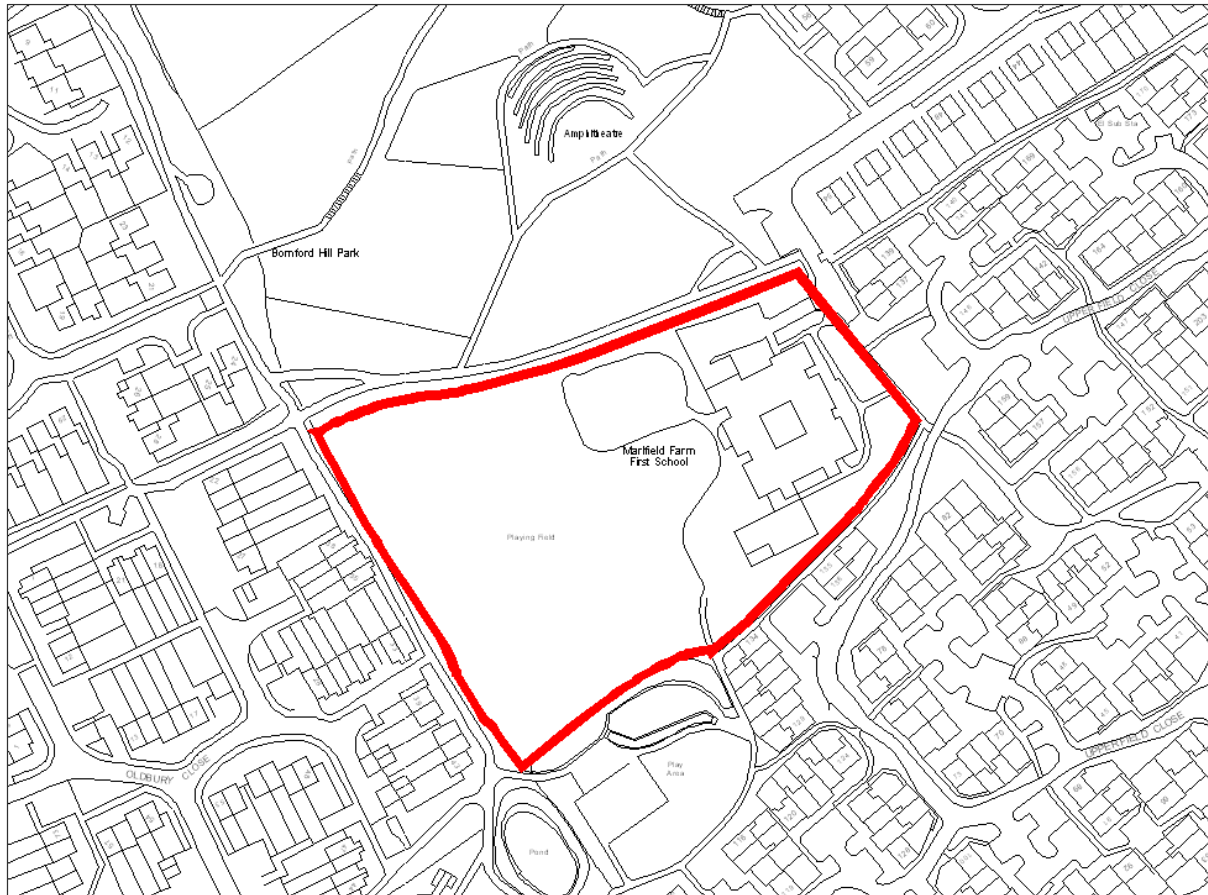
<b>Appropriate timeframe for development?</b>	Details
0-5 years	✓
5-10 years	
10years +	

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	14



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

<b>Site Address:</b> Marlfield Farm School, Redstone Close	<b>Site Ref:</b> WYG04	<b>Survey Date:</b> 3.9.2008
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<b>Ownership Details:</b>  Housing Association	<b>Site Area:</b> 1.41 ha  <b>Grid Ref:</b> SP06210 6869
<b>Current Land Use:</b>  Demolished Primary School	
<b>Surrounding Land Uses:</b>  Residential and Open Space	
<b>Character of Surrounding Area:</b>  Mix of open space and residential – majority of residential is high density ex-corporation housing.	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  WYG Report	
<b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)	
<b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>	
<b>Outline Planning Permission:</b> <input type="checkbox"/>	
<b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>  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.	



<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
Is a scheduled Ancient Monument located on the site?	Details
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	
Yes: Good hedgerows along west and south-eastern sides.	
<b>Opportunity to enhance/no significant adverse impact</b> <b>Significant adverse impact (mitigation to be explored)</b>	✓ 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	

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

<b>Constraints to Delivery</b>	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	✓
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	NT TPO 8
Is there a Public Right of Way on the site?	
No ✓	
Yes	

<b>Open Space &amp; Recreation</b>	
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	✓

<b>Employment Land</b>	
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	

<b>Infrastructure Capacity</b>	
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	
<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓ Via Redstone Close
Access to unadopted road/track	
No access	

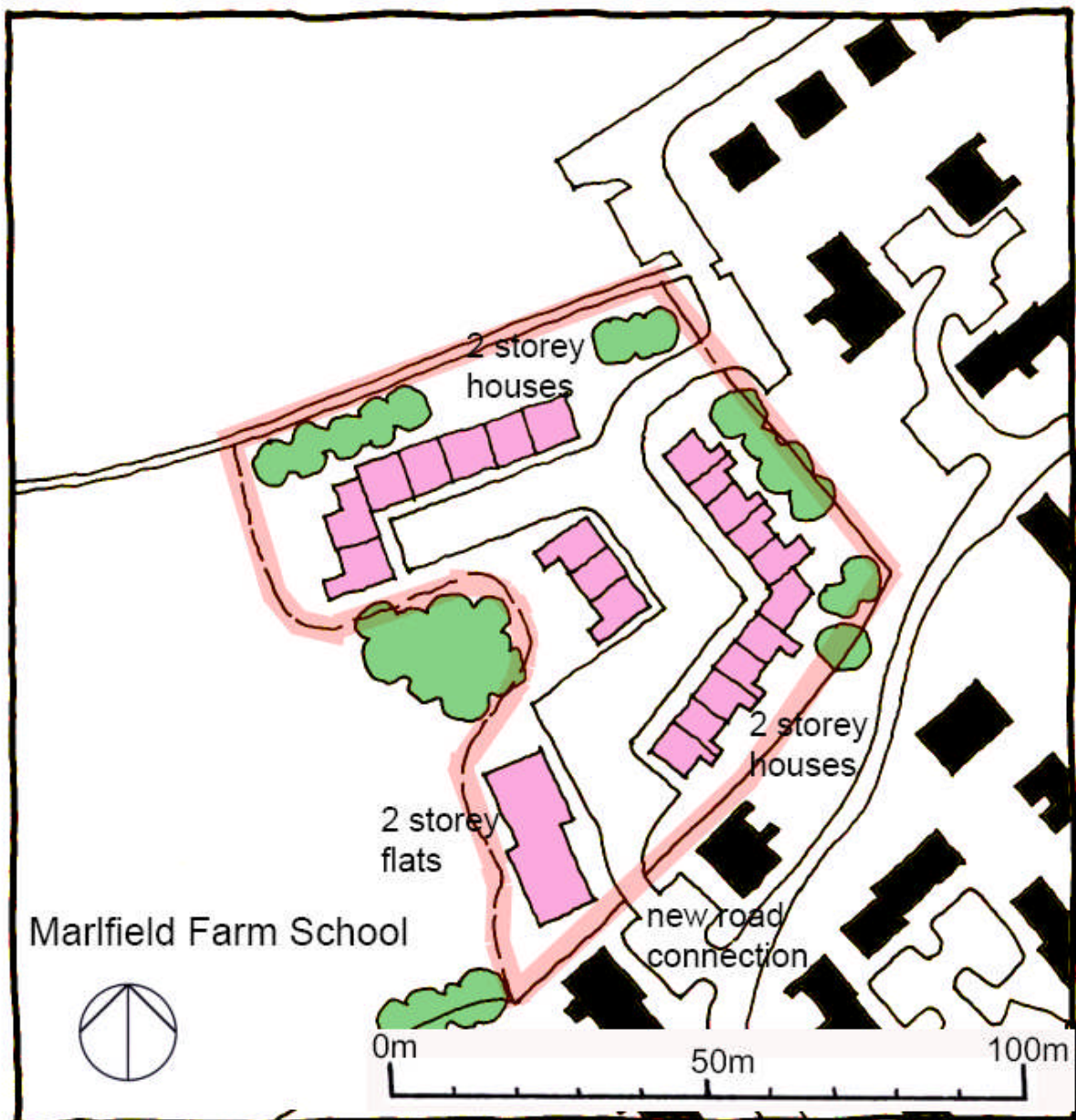
<b>Compatibility with adjoining uses</b>	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for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

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

<b>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 years	
No, issues which cannot be resolved	

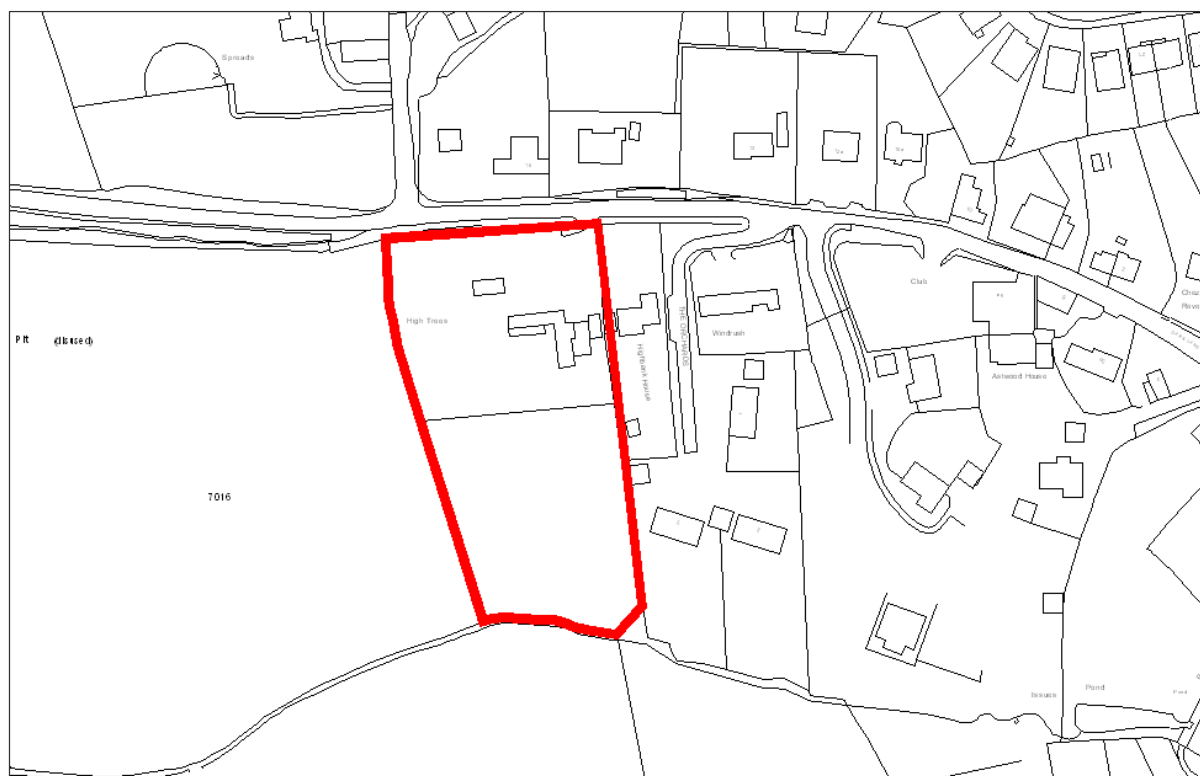
<b>Appropriate timeframe for development?</b>	Details
0-5 years	✓
5-10 years	
10years +	

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	53



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

<b>Site Address:</b> High Trees, Dark Lane	<b>Site Ref:</b> WYG06	<b>Survey Date:</b> 3.9.2008
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<b>Ownership Details:</b>  Private	<b>Site Area:</b> 0.7 ha  <b>Grid Ref:</b> SP0380 6218
<b>Current Land Use:</b>  Residential	
<b>Surrounding Land Uses:</b>  Executive dwellings & traditional village settlement development	
<b>Character of Surrounding Area:</b>  Rural lane with large 4 & 5 bed dwellings	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  WYG Report  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>  WYG Report – 6 Dwellings.  This area has seen a high level of infill/back land development over the last few years on adjacent land.  Forms part of the Astwood Bank settlement and abuts Green Belt.  Row of mature pines offers screening to and from Green Belt.	

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

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	✓
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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



## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?

Details

Opportunity to enhance/no adverse impact

✓

Adverse impact/impact but could be mitigated

Significant adverse impact that cannot be mitigated

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?

Details

Less than 400m (walking distance)

✓

Between 400m and 800m (walking distance)

Over 800m (walking distance) or ineffective service

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km

✓

Between 1.5km and 3km

Over 3km

Walking distance to nearest local retail facilities:

Less than 800m

Between 800m and 1600m

✓

Over 1600m

Walking distance to nearest health facilities:

Less than 800m

✓

Between 800m and 1600m

Over 1600m

### Constraints to Delivery

Level of Contamination on Site:

None

Contamination that can be overcome through land remediation

✓

High level of contamination that cannot be realistically mitigated

Are there any Physical Constraints on site?	
No	✓
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ Borough of Redditch TPO 133
Is there a Public Right of Way on the site?	
No	✓
Yes	

<b>Open Space &amp; Recreation</b>	
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	

<b>Employment Land</b>	
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	

<b>Infrastructure Capacity</b>	
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	

<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

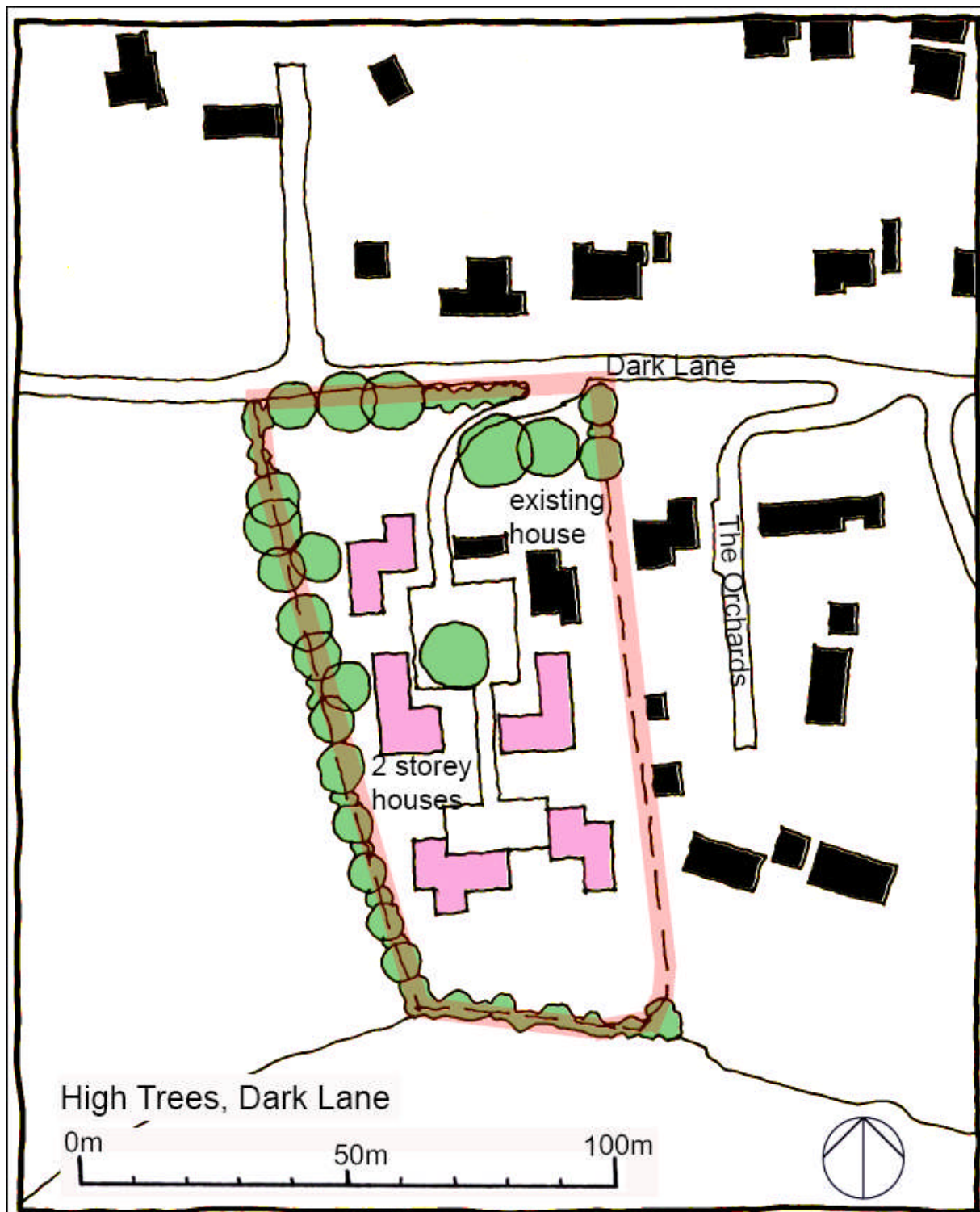
<b>Compatibility with adjoining uses</b>	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for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

<b>Stage C</b>	
<b>Availability</b>	
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	

<b>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 years	
No, issues which cannot be resolved	

<b>Appropriate timeframe for development?</b>	
0-5 years	✓
5-10 years	
10years +	

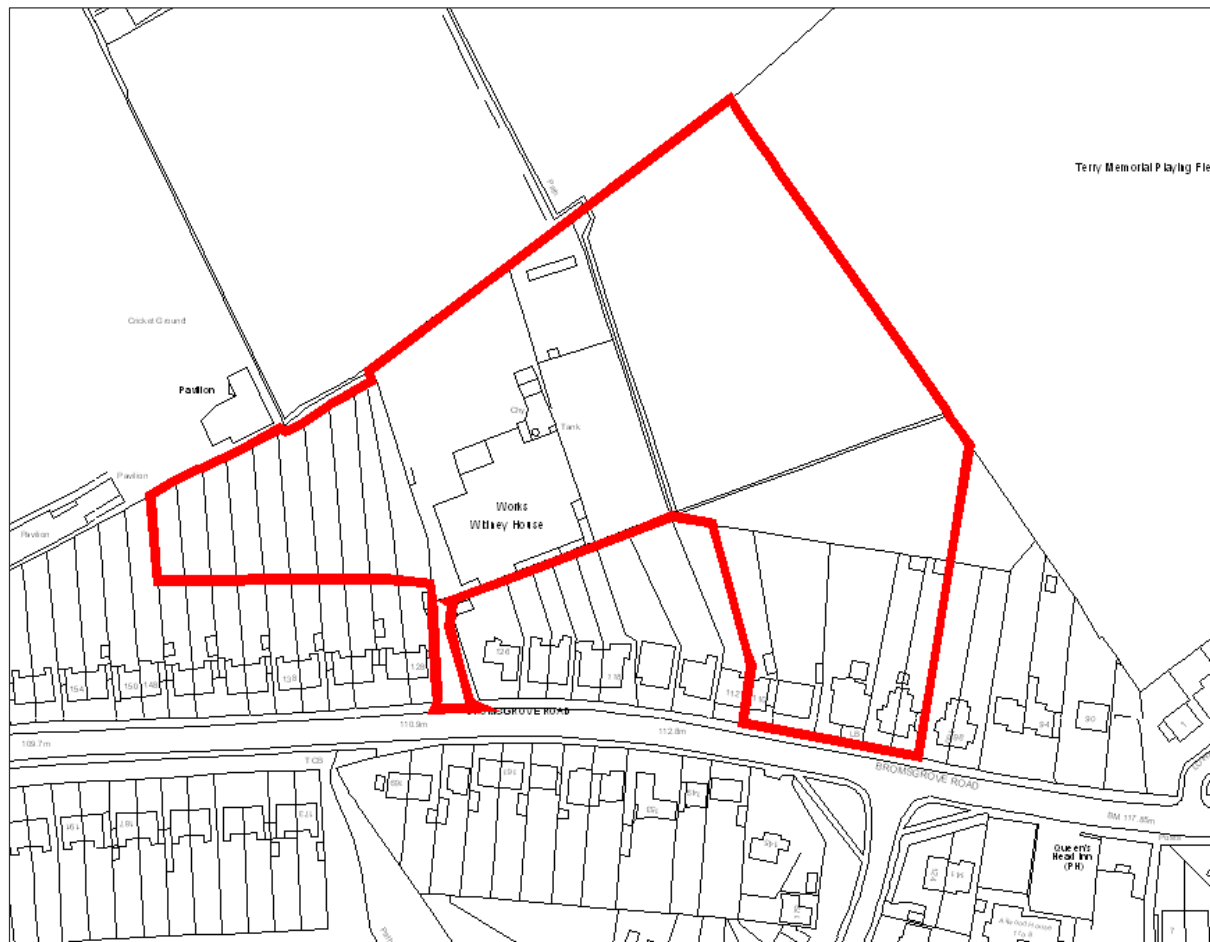
<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	5



# Redditch Borough Council Strategic Housing Land Availability Assessment

## HOUSING SITE ANALYSIS FORM

<b>Site Address:</b> Widney House & adjoining land, Bromsgrove Rd	<b>Site Ref:</b> RB003 (incl RB007 & RB038)	<b>Survey Date:</b> 8.9.2008
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<b>Ownership Details:</b> Multiple owners	<b>Site Area:</b> 2.24 ha <b>Grid Ref:</b> SP0316 6760
<b>Current Land Use:</b> Industrial & part unused/vacant	
<b>Surrounding Land Uses:</b> Residential & Open space	
<b>Character of Surrounding Area:</b> Mix of early 20 <sup>th</sup> century residential development fronting main district distributor	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)	
<b>New Source:</b> (e.g. landowner, developer etc) Landowner	
<b>Relevant Planning History:</b> (including most recent ownership details)	
<b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>	
<b>Outline Planning Permission:</b> <input type="checkbox"/>	
<b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>  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.	

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
Is a scheduled Ancient Monument located on the site?	Details
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	✓ The eastern side of the site is a nice meadow area. Site is surrounded by good hedges & mature trees
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – Further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	✓ Opportunity to enhance
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

### Constraints to Delivery

Level of Contamination on Site:

None	
Contamination that can be overcome through land remediation	✓ As employment uses in place, would need to investigate prior to dev



High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	✓
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	✓ Public right of way is unlit, narrow and unappealing. Opportunity to incorporate a safer pedestrian route through the site as part of its design

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

Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓ Widney Works not employment zoned in LP3
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	

Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
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)	

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

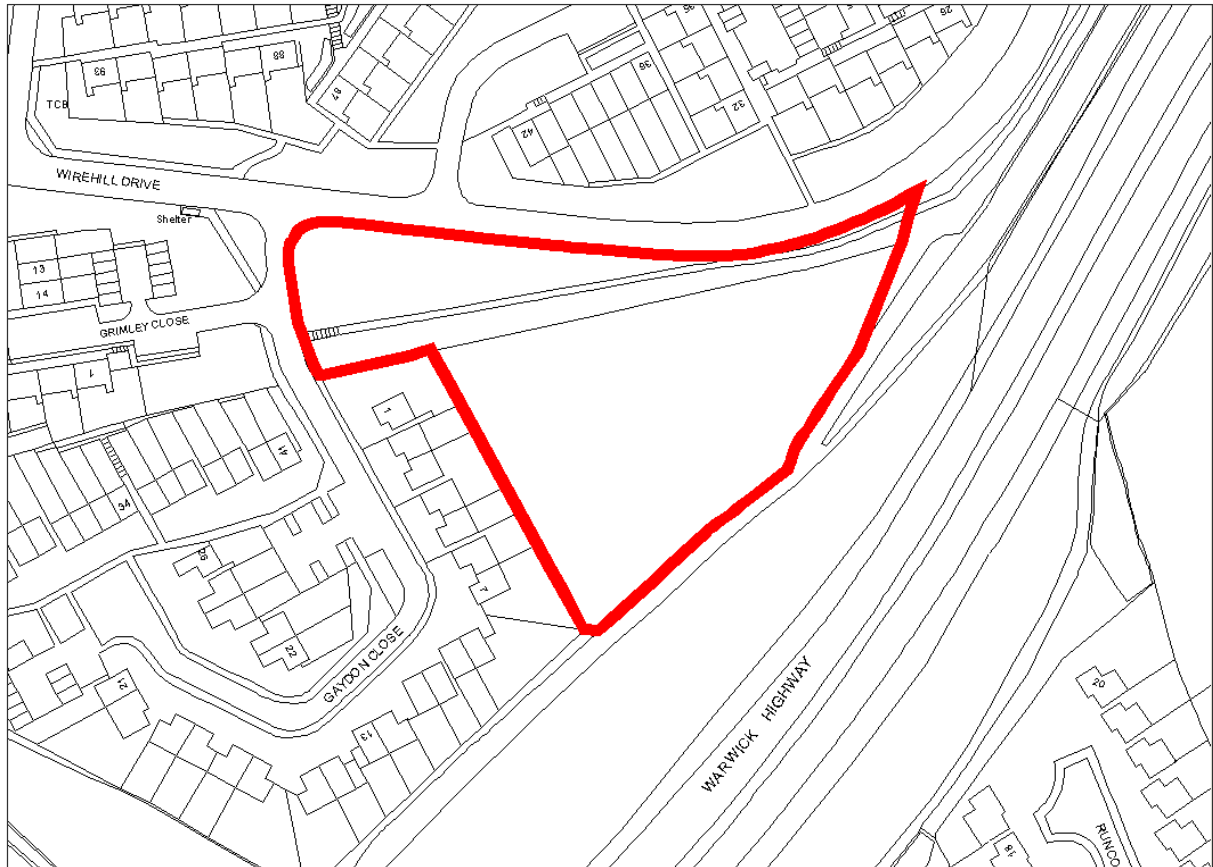
<b>Achievability</b>	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

<b>Appropriate timeframe for development?</b>	
0-5 years	✓
5-10 years	
10years +	

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	58

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

<b>Site Address:</b> Land off Wirehill Drive	<b>Site Ref:</b> L4L02	<b>Survey Date:</b> 8.9.2008
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<b>Ownership Details:</b>  Redditch Borough Council	<b>Site Area:</b> 0.47 ha  <b>Grid Ref:</b> SP0492 6613
<b>Current Land Use:</b>  Highway verge & Open Space	
<b>Surrounding Land Uses:</b>  Residential	
<b>Character of Surrounding Area:</b>  High density ex-corporation units	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  UCS	
<b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)	
<b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b> 08/305 (15 dwellings)	
<b>Outline Planning Permission:</b> <input type="checkbox"/>	
<b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>  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: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	
Yes: Good hedgerows along west and south-eastern sides.	
<b>Opportunity to enhance/no significant adverse impact</b>	✓ Good hedgerows around the site and a good meadow area – could be developed as a wild flower meadow area.  Need to retain hedgerow
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER –further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	No adverse impact if land north of hedgerow left open
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

### Constraints to Delivery

Level of Contamination on Site:

None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	✓ Apparently land is made of unconsolidated soil from when highways were built – Investigation needed prior to development
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	

<b>Open Space &amp; Recreation</b>	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	✓ Currently used by local kids – play football on the top of the site

<b>Employment Land</b>	
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	

<b>Infrastructure Capacity</b>	
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	

<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
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)	

<b>Stage C</b>	
<b>Availability</b>	
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	

<b>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 years	
No, issues which cannot be resolved	

<b>Appropriate timeframe for development?</b>	
0-5 years	✓
5-10 years	
10years +	

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	15





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

<b>Site Address:</b> Land adjacent to Saltways Cheshire Home	<b>Site Ref:</b> UCS 2.14	<b>Survey Date:</b> 29.8.2008
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<b>Ownership Details:</b>  Private	<b>Site Area:</b> 0.40 ha  <b>Grid Ref:</b> SP0156 6671
<b>Current Land Use:</b>  Scrub Land	
<b>Surrounding Land Uses:</b>  Residential	
<b>Character of Surrounding Area:</b>  Site nestled between church and care home	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)	
<b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)	
<b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b> 08/073 (5 dwellings)	
<b>Outline Planning Permission:</b> <input type="checkbox"/>	
<b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>  Planning permission for five dwellings with associated access drives and amenity space has been allowed on appeal with the terms of the application, Ref 2008/073/FUL.	

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

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	✓
Yes: Good hedgerows along west and south-eastern sides.	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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



## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

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

### Constraints to Delivery

Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	✓
Yes, but can be overcome	
Yes and cannot be overcome	

Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No ✓	
Yes	

<b>Open Space &amp; Recreation</b>	
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	

<b>Employment Land</b>	
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	

<b>Infrastructure Capacity</b>	
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	
<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	
Insignificant or moderate compatibility issues	✓ There has been a recommendation that only bungalows should be sited here to reduce over-looking properties in Shirehampton close.
Residential development considered incompatible (discount site for residential)	

<b>Stage C</b>	
<b>Availability</b>	
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	

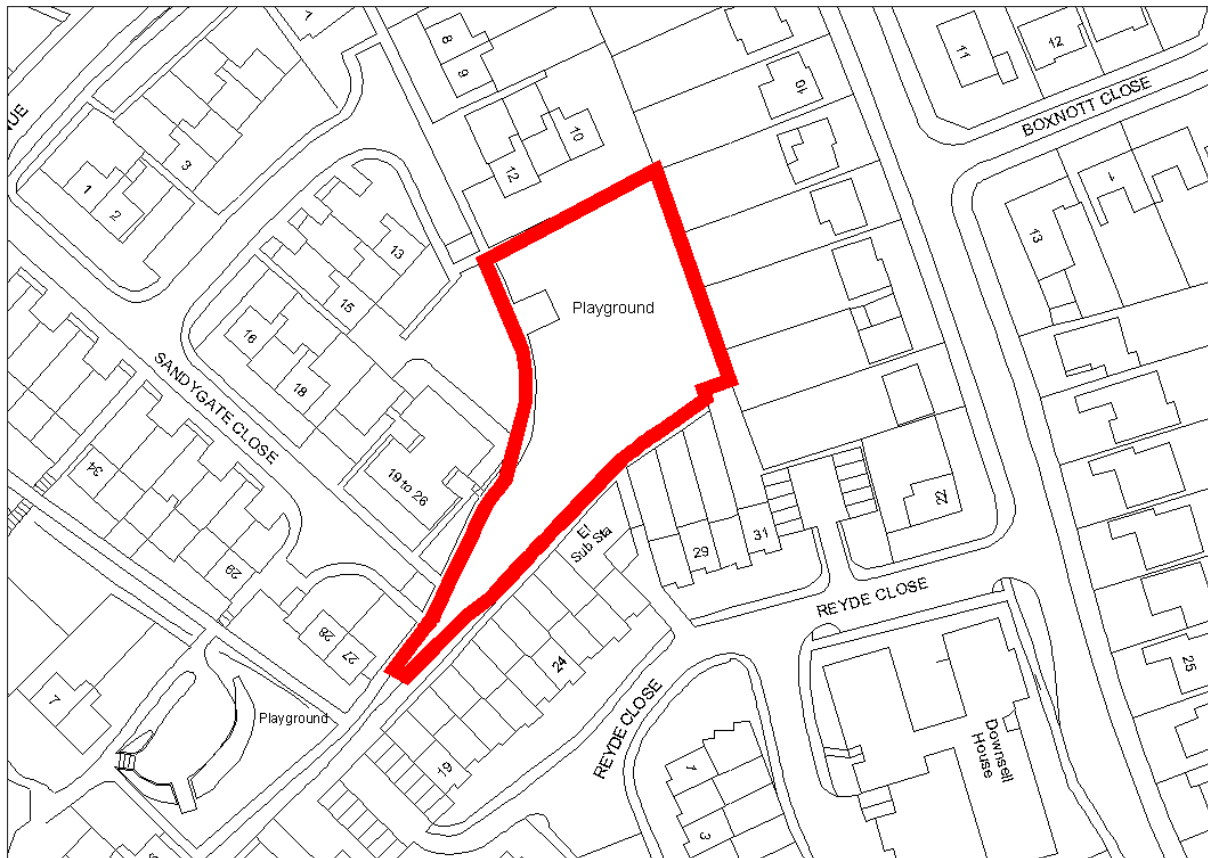
<b>Achievability</b>	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	5

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

<b>Site Address:</b> Land to the rear of Sandygate Close	<b>Site Ref:</b> UCS 2.16	<b>Survey Date:</b> 29.8.2008
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<b>Ownership Details:</b> Redditch Borough Council	<b>Site Area:</b> 0.20 ha <b>Grid Ref:</b> SP0197 6681
<b>Current Land Use:</b> Open Space	
<b>Surrounding Land Uses:</b> Residential	
<b>Character of Surrounding Area:</b>	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)	
<b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)	
<b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>	
<b>Outline Planning Permission:</b> <input type="checkbox"/>	
<b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b> Mix of flats and medium density housing – some possibly ex-council properties	

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
Is a scheduled Ancient Monument located on the site?	Details
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	✓ Good hedgerows along south-eastern side
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

### Constraints to Delivery

Level of Contamination on Site:

None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?	
No	✓
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	✓ Footpath through site – tarmac & street lighting

<b>Open Space &amp; Recreation</b>	
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	

<b>Employment Land</b>	
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	

<b>Infrastructure Capacity</b>	
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	

<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
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)	

<b>Stage C</b>	
<b>Availability</b>	
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	

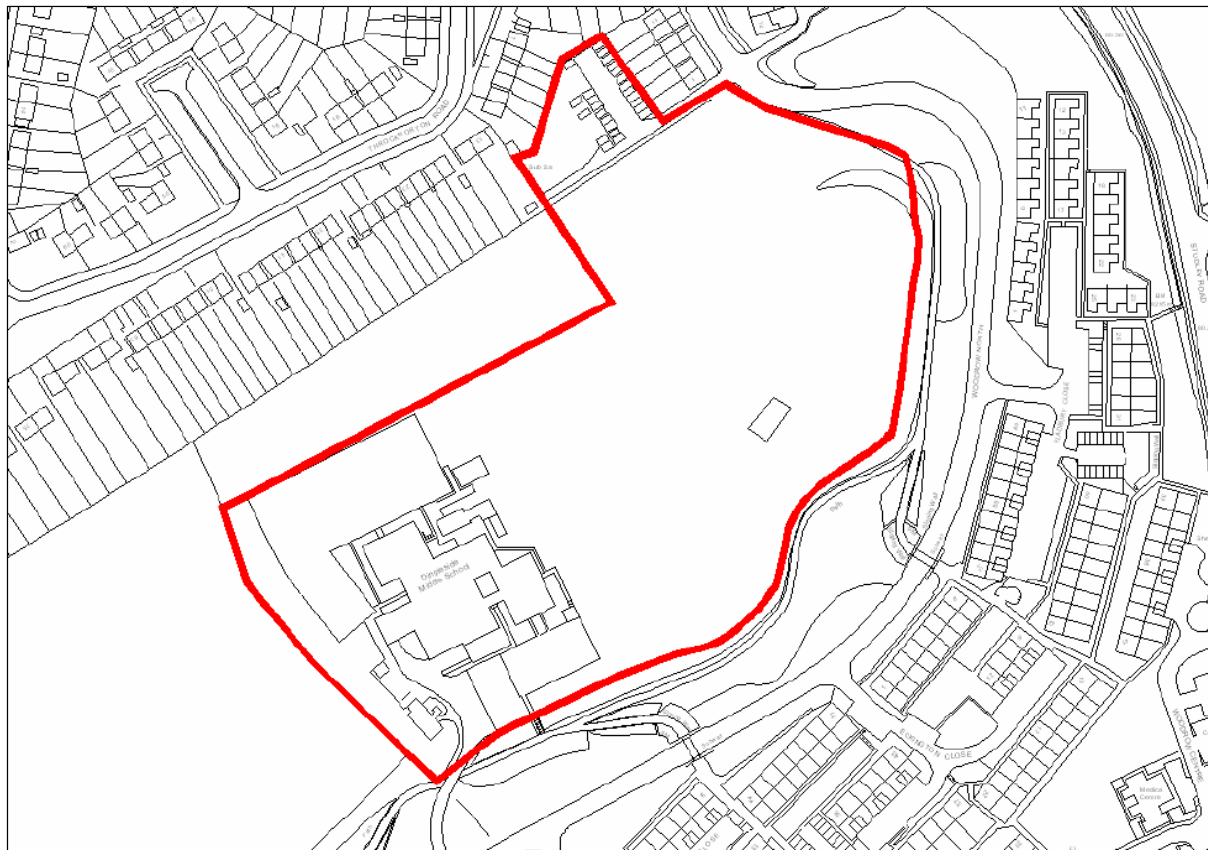
<b>Achievability</b>	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	8

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

<b>Site Address:</b> Playing field, Dingleside Middle School & Land to the rear of 1-11 Auxerre Avenue	<b>Site Ref:</b> UCS 8.38	<b>Survey Date:</b> 19.9.08
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<b>Ownership Details:</b>  Worcestershire County Council & Redditch Borough Council	<b>Site Area:</b> 3.95 ha  <b>Grid Ref:</b> SP0564 6571
<b>Current Land Use:</b>  Disused school, open space and garage blocks	
<b>Surrounding Land Uses:</b>  Open space & residential	
<b>Character of Surrounding Area:</b>  Sandwiched by Greenlands (traditional 1950's semis and council properties) and Woodrow (1960's new town corporation housing) predominantly less affluent part of Redditch.	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  UCS & additional LP3 site  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes</b>  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.	

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
Is a scheduled Ancient Monument located on the site?	Details - no
Yes: <b>Site will be discounted</b>	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No:	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

<b>Land at risk of Flooding</b>	
Is the site in an area of known flooding risk?	Details
No: <b>Little/no risk of flooding</b>	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be	



explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	✓
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

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

Over 1600m	

<b>Constraints to Delivery</b>	
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	✓

<b>Open Space &amp; Recreation</b>	
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	✓

<b>Employment Land</b>	
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	
<b>Infrastructure Capacity</b>	
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	

<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
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)	

<b>Stage C</b>	
<b>Availability</b>	
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 <b>0 - 5 years</b>	✓
ADR Therefore available within <b>5 - 10 years</b>	
Green Belt Therefore available beyond <b>10 years</b>	

<b>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 years	
No, issues which cannot be resolved	

<b>Appropriate timeframe for development?</b>	Details
0-5 years	✓
5-10 years	
10years +	

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	120

UCS 8.38

Dingleside Middle School

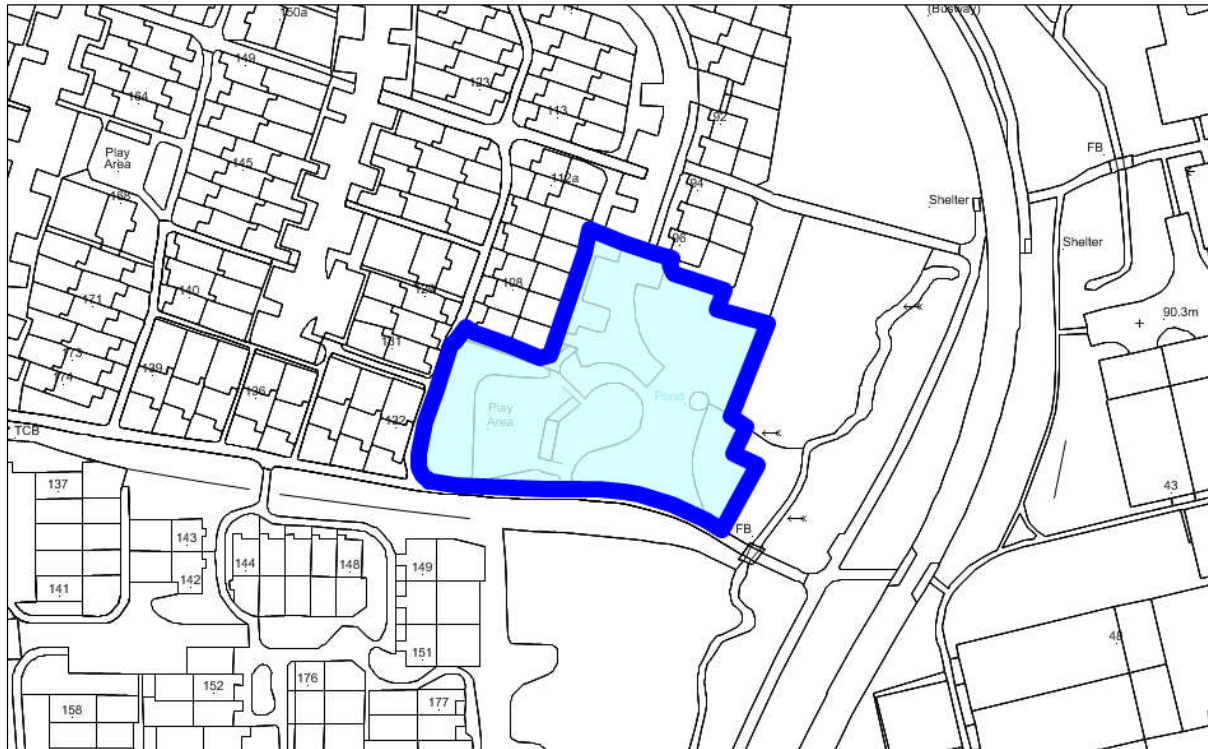
3.95ha





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

<b>Site Address:</b> Loxley Close, Church Hill	<b>Site Ref:</b> 2010/03	<b>Survey Date:</b> 03/9/10
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<b>Ownership Details:</b>  Redditch Borough Council	<b>Site Area:</b> 0.31ha  <b>Grid Ref:</b> SP0698 6848
<b>Current Land Use:</b>  Open Space	
<b>Surrounding Land Uses:</b>  Residential	
<b>Character of Surrounding Area:</b>  Former Development Corporation housing – mix of public and private tenure	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  Discounted from 2008/09 SHLAA due to flooding issues  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>  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	

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	<b>Details</b>
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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
Is a scheduled Ancient Monument located on the site?	<b>Details - No</b>
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	✓
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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



## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?

Details

Opportunity to enhance/no adverse impact

✓

Adverse impact/impact but could be mitigated

Significant adverse impact that cannot be mitigated

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?

Details

Less than 400m (walking distance)

✓

Between 400m and 800m (walking distance)

Over 800m (walking distance) or ineffective service

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km

✓

Between 1.5km and 3km

Over 3km

Walking distance to nearest local retail facilities:

Less than 800m

✓

Between 800m and 1600m

Over 1600m

Walking distance to nearest health facilities:

Less than 800m

✓

Between 800m and 1600m

Over 1600m

### Constraints to Delivery

Level of Contamination on Site:

None

✓

Contamination that can be overcome through land remediation

High level of contamination that cannot be realistically mitigated

Are there any Physical Constraints on site?

No

Yes, but can be overcome

Yes and cannot be overcome	✓ Flooding Issues
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ NT No.5
Is there a Public Right of Way on the site?	
No – Access to disused play area only	
Yes	

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

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

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
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)	

<b>Stage C</b>	
<b>Availability</b>	
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	

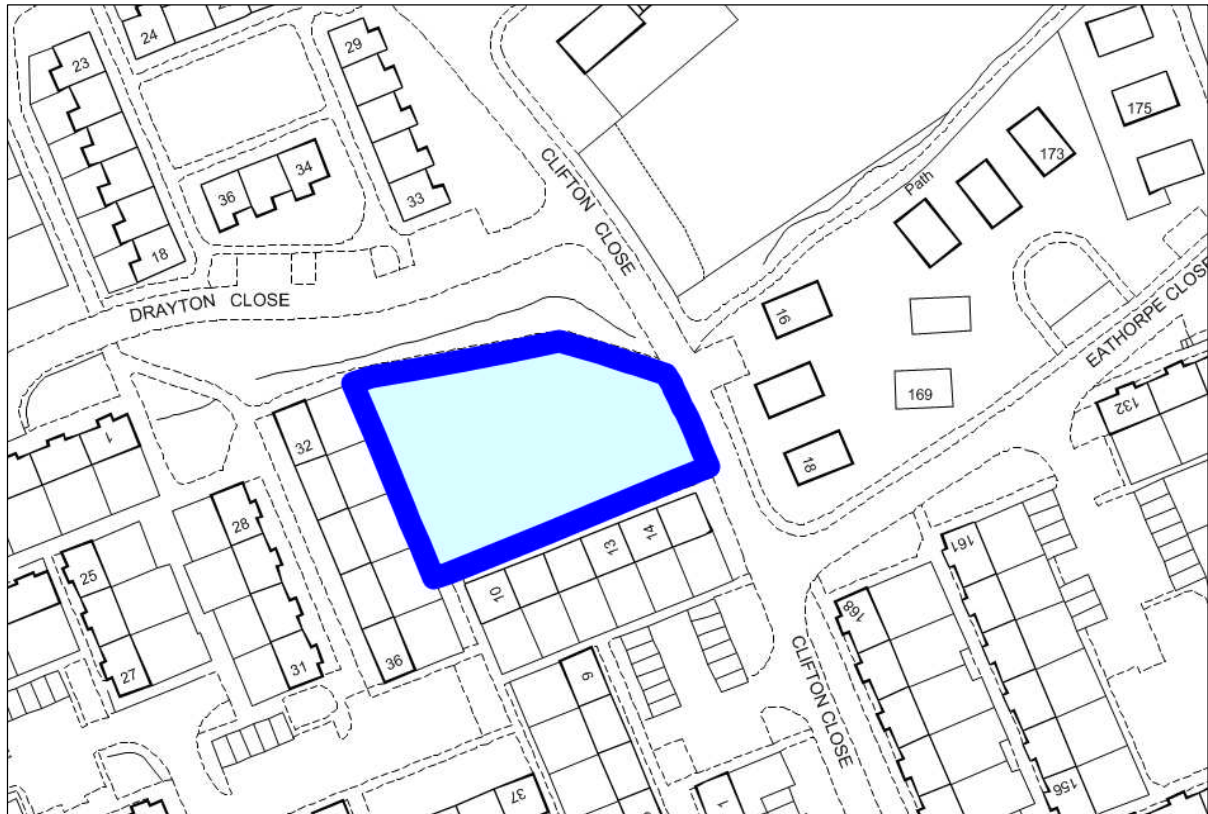
<b>Achievability</b>	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

<b>Appropriate timeframe for development?</b>	Details
0-5 years	✓
5-10 years	
10years +	

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
32 dwellings per hectare	10

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

<b>Site Address:</b> Clifton Close, Matchborough	<b>Site Ref:</b> 2010/05	<b>Survey Date:</b> 03/9/10
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<b>Ownership Details:</b> Redditch Borough Council	<b>Site Area:</b> 0.15ha <b>Grid Ref:</b> SP0696 6592
<b>Current Land Use:</b> Informal Open Space in front of ex-Development Corporation houses	
<b>Surrounding Land Uses:</b> Former Development Corporation housing – mix of public and private tenure	
<b>Character of Surrounding Area:</b> Higher density residential	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other) <b>New Source:</b> (e.g. landowner, developer etc) Landowner	
<b>Relevant Planning History:</b> (including most recent ownership details) <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b> <b>Outline Planning Permission:</b> <input type="checkbox"/> <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>	

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	<b>Details</b>
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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	✓
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	✓
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

### Constraints to Delivery

Level of Contamination on Site:

None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?

No	✓
Yes, but can be overcome	
Yes and cannot be overcome	

Are there TPOs on site?	
No	✓ Blanket TPO, but no trees within site boundary
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	✓
Yes	

<b>Open Space &amp; Recreation</b>	
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	

<b>Employment Land</b>	
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	

<b>Infrastructure Capacity</b>	
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	
<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	



<b>Compatibility with adjoining uses</b>	
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)	

<b>Stage C</b>	
<b>Availability</b>	
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	

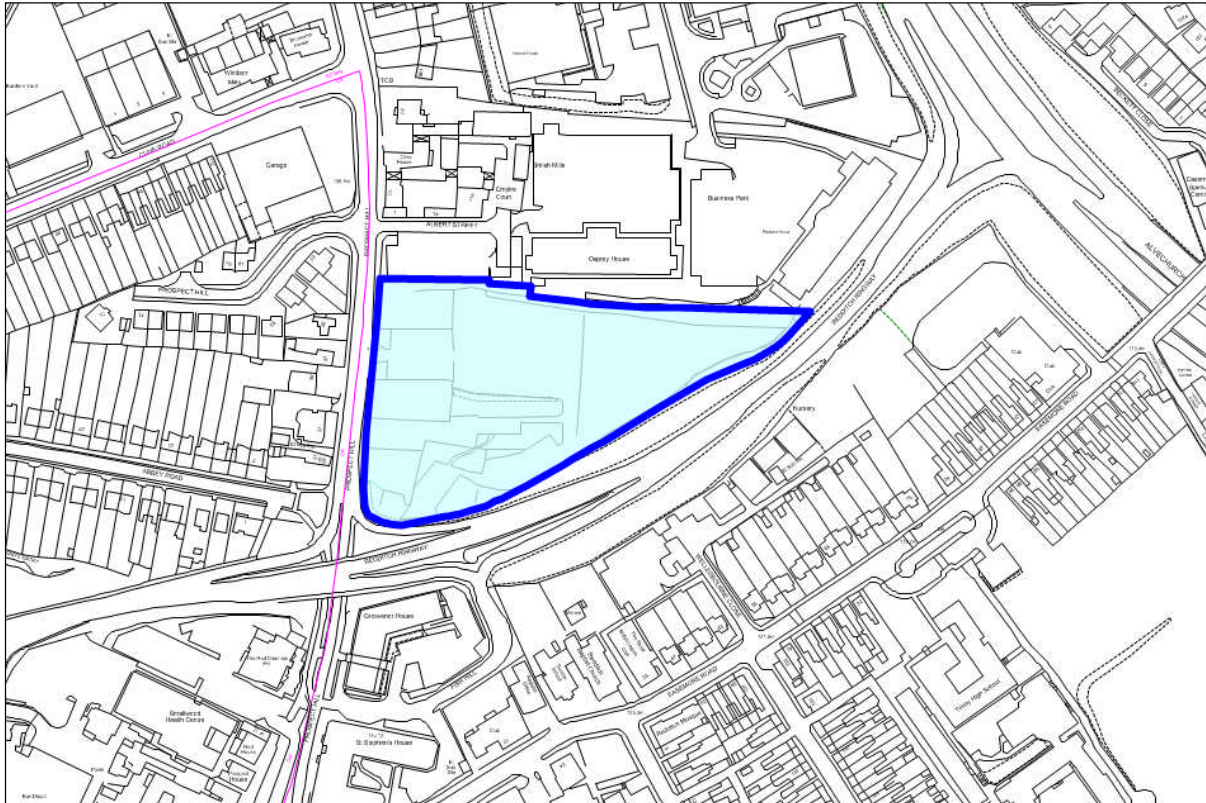
<b>Achievability</b>	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

<b>Appropriate timeframe for development?</b>	Details
0-5 years	✓
5-10 years	
10years +	

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
40 dwellings per hectare	6

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

<b>Site Address:</b> Prospect Hill	<b>Site Ref:</b> 2010/07	<b>Survey Date:</b> 03/9/10
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<b>Ownership Details:</b>  Multiple Landowners	<b>Site Area:</b> 1.43 ha  <b>Grid Ref:</b> SP0425 6799
<b>Current Land Use:</b>  Car Park	
<b>Surrounding Land Uses:</b>  Mix of residential and employment, close to the town centre	
<b>Character of Surrounding Area:</b>  Older part of Redditch with some new office development and converted early 20 <sup>th</sup> century works.	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  Borough of Redditch Local Plan No. 3  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>   	

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	✓
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

### Constraints to Delivery

Level of Contamination on Site:

None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?

No	
Yes, but can be overcome	✓
Yes and cannot be overcome	

Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	✓
Yes	

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

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

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

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

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

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

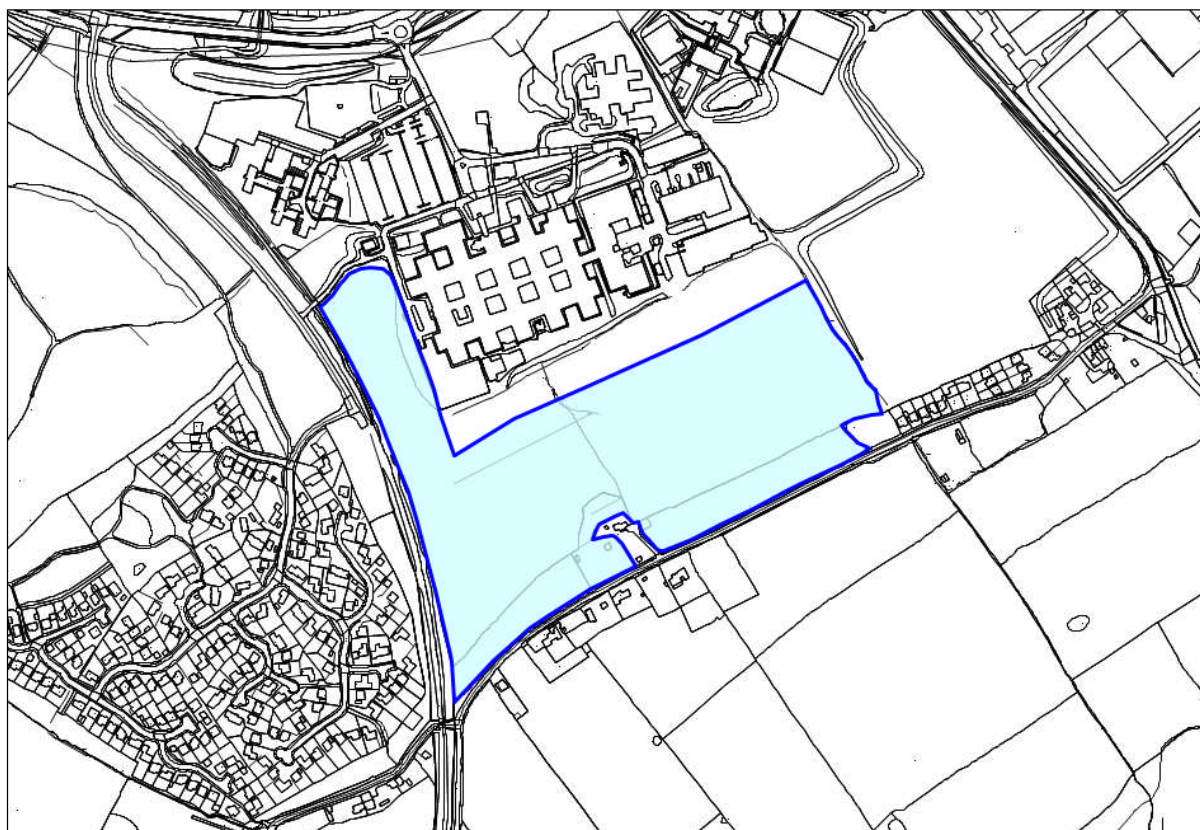
Appropriate timeframe for development?	
0-5 years	✓
5-10 years	
10years +	

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



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

<b>Site Address:</b> Rear of Alexandra Hospital	<b>Site Ref:</b> 2010/09	<b>Survey Date:</b> 03/9/10
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<b>Ownership Details:</b>  Multiple owners	<b>Site Area:</b> 7.74 ha  <b>Grid Ref:</b> SP0617 6446
<b>Current Land Use:</b>  Vacant Scrub land	
<b>Surrounding Land Uses:</b>  Open Space, residential	
<b>Character of Surrounding Area:</b>  <p>Quiet and peaceful area on the edge of the urban area. Immediately adjacent to the Alexandra Hospital and bounded by Green Lane, which offers limited frontage development with a more rural feel.</p> <p>Site is bounded on it's western edge by Wirehill development, which is primarily 3-4 bed detached properties in private ownership.</p>	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  White Young Green  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>    	

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

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
	HER Protected – No Sensitivity - Unknown
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	✓
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	
Between 800m and 1600m	
Over 1600m	✓

### Constraints to Delivery

Level of Contamination on Site:

None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?

No	
Yes, but can be overcome	✓ Sewer pipe runs across

	site. Mitigation possible.
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ NT TPO No.27
Is there a Public Right of Way on the site?	
No	
Yes	✓

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

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

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

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

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

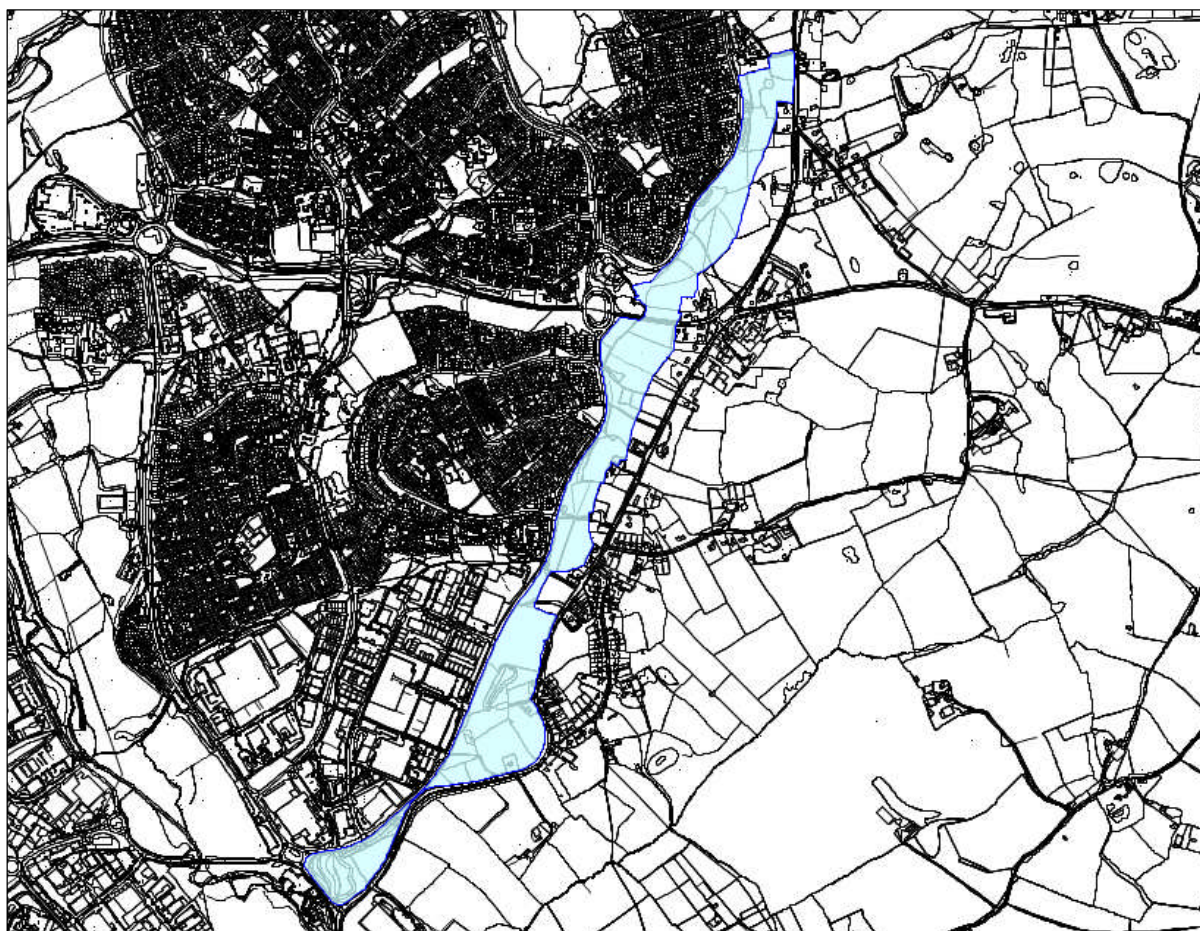
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	✓
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	145

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

<b>Site Address:</b> A435 ADR	<b>Site Ref:</b> 2010/10	<b>Survey Date:</b> 03/9/10
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<b>Ownership Details:</b>  HCA / some private ownership	<b>Site Area:</b> 33.43 ha  <b>Grid Ref:</b> SP0812 6655
<b>Current Land Use:</b>  ADR – vacant land, including one or two residential units	
<b>Surrounding Land Uses:</b>  Residential, employment, village settlement and green belt	
<b>Character of Surrounding Area:</b>	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  Borough of Redditch Local Plan No. 3  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>	



<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	✓
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER indicates high sensitivity which may require further investigation prior to development
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	✓
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	
Between 1.5km and 3km	✓
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	
Between 800m and 1600m	
Over 1600m	✓

### Constraints to Delivery

Level of Contamination on Site:

None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?

No	✓
Yes, but can be overcome	

Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ Warwick TPO No.s 2, 3, 4, 5 & 7
Is there a Public Right of Way on the site?	
No	
Yes	✓

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

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

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
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)	

<b>Stage C</b>	
<b>Availability</b>	
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	

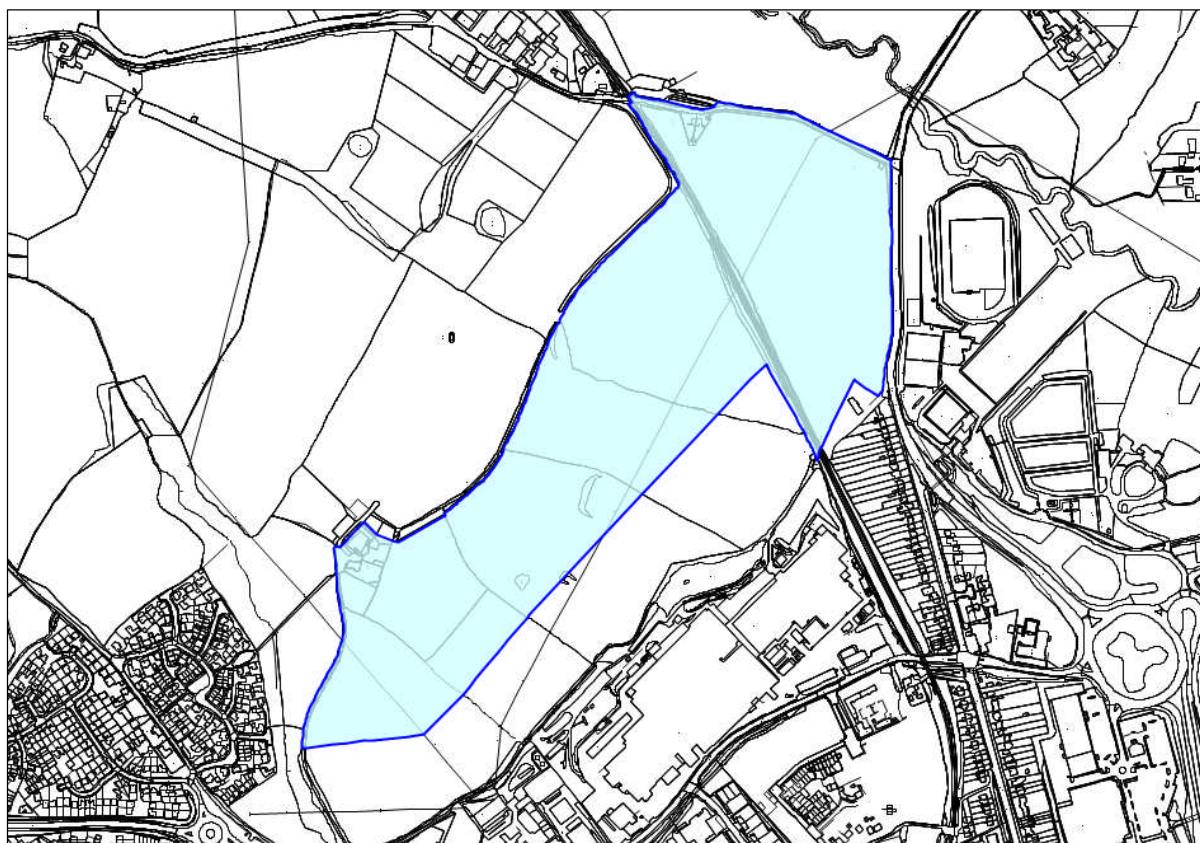
<b>Achievability</b>	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	360

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

<b>Site Address:</b> Brockhill ADR	<b>Site Ref:</b> 2010/11	<b>Survey Date:</b> 03/9/10
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<b>Ownership Details:</b>  West of railway – Persimmon Homes	<b>Site Area:</b> 17.5 ha  <b>Grid Ref:</b> SP0363 6891
<b>Current Land Use:</b>  ADR – agricultural uses	
<b>Surrounding Land Uses:</b>  Green belt, employment, open space, residential	
<b>Character of Surrounding Area:</b>  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.	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  Borough of Redditch Local Plan No. 3  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>  	

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: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	✓ Undulating landscape that requires a clever and sympathetic urban design strategy
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER indicates high sensitivity which may require further investigation prior to development
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	✓

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	
Between 1.5km and 3km	✓
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	
Between 800m and 1600m	
Over 1600m	✓

### Constraints to Delivery

Level of Contamination on Site:

None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?

No	
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Yes, but can be overcome	✓ Undulating landscape High pressure gas pipeline
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ BOR TPO 98
Is there a Public Right of Way on the site?	
No	
Yes	✓

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

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

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	✓ Highway and drainage issues are being addressed by the developers as part of pre-application preparations
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
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)	

<b>Stage C</b>	
<b>Availability</b>	
Is the site immediately available for development?	
Yes	✓
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	
ADR Therefore available within 5 - 10 years	✓ Release of this ADR in years 0-5 will enable development of IN67
Green Belt Therefore available beyond 10 years	

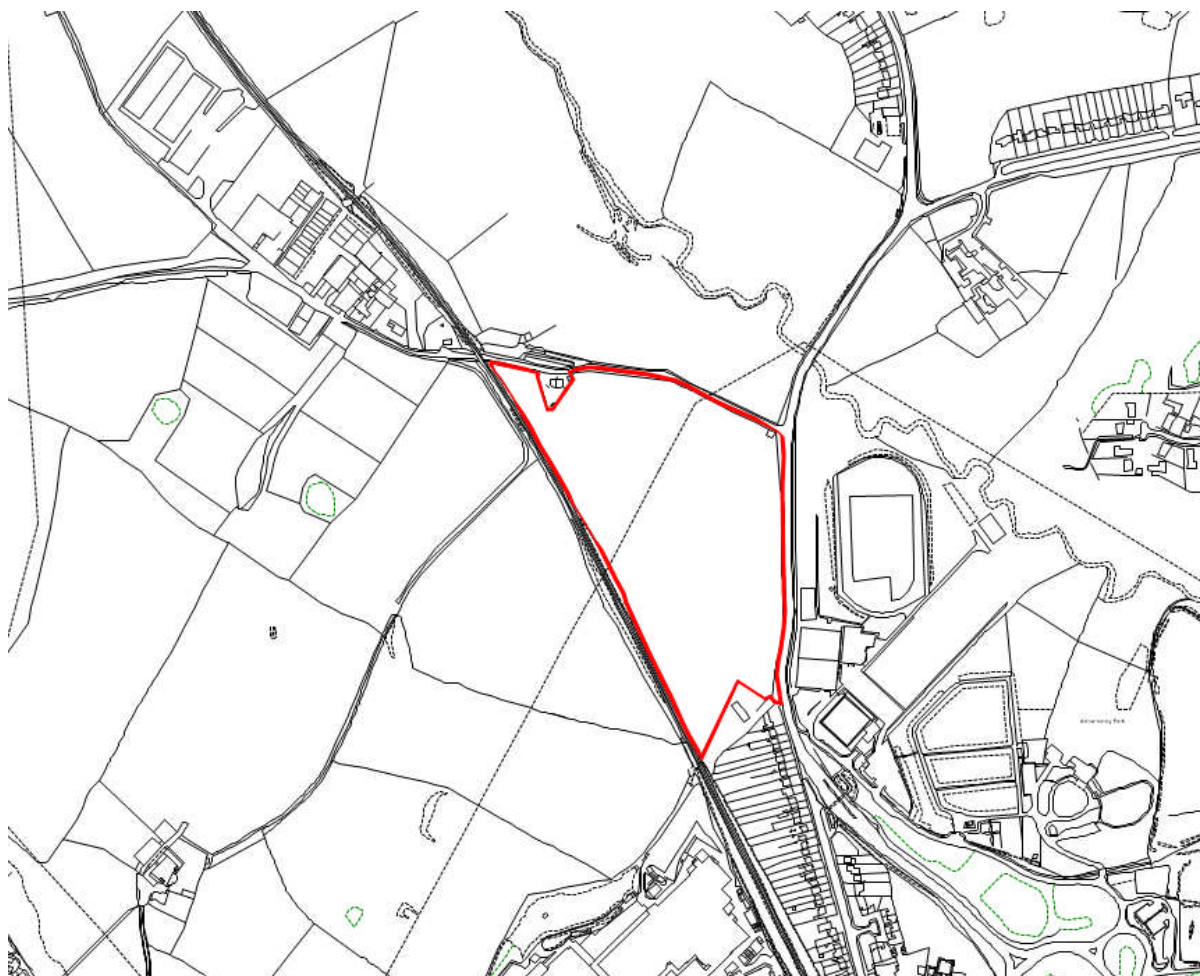
<b>Achievability</b>	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	425

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

<b>Site Address:</b> Brockhill ADR	<b>Site Ref:</b> 2010/11	<b>Survey Date:</b> 5/9/2011
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<b>Ownership Details:</b> East of railway – Gallagher Estates	<b>Site Area:</b> 8 ha <b>Grid Ref:</b> SP0385 6910
<b>Current Land Use:</b> ADR – agricultural uses	
<b>Surrounding Land Uses:</b> Green belt, residential, major road network, edge of urban fringe	
<b>Character of Surrounding Area:</b> Urban fringe/ agricultural setting on the edge of Redditch's urban area	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other) Borough of Redditch Local Plan No. 3 <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details) <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b> <b>Outline Planning Permission:</b> <input type="checkbox"/> <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b> Potentially expecting to submit planning application for this site autumn 2011	

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	<b>Details</b>
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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
<b>Is a scheduled Ancient Monument located on the site?</b>	<b>Details - No</b>
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	✓
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER indicates high sensitivity which may require further investigation prior to development
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	✓
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	
Between 800m and 1600m	
Over 1600m	✓

### Constraints to Delivery

Level of Contamination on Site:

None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	✓ Consideration needs to be given to connectivity with land to the west of the railway
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	✓
Group TPO	
Is there a Public Right of Way on the site?	
No	✓
Yes	

<b>Open Space &amp; Recreation</b>	
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	

<b>Employment Land</b>	
Would development of the site result in the loss of employment land?	Details
No	✓ However, the site is expected to meet mixed use development needs
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	

<b>Infrastructure Capacity</b>	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	✓ Need for major junction upgrades at A441/ Weights Lane and future provision of Bordesley Bypass needs to be integrated into the scheme
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	

<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
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)	

<b>Stage C</b>	
<b>Availability</b>	
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	

<b>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 years	
No, issues which cannot be resolved	

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

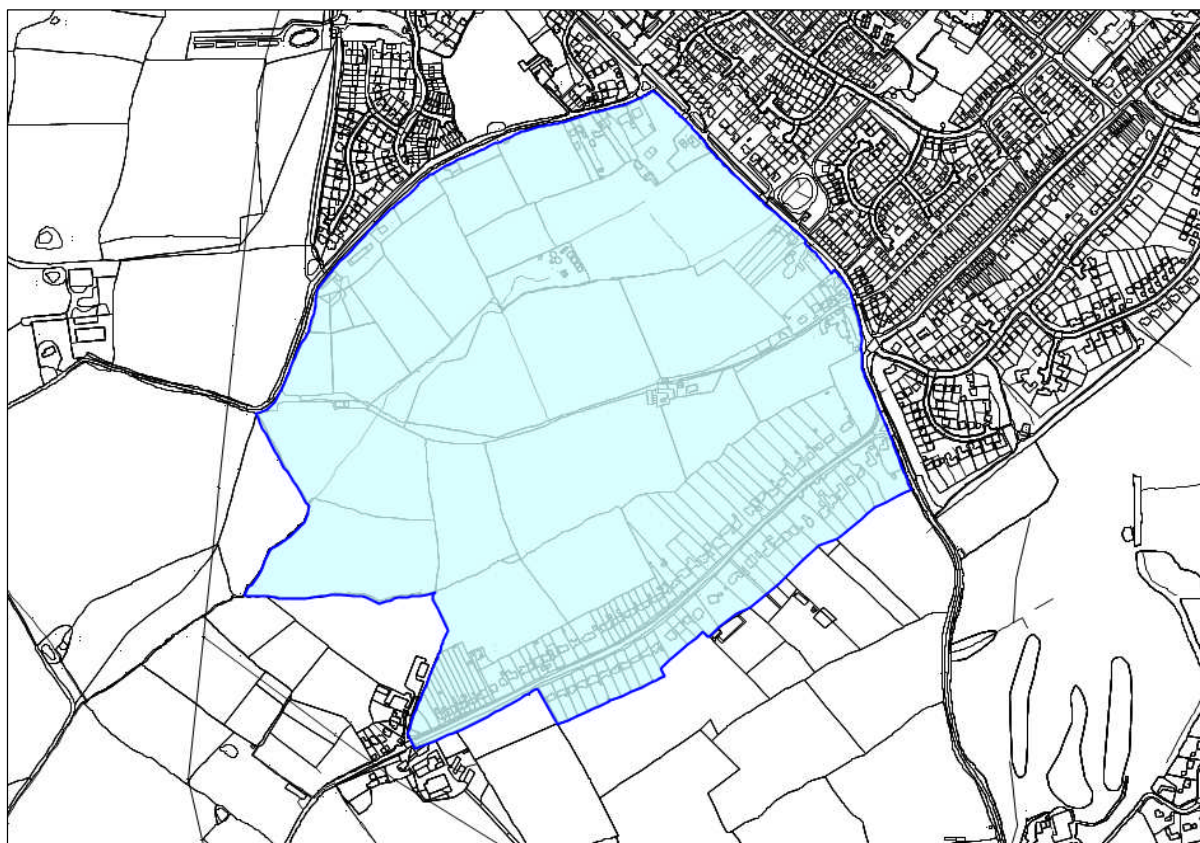
<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	157





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

<b>Site Address:</b> Webheath ADR	<b>Site Ref:</b> 2010/12	<b>Survey Date:</b> 03/9/10
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<b>Ownership Details:</b>  Multiple Owners	<b>Site Area:</b> 47-71 ha  <b>Grid Ref:</b> SP0152 6613
<b>Current Land Use:</b>  Agriculture	
<b>Surrounding Land Uses:</b>  Agriculture and residential	
<b>Character of Surrounding Area:</b>  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.	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  Borough of Redditch Local Plan No. 3  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>	

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: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	Phase 1 Habitat Survey completed by site owner
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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



## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
	HER Protected – No Sensitivity - Unknown
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	✓
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	
Between 800m and 1600m	
Over 1600m	✓

### Constraints to Delivery

Level of Contamination on Site:

None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?

No	
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Yes, but can be overcome	✓ Biodiversity
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ BOR TPO No.72
Is there a Public Right of Way on the site?	
No	
Yes	✓

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

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

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	✓ Highway and drainage issues would need to be addressed by the developers as part of pre-application preparation
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	

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

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

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

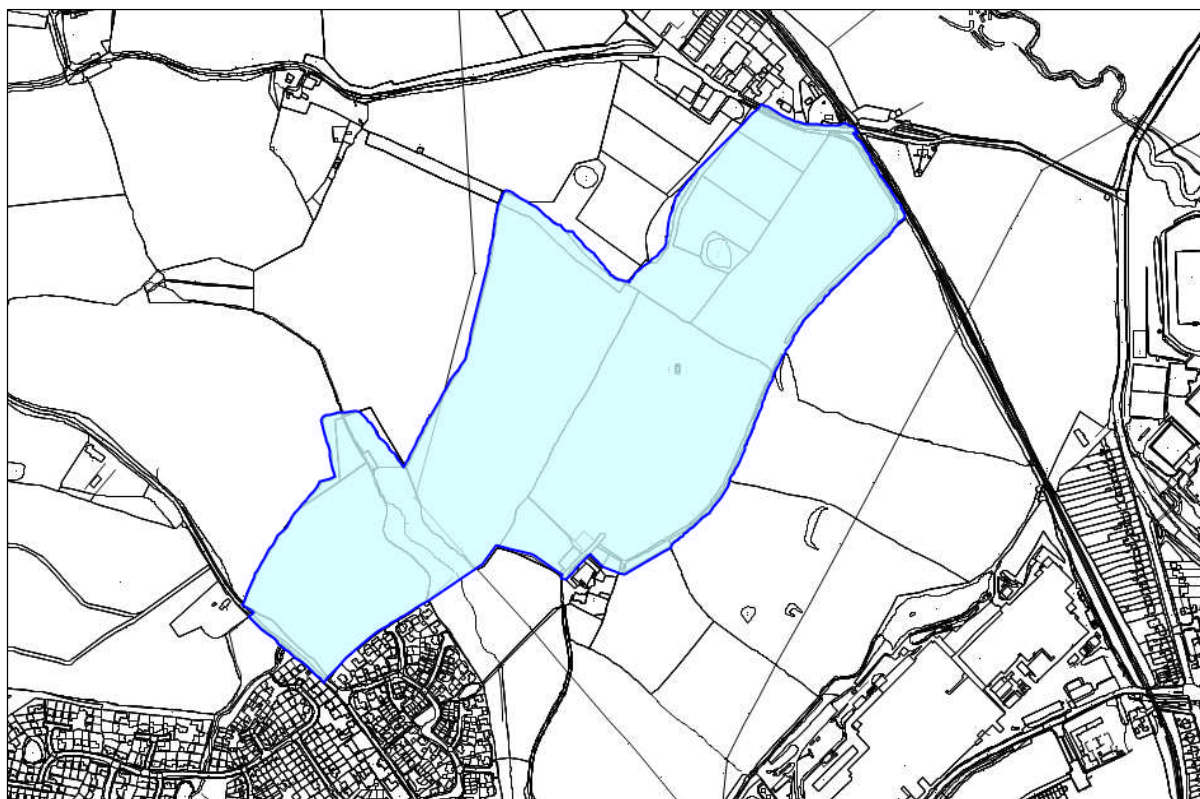
Appropriate timeframe for development?	
0-5 years	
5-10 years	✓ (350)
10years +	✓ (250)

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	350 & 250

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

<b>Site Address:</b> Brockhill Green Belt	<b>Site Ref:</b> 2010/13	<b>Survey Date:</b> 03/9/10
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<b>Ownership Details:</b>  Multiple owners	<b>Site Area:</b> 27.73 ha  <b>Grid Ref:</b> SP0329 6894
<b>Current Land Use:</b>  Green Belt - agricultural	
<b>Surrounding Land Uses:</b>  Land on northern edge of the Borough, adjacent to ADR, and Brockhill estate and employment.	
<b>Character of Surrounding Area:</b>  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.	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>  	

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b> <b>Significant adverse impact (mitigation to be explored)</b>	✓ 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	

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER indicates high sensitivity which may require further investigation prior to development
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	✓

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	
Between 1.5km and 3km	✓
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	
Between 800m and 1600m	
Over 1600m	✓

### Constraints to Delivery

Level of Contamination on Site:

None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?

No	
Yes, but can be overcome	✓ Undulating landscape High pressure gas pipeline
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ BOR TPO 98
Is there a Public Right of Way on the site?	
No	✓
Yes	

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

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

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	✓ Highway and drainage issues are being addressed by the developers as part of pre-application preparations
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	

Access to unadopted road/track	✓ At present access only from Weights Lane. However this would alter to 'green' as site would be phased after development of the ADR and adequate /improved highway access would be provided as part of ADR development
No access	

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

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

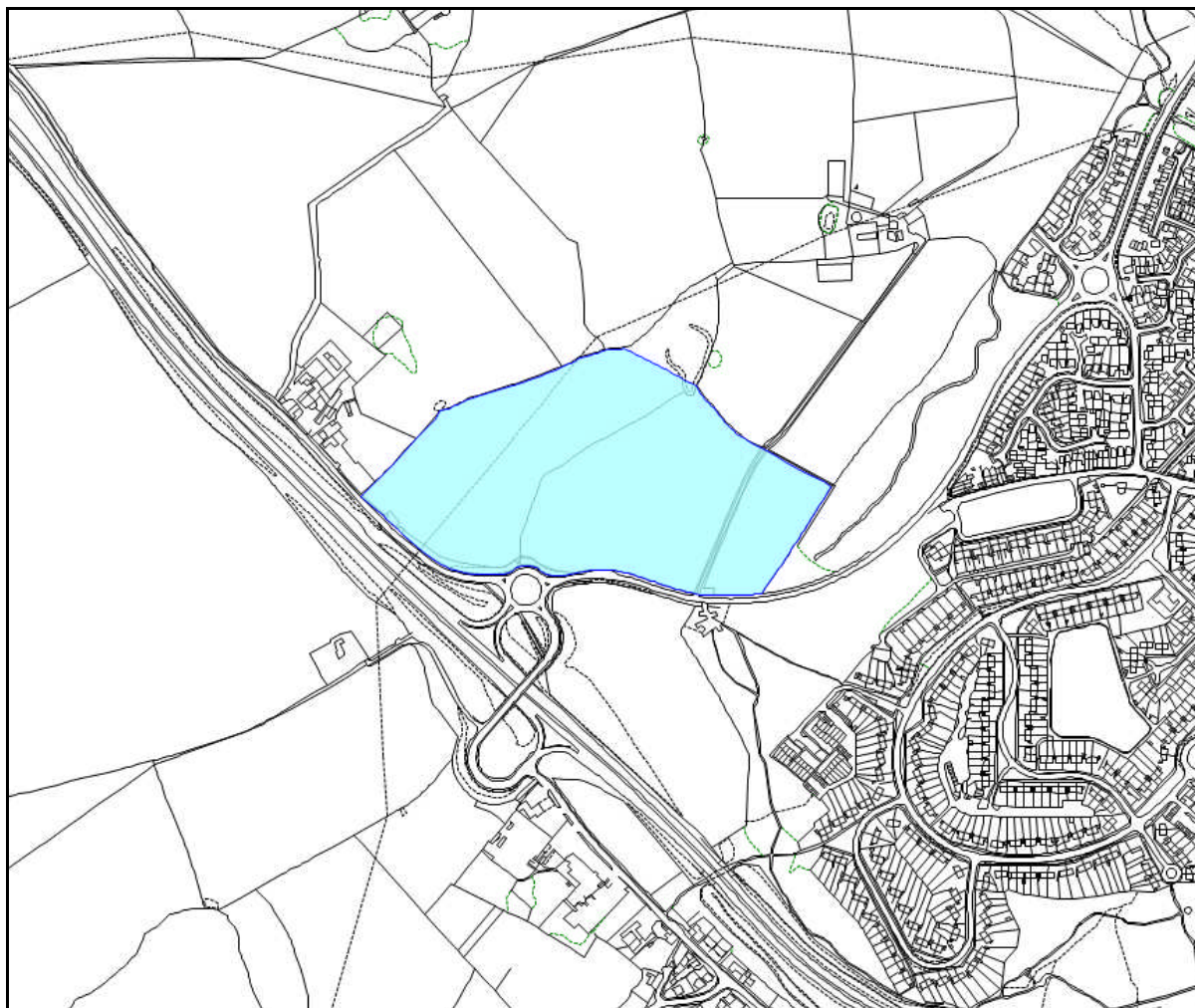
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	400

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

<b>Site Address:</b> Foxlydiate Green Belt  Map updated for 2011 publication	<b>Site Ref:</b> 2010/14	<b>Survey Date:</b> 03/9/10
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<b>Ownership Details:</b>  Multiple owners	<b>Site Area:</b> 9.86 ha (updated 2011)  <b>Grid Ref:</b> SP0161 6775
<b>Current Land Use:</b>  Green Belt – agricultural use	
<b>Surrounding Land Uses:</b>  Green belt, Special Wildlife Site, Local Nature Reserve, Residential	
<b>Character of Surrounding Area:</b>  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.	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>  	



<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	<b>Details</b>
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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	✓ Undulating landscape that requires a clever and sympathetic urban design strategy
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER Protected – No Sensitivity - Unknown
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

### Constraints to Delivery

Level of Contamination on Site:

None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?

No	
Yes, but can be overcome	✓ Undulating landscape High pressure gas pipeline
Yes and cannot be overcome	

Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	✓

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

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

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	✓ Highway and drainage issues would need to be addressed by the developers as part of any pre-application preparations
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓ Some issues regarding access upgrades at Foxlydiate roundabout
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
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)	

<b>Stage C</b>	
<b>Availability</b>	
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	✓

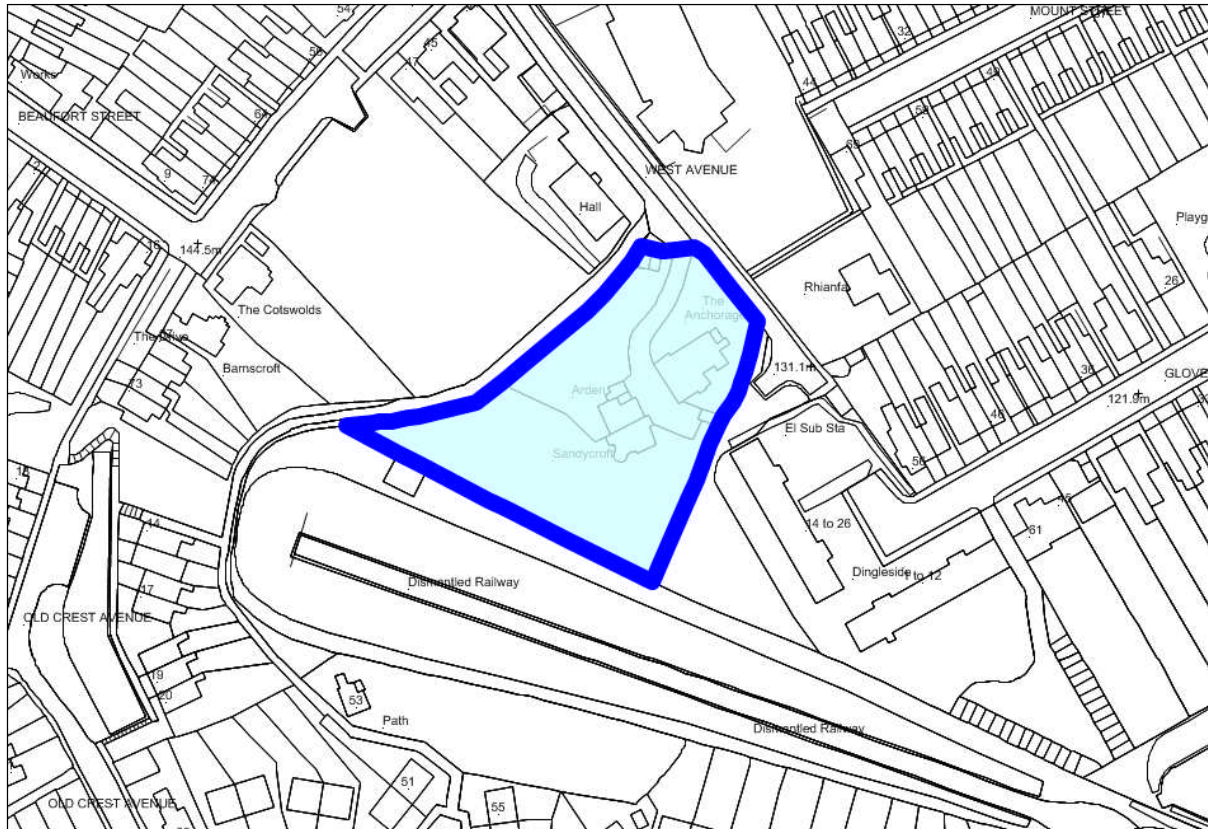
<b>Achievability</b>	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	150 (updated 2011)

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

<b>Site Address:</b> 'Sandycroft', West Avenue	<b>Site Ref:</b> 2010/27	<b>Survey Date:</b> 03/9/10
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<b>Ownership Details:</b>  Multiple owners	<b>Site Area:</b> 0.35 ha  <b>Grid Ref:</b> SP0419 6705
<b>Current Land Use:</b>  Day Nursery (Sure Start)	
<b>Surrounding Land Uses:</b>  Residential, sport & youth Centre, day nursery, residential care home	
<b>Character of Surrounding Area:</b>  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.	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  <b>New Source:</b> (e.g. landowner, developer etc)  Landowner	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>  	



<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	<b>Details</b>
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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
<b>Is a scheduled Ancient Monument located on the site?</b>	<b>Details - No</b>
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	✓
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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



## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

### Constraints to Delivery

Level of Contamination on Site:

None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?

No	
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Yes, but can be overcome	✓ Existing tenants
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	✓
Yes	

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

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

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
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)	

<b>Stage C</b>	
<b>Availability</b>	
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	

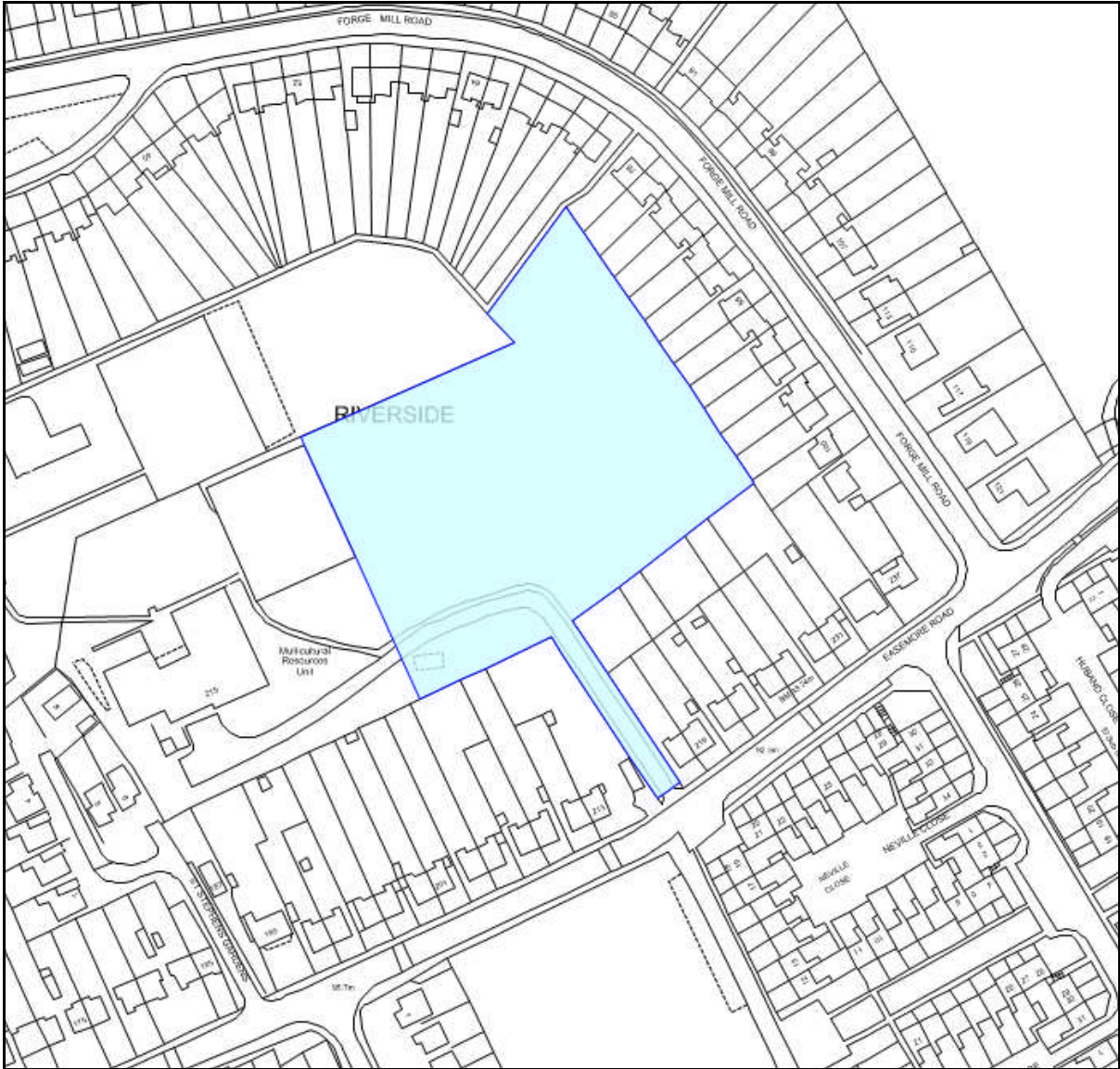
<b>Achievability</b>	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

<b>Appropriate timeframe for development?</b>	Details
0-5 years	✓
5-10 years	
10years +	

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
30 dwellings per hectare	10

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

<b>Site Address:</b> Former St. Stephen's School playing field	<b>Site Ref:</b> 2011/02	<b>Survey Date:</b> 13/6/2011
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<b>Ownership Details:</b>  WCC	<b>Site Area:</b> 0.96 ha  <b>Grid Ref:</b> SP0489 6837
<b>Current Land Use:</b>  Restricted open space	
<b>Surrounding Land Uses:</b>  Residential	
<b>Character of Surrounding Area:</b>  1960s private and council housing estates	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  <b>New Source:</b> (e.g. landowner, developer etc)  Landowner	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b>    	

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	<b>Details</b>
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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
<b>Is a scheduled Ancient Monument located on the site?</b>	<b>Details</b>
Yes: <b>Site will be discounted</b>	
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: <b>No significant adverse impact on biodiversity</b>	✓
Yes: Good hedgerows along west and south-eastern sides.	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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

## Stage B

Other Environmental Issues:

### Impact on the historic, cultural and built environment

How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
	HER Protected – No Sensitivity - Unknown
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:

### Access to Public Transport

Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	

### Access to services and facilities

Walking distance to nearest first school:

Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	

Walking distance to nearest local retail facilities:

Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

Walking distance to nearest health facilities:

Less than 800m	✓
Between 800m and 1600m	
Over 1600m	



<b>Constraints to Delivery</b>	
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	✓ 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?	
No ✓	
Yes	

<b>Open Space &amp; Recreation</b>	
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	✓

<b>Employment Land</b>	
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	

<b>Infrastructure Capacity</b>	
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	
<b>Highway Access</b>	
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	

<b>Compatibility with adjoining uses</b>	
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	
<b>Availability</b>	
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	✓
ADR Therefore available within 5 - 10 years	
Green Belt Therefore available beyond 10 years	
<b>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 years	
No, issues which cannot be resolved	
<b>Appropriate timeframe for development?</b>	
0-5 years	✓
5-10 years	
10years +	
<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	22





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

**HOUSING SITE ANALYSIS FORM**

**Survey Date: 16/6/11**

**Site Address:**

Brockhill East

**Site Ref:**

2011/03



<b>Ownership Details:</b> Private	<b>Site Area:</b> 1.0 Ha  <b>Grid Ref:</b> SP0317 6833
<b>Current Land Use:</b> Open Space	
<b>Surrounding Land Uses:</b> Residential, open space, ADR, Green Belt	
<b>Character of Surrounding Area:</b> 1950s former council estate, 2000s private housing and agricultural land	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)	
<b>New Source:</b> (e.g. landowner, developer etc) Developer	
<b>Relevant Planning History:</b> (including most recent ownership details)	
<b>Detailed Planning Permission:</b> <input checked="" type="checkbox"/> <b>Details:</b> 10/008 – 14 dwellings	
<b>Outline Planning Permission:</b> <input type="checkbox"/>	
<b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
Is a scheduled Ancient Monument located on the site?	Details
Yes: <b>Site will be discounted</b>	
<b>No:</b> 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: <b>No significant adverse impact on biodiversity</b>	
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	Biodiversity issues dealt with at planning appeal
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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



<b>Stage B</b>	
Other Environmental Issues:	
<b>Impact on the historic, cultural and built environment</b>	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER Protected – No Sensitivity - Unknown
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:	
<b>Access to Public Transport</b>	
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	

<b>Access to services and facilities</b>	
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	

<b>Constraints to Delivery</b>	
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	

<b>Open Space &amp; Recreation</b>	
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	

<b>Employment Land</b>	
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	
<b>Infrastructure Capacity</b>	
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	
<b>Highway Access</b>	
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

<b>Compatibility with adjoining uses</b>	
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)	

<b>Stage C</b>	
<b>Availability</b>	
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 <b>0 - 5 years</b>	✓
ADR Therefore available within <b>5 - 10 years</b>	
Green Belt Therefore available beyond <b>10 years</b>	

<b>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 years	
No, issues which cannot be resolved	

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

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	14

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

**HOUSING SITE ANALYSIS FORM**

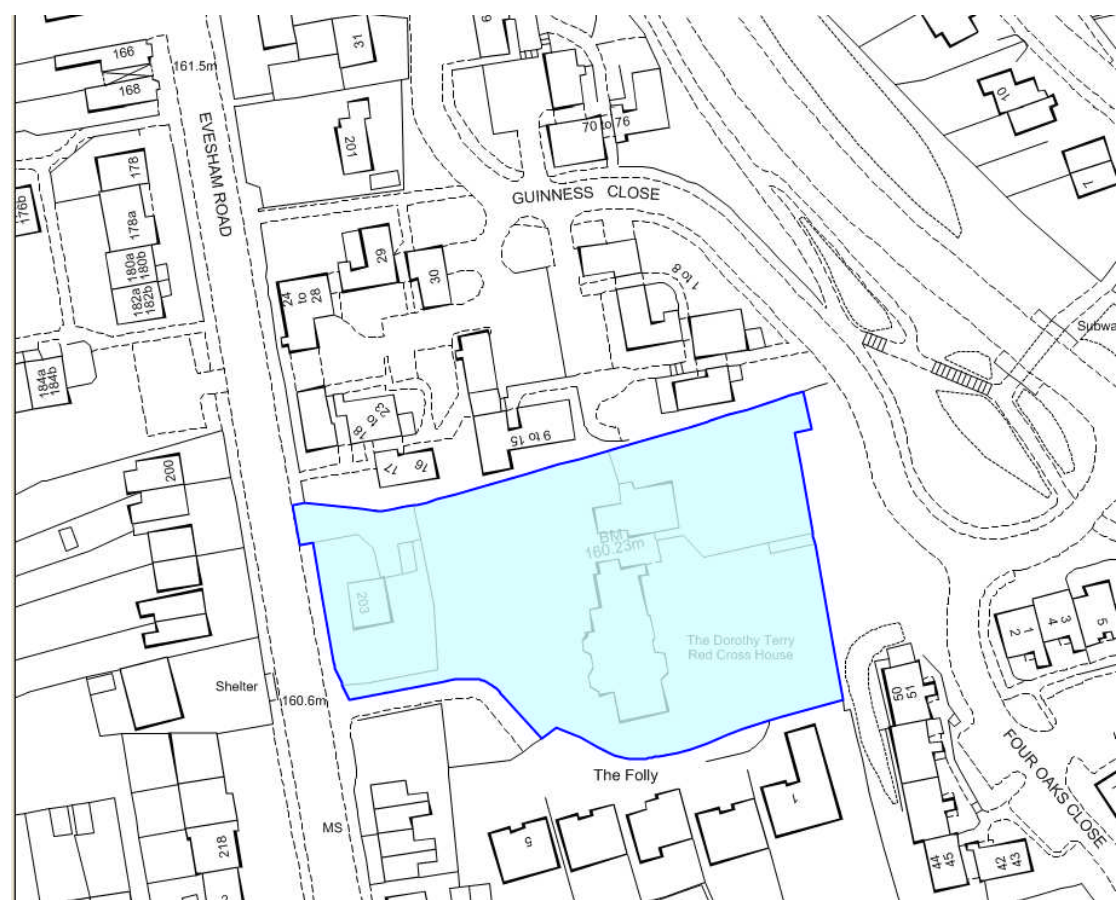
**Survey Date:** 14/6/11

**Site Address:**

Former Dorothy Terry House, Evesham Road

**Site Ref:**

2001/04



<b>Ownership Details:</b> Private	<b>Site Area:</b> 0.41 Ha  <b>Grid Ref:</b> SP0389 6566
<b>Current Land Use:</b> Residential and nursing home	
<b>Surrounding Land Uses:</b> Residential	
<b>Character of Surrounding Area:</b> Early - mid 20 <sup>th</sup> century residential area, busy main road	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)	
<b>New Source:</b> (e.g. landowner, developer etc) Developer	
<b>Relevant Planning History:</b> (including most recent ownership details)	
<b>Detailed Planning Permission:</b>	<input checked="" type="checkbox"/> <b>Details:</b> 10/137 – 42 no. 1 and 2 bed flats for dementia sufferers
<b>Outline Planning Permission:</b>	<input type="checkbox"/>
<b>Previous Local Plan Allocation:</b>	<input type="checkbox"/>

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
Is a scheduled Ancient Monument located on the site?	Details
Yes: <b>Site will be discounted</b>	
<b>No:</b> 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: <b>No significant adverse impact on biodiversity</b>	✓
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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



<b>Stage B</b>	
Other Environmental Issues:	
<b>Impact on the historic, cultural and built environment</b>	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER Protected – No Sensitivity - Unknown
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:	
<b>Access to Public Transport</b>	
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	

<b>Access to services and facilities</b>	
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	

<b>Constraints to Delivery</b>	
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	

<b>Open Space &amp; Recreation</b>	
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	

<b>Employment Land</b>	
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	
<b>Infrastructure Capacity</b>	
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	

<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
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)	

<b>Stage C</b>	
<b>Availability</b>	
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 <b>0 - 5 years</b>	✓
ADR Therefore available within <b>5 - 10 years</b>	
Green Belt Therefore available beyond <b>10 years</b>	

<b>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 years	
No, issues which cannot be resolved	

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

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	42

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

**HOUSING SITE ANALYSIS FORM**

**Survey Date:** 14/6/11

**Site Address:**

Wellington Works, Astwood Bank

**Site Ref:**

2011/05



<b>Ownership Details:</b> Private	<b>Site Area:</b> 0.13 ha  <b>Grid Ref:</b> SP0419 6238
<b>Current Land Use:</b> Business Use	
<b>Surrounding Land Uses:</b> Residential	
<b>Character of Surrounding Area:</b> Semi rural settlement, some early 20 <sup>th</sup> century dwellings	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)	
<b>New Source:</b> (e.g. landowner, developer etc) Developer	
<b>Relevant Planning History:</b> (including most recent ownership details)	
<b>Detailed Planning Permission:</b> <input checked="" type="checkbox"/> <b>Details:</b> 10/154 – 7 dwellings	
<b>Outline Planning Permission:</b> <input type="checkbox"/>	
<b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
Is a scheduled Ancient Monument located on the site?	Details
Yes: <b>Site will be discounted</b>	
<b>No:</b> 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: <b>No significant adverse impact on biodiversity</b>	✓
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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



<b>Stage B</b>	
Other Environmental Issues:	
<b>Impact on the historic, cultural and built environment</b>	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER Protected – No Sensitivity - Unknown
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:	
<b>Access to Public Transport</b>	
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	

<b>Access to services and facilities</b>	
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	

<b>Constraints to Delivery</b>	
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	

<b>Open Space &amp; Recreation</b>	
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	

<b>Employment Land</b>	
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	
<b>Infrastructure Capacity</b>	
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	

<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
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)	

<b>Stage C</b>	
<b>Availability</b>	
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 <b>0 - 5 years</b>	✓
ADR Therefore available within <b>5 - 10 years</b>	
Green Belt Therefore available beyond <b>10 years</b>	

<b>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 years	
No, issues which cannot be resolved	

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

<b>Potential Residential Yield</b>	
Appropriate Density	Total number of Dwellings
	7

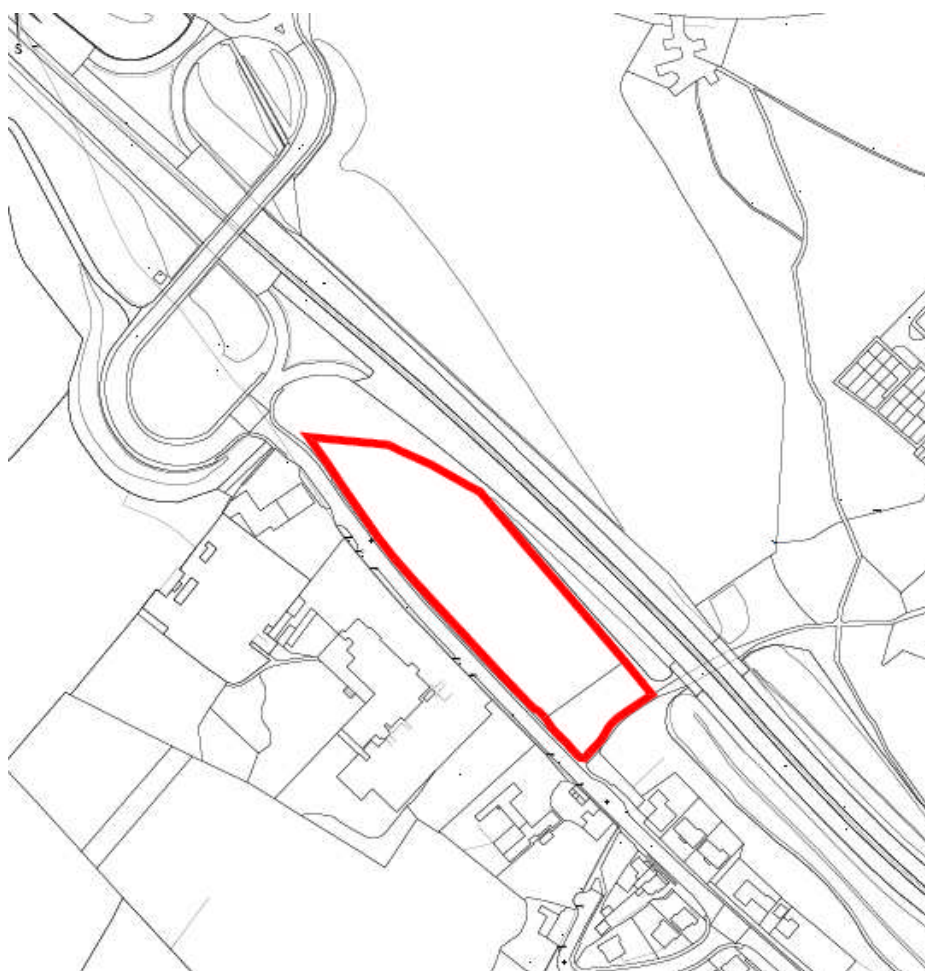
**Redditch Borough Council  
Strategic Housing Land Availability  
Assessment**

**HOUSING SITE ANALYSIS FORM**

**Survey Date:** 9/8/11

**Site Address:**  
Birchfield Road

**Site Ref:**  
2011/06



<b>Ownership Details:</b> Private	<b>Site Area:</b> 0.86 ha  <b>Grid Ref:</b> SP0162 6740
<b>Current Land Use:</b> Green Belt	
<b>Surrounding Land Uses:</b> Green Belt, residential, major road network	
<b>Character of Surrounding Area:</b> Established residential area on the urban fringe of the Borough	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)  <b>New Source:</b> (e.g. landowner, developer etc) Core Strategy boundary reviews	
<b>Relevant Planning History:</b> (including most recent ownership details)  <b>Detailed Planning Permission:</b> <input type="checkbox"/> <b>Details:</b>  <b>Outline Planning Permission:</b> <input type="checkbox"/>  <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Comments:</b> 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	

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	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)	

<b>Biodiversity, Geodiversity &amp; Heritage</b>	
Is a scheduled Ancient Monument located on the site?	Details
Yes: <b>Site will be discounted</b>	
<b>No:</b> 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: <b>No significant adverse impact on biodiversity</b>	✓
Yes:	
<b>Opportunity to enhance/no significant adverse impact</b>	
<b>Significant adverse impact (mitigation to be explored)</b>	
<b>Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced</b>	

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



<b>Stage B</b>	
Other Environmental Issues:	
<b>Impact on the historic, cultural and built environment</b>	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER Protected – No Sensitivity - Unknown
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:	
<b>Access to Public Transport</b>	
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	

<b>Access to services and facilities</b>	
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	✓

<b>Constraints to Delivery</b>	
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	

<b>Open Space &amp; Recreation</b>	
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	

<b>Employment Land</b>	
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	
<b>Infrastructure Capacity</b>	
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	

<b>Highway Access</b>	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

<b>Compatibility with adjoining uses</b>	
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)	

<b>Stage C</b>	
<b>Availability</b>	
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 <b>0 - 5 years</b>	
ADR Therefore available within <b>5 - 10 years</b>	
Green Belt Therefore available beyond <b>10 years</b>	✓

<b>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 years	✓ No LOQ at time of publication but landowner has shown previous interest in bringing this site forward
No, issues which cannot be resolved	

<b>Appropriate timeframe for development?</b>	Details
0-5 years	
5-10 years	
10years +	✓

<b>Potential Residential Yield</b>	
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

**REDDITCH BOROUGH COUNCIL**

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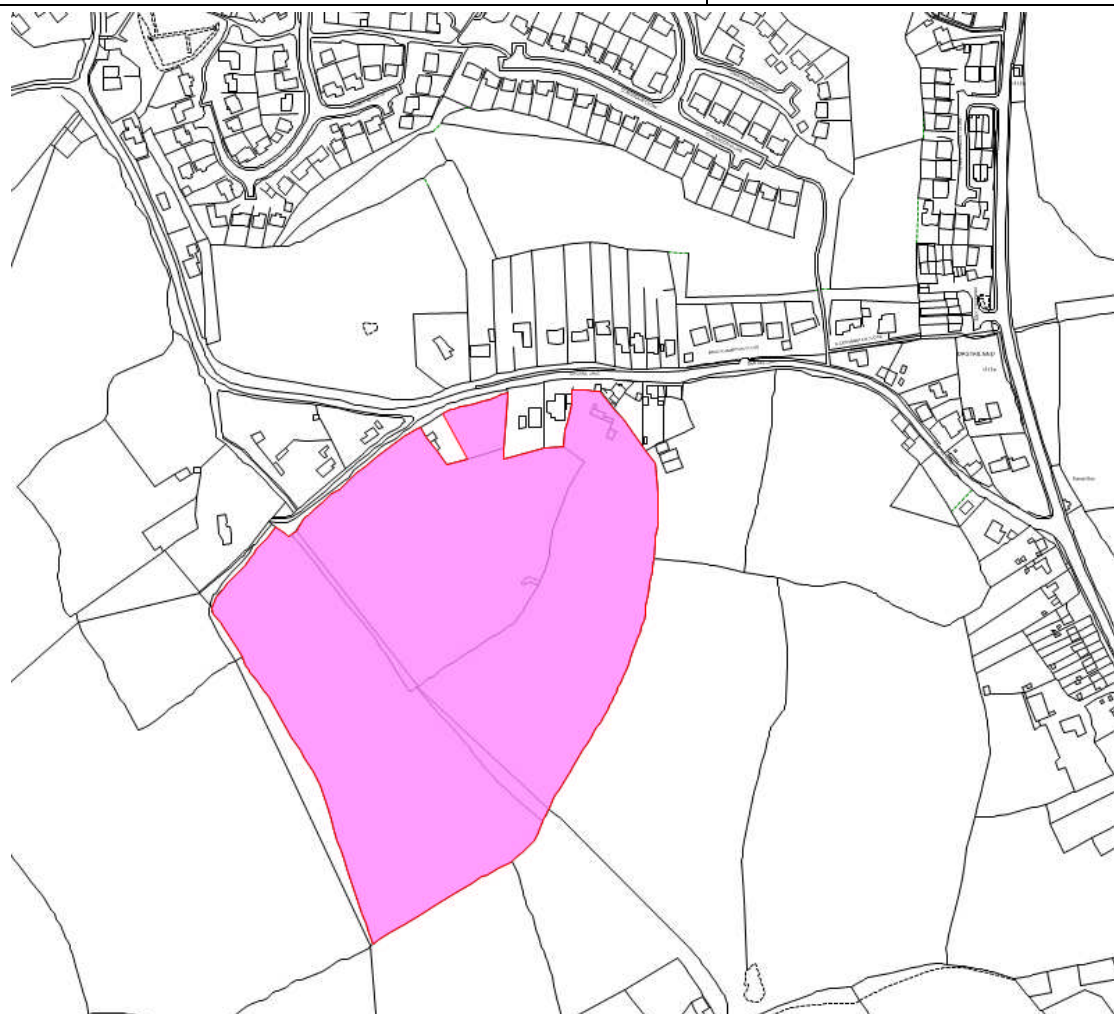
**Redditch Borough Council  
Strategic Housing Land Availability  
Assessment**

**HOUSING SITE ANALYSIS FORM**

**Survey Date: 13/6/11**

**Site Address:**  
494 Dagtail Lane, Wadbury Hill

**Site Ref:**  
2011/01



**Ownership Details:**  
Private

**Site Area:**  
6.75 Ha

**Grid Ref:**  
SP0384 6333

**Current Land Use:**  
Green Belt

**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 unacceptable for inclusion in the SHLAA