



Study Into The Future Growth Implications of Redditch Second Stage Report

January 2009



Main Report



A Study Commissioned by:

The West Midlands Regional Assembly



Worcestershire County Council



Redditch Borough Council



Bromsgrove District Council



Stratford-on-Avon District Council



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Contents

1 Introduction	1
2 Urban Capacity	5
3 Land Requirements	8
4 Constraints on Development	13
5 Site Analysis	21
Area 1: Webheath	23
Area 2: Brockhill	25
Area 3: The South West Redditch Greenbelt	29
Area 4: The Eastern Fringe	30
Area 5: The Southern Gap	34
Area 6: Winyates Triangle	35
Area 7: Beoley	37
Area 8: Bordesley Park	40
Area 9: Foxlydiate Woods	51
Area 10: Ravensbank ADR	58
6 Development Strategy	60
7 Recommendation	63

Appendix 1 - Open Space Review

Appendix 2 - Open Space Review: Ecology Report

Appendix 3 - Sustainability Matrix



1 INTRODUCTION

The Stage I Study

- 1.01 White Young Green Planning (WYG) were jointly appointed by The West Midlands Regional Assembly, Worcestershire County Council, Redditch Borough Council, Bromsgrove District Council and Stratford on Avon District Council in May 2007 to assess the implications for Redditch of achieving each of three growth scenarios then being considered by the West Midlands Regional Spatial Strategy Stage Two Revision. A report entitled '*Joint Study Into The Future Growth Implications of Redditch Town to 2026*' was published in December 2007 and referred to here as the 'Stage I Report'.
- 1.02 Having assessed the quantity of land required the report concluded that there was insufficient existing urban capacity to meet any of the options and that some extensions to the existing urban area would be necessary. The report then undertook a SWOT analysis of the broad alternative locations for this growth.
- 1.03 The Borough of Redditch Local Plan No.3 designated three Areas of Development Restraint (ADRs) which it recognised may be needed to accommodate future growth. These sites are excluded from the Green Belt but their allocation for development is reserved for consideration by future revisions to the Development Plan (the LDF). These areas could be regarded as being sequentially preferable to other areas of open countryside that have either been considered for development (either as part of previous reviews of the Local Plan or through Section 79 Inquiry) and ruled out, or have never been considered at all.
- 1.04 The identified urban capacity plus the development of the ADRs and Winyates Triangle (an area of White Land within Stratford-on-Avon's administrative area) would be sufficient to meet Option 1 (4,300 dwellings) but further urban extensions which would inevitably involve land designated as Green Belt would be required to cater for either Option 2 or 3 (8,200 and 13,200 dwellings respectively). Much of this land would fall within the neighbouring authorities of Bromsgrove and/or Stratford-on-Avon Districts.

- 1.05 Although these assessments allowed Redditch's levels of green space to be maintained in any expansion area and would facilitate the incorporation of major landscape and ecological features, the extent of urban extension required to meet Option 2 and more particularly Option 3 would be perceived as a major incursion in to surrounding countryside.
- 1.06 The report noted that constraints imposed by the highway infrastructure are generally less to the north than to the south and west and foul drainage is less constrained to the east of the River Arrow and to the south of the town. Expansion northwards including the development of the Brockhill ADR would be relatively close to the town centre and significant savings on vehicle mileage in comparison with the more peripheral locations could be achieved particularly if improved public transportation links are incorporated into any masterplan for the area. For these reasons the report concluded that development to the north of the town would be more likely to result in a more sustainable pattern of development.
- 1.07 Subsequent to the publication of the draft Report the West Midlands Regional Assembly in January 2008 published a Preferred Option for the RSS Stage 2 revision which:
- Revised the start date from 2001 to 2006
 - Allowed for adjustments, including the possibility of compensating additions, to the Green Belt to allow for the most sustainable form of development.
 - Replaced the former designation of Sub-Regional Foci with Settlements of Significant Development which also includes Redditch thereby removing limitations to Redditch's growth imposed by the existing RSS's regional hierarchy.
- 1.08 Due to these changes an addendum was added to the report which noted that if these RSS revisions are accepted by the Secretary of State then it would be open to the three authorities to consider the most appropriate distribution for necessary growth outside the urban area based on the principles of sustainable forms of development as part of the preparation of their Local Development Frameworks. Within that context, one



potential scenario is that most, if not all, of the growth could be accommodated on land currently designated as Green Belt with other land, including that currently designated as ADR, being added to the Green Belt in compensation.

- 1.09 The Regional Assembly has agreed that as part of the RSS Preferred Option, the level of growth at Redditch for the revised plan period of 2006-2026 should be 6,600 dwellings, some of which would need to be provided on land within the administrative areas of Bromsgrove and/or Stratford-upon-Avon District Councils.
- 1.10 The report calculated that about 150 hectares of Green Belt could be required in the adjacent authorities to accommodate housing growth, together with related employment and community land uses.

The Stage II Study

- 1.11 Following publication of the Preferred Strategy Government Office west Midlands (GOWM) commissioned Nathaniel Lichfield and Partners to undertake a study to provide the Panel undertaking the Examination in Public with further options that could deliver higher housing numbers.
- 1.12 The study was published on 7th October 2008 and, whilst it does not recommend allocating any additional growth to Redditch Borough, it suggests that 2,500 units from Bromsgrove's additional growth could be associated with the town. This Stage II study will therefore consider two growth options based on 6,600 and 9,100 dwellings.
- 1.13 The study will review the findings of the 2007 study and consider in more detail how best to distribute the required growth scenarios to Redditch's existing urban area including land within Bromsgrove and Stratford on Avon District Council areas.
- 1.14 This study builds upon the Addendum to the Stage I Study and is an objective appraisal of the most appropriate way of accommodating the growth options not constrained by the administrative boundaries of the local authorities or policy designations of Green Belt or Areas of Development Restraint (ADR). For these reasons the report's findings differ to those of the prevailing Local Plans, the emerging LDF core strategies and the



2006 Masterplan for North West Redditch which considered the development of the Brockhill ADR and proposals for the redevelopment of the Abbey Stadium.

- 1.15 This study will review what existing capacity exists within the Redditch urban area to accommodate new development, consider the advantages and disadvantages of alternative growth patterns and identify potential sites to meet the growth requirements.
- 1.16 Redditch Borough Council (RBC) are undertaking a Strategic Housing Land Availability Assessment (SHLAA) which will evaluate the sources of residential capacity. As part of this study we have carried out a partial review of RBC Open Needs Assessment which has identified some potential surplus open space which has been fed in to the SHLAA. The preliminary findings of the SHLAA have been taken into account in this study.
- 1.17 RBC are also carrying out an assessment of employment land. The findings of this study are not available and we will therefore use the employment land requirements for Redditch from the Preferred Option of the RSS and calculations of existing employment land capacity.
- 1.18 The study considers what land requirements will be required as sustainable urban extensions (SUEs) to meet the two growth scenarios taking into account these identified capacities and making allowances to provide open space, education and community services such as local shops and community facilities.
- 1.19 We have also considered the likely form and character of these urban extensions. Redditch has a unique urban form stemming from its design as a New Town. It is characterised by large areas of banded tree planting and landscaping associated with the principal distributor roads which shield and separate the individual districts and neighbourhoods.
- 1.20 This raises the issue as to whether these urban extensions should continue this form and character or should higher densities be adopted to minimise the extent of these incursions into the surrounding countryside. There is clearly a balance that must be

struck and the study is based on achieving a minimum density of 35 dwellings per hectare.

1.21 This equates to 22.75 dwellings per gross developable area which allows for open space, and principal distributor roads. This is higher than the density of 30 dph adopted by RBC's SHLAA but should enable sufficient flexibility in the design and layout of the expansion areas to maintain the established characteristics of Redditch. By incorporating land that is less suitable for development, such as that at risk of flooding, for amenity use the extent of these incursions into the surrounding countryside will be minimised.

1.22 In considering the issue of sustainability we have had regard to the following factors:

- Proximity to town centre
- Proximity to employment opportunities
- Proximity to transportation corridors and routes
- Quality of landscape
- Visibility of development
- Relationship with existing urban form
- Cost and availability of infrastructure
- Opportunity to develop critical mass to support local services

1.23 These factors are reflected in the Sustainability Matrix contained in Appendix 3 and in the individual site assessments in Section 5.

2 URBAN CAPACITY

2.01 A Review of Existing Residential Land Capacity

2.02 Redditch Borough Council are undertaking a Strategic Housing Land Availability Assessment (SHLAA) which has calculated capacity from the following sources:

Total dwellings at a density of 30 dph	1121
Total dwellings in windfall allowance	432
Total dwellings identified through SHLAA	1553
Completions 06 to 08	690
Sub Total	2243

2.03 We are of the opinion that 30 dph used in the local authority's SHLAA is not sufficiently ambitious and does not reflect densities that have been achieved by actual site assessments and developments. We have therefore increased the assessment to 35 dph which equates to an additional capacity of 187 dwellings.

Additional dwellings @ 35 DPH	187
Total	2430
RSS Target	3300
Shortfall	870

2.04 The Stage I report contained an assessment of urban capacity which amounted to 736 from surveyed capacity, and 805 from trend based capacity (from Table 3) and 1050 from the Webheath and Brockhill ADRs. Therefore the capacity from undeveloped assets has reduced from 2591 to 2003 largely through the deletion of Webheath which accounts for 600 dwellings. In addition the RSS requires an additional 3,300 dwellings to meet the 'needs' of Redditch to be provided within Bromsgrove and/or Stratford-on-Avon District Council areas.



A Review of Open Space

- 2.05 Redditch is a planned new town that incorporates good levels of open space including Arrow Valley Park which is regarded as a regional facility. There are large areas of landscaping to the principal roads leading to a perception of high levels of green space.
- 2.06 The Council commissioned Scott Wilson to undertake a Review of Open Space in 2005. The report concluded that the present levels of Open Space which amount to 7.48 hectares per 1000 population should be maintained. This standard of provision was incorporated into the land requirement calculations contained in the Stage I report.
- 2.07 As there is insufficient urban capacity available to accommodate any of the growth scenarios extensions to the urban area are inevitable. In order to minimise the extent of these incursions into the surrounding countryside a partial review of the Scott Wilson report was undertaken to ensure that there was no underutilised green space that should more properly be assessed to see if additional capacity for housing could be identified.
- 2.08 A review of two typologies; 'Amenity Open Space' and 'Semi-Natural Open Space' was undertaken. Six sites were identified and included for assessment as part of the SHLAA by the Borough Council. Capacity for an additional 147 dwellings was identified. The full assessment is included in this report as Appendix 1.



3 LAND REQUIREMENTS

Residential

- 3.01 Our assessment of the quantities of land required to meet the levels of growth over and above existing urban capacity are based on achieving a net density of 35 dwellings per hectare. As this development will be provided on large sites we have allowed 35% of the land to be used for open space, estate roads and primary schools. This equates to 22.75 dwellings per hectare gross. This figure is within the range first advanced by 'Tapping the Potential' in 1999 and this approach has not been subject to contrary advice since.
- 3.02 We have revised the potential residential capacity from the SHLAA. This is outlined in paragraph 2.01 above. Allowing for an existing urban capacity of 2,430 dwellings the net requirements to meet the two growth scenarios are 4,170 and 6,670 dwellings. Therefore at a gross density of 22.75 dph the land requirements will be 183 ha and 293 ha.

Employment

- 3.03 The RSS preferred option says that 51 ha of employment land will be required of which 24 ha will be provided within Bromsgrove and/or Stratford-on-Avon and therefore 27 ha will be in Redditch.

- 3.04 According to Redditch Borough Council's 'Employment Commitments in Redditch Borough' total commitments in April 2008 amounted to:

Allocated Sites in LP3	5.55 ha
Post LP3 adoption	12.84 ha
Ravensbank	4.67 ha
Completions 2006-08	7.65 ha
Total	30.71 ha

- 3.05 Therefore to meet an increase of 6600 dwellings an additional 20.3 ha of employment land will need to be identified. In the absence of a more accurate assessment of the employment land required to support the higher growth option of 9,100 dwellings we have made pro rata increase in employment land amounting to 39.6 ha.

Open Space

- 3.06 The gross residential density figure of 22.75 dwellings per hectare allows for a proportion of developable land to be utilised for parks and playing fields and no separate allowance has been made.

Other Uses

- 3.07 Allowance has been made for sufficient land to provide for a High School and two Middle Schools amounting to 14 hectares which would service both growth options. This is based on the assumption that growth is largely concentrated as a single urban extension. First Schools are included within the 35% discount referred to in paragraph 3.01 above.

- 3.08 An allowance has also been made for a District Centre providing convenience retailing and local services together with community uses such as church facilities should be allowed for at 0.8 ha hectare per 1,000 dwellings. Again, this assumes that most of growth is concentrated in a single location.

	RSS PREFERRED OPTION	NLP GROWTH OPTION
Growth Option (dwellings)	6,600	9,100
Urban Capacity	2,430	2,430
Net Requirement	4,170	6,670
Residential Area (@22.75 dph)	183.3 HA	293.2 HA
Employment (Net)	20.3 HA	39.6 HA
Education	14 HA	14 HA
Retail & Community (0.8ha/1000 dwellings)	3.3 HA	5.3 HA
TOTAL	220.9 HA	352.1 HA

- 3.09 The tables on the following pages compares the land requirements assessed by the Stage I study with those now being proposed. There are a number of reasons for the variations between the studies:

- The amount of identified urban capacity which has decreased from 4,173 to 2,430.
- The Stage I study maintained the existing open space standard of 7.43 ha per 1000 population. This study has used a more commonly accepted standard of discounting net density.
- The Stage I study used a basic formula to calculate employment land requirements. This study is based on the Revised RSS figure which we



have increased pro rata for the higher growth option which generates a higher figure. This matter will be further refined by the RBC Employment Study which is being undertaken which may result in modifications to the figures used.

- We have used higher estimates for other uses to accommodate secondary schools within the expansion area. Whilst these schools may not be required in the early phases of development, one of the principles of a sustainable urban extension is the provision of services and facilities on a local basis and we are of the opinion that sufficient land capacity should be allowed on this basis.

For these reasons the figures contained in this report should be regarded as more robust than the more strategic assessments in the Stage I report.

Stage I Study

	RSS Option 1	Option 2	Option 3
Dwellings	4,300	8,200	13,200
Net Residential Land (ha)*	5.73	181.46	406.81
Employment (ha)	8.2	15.62	25.14
Other uses	1.79	3.4	13.84
Total	17.82	200.48	445.43

* Allowing for existing urban capacity. Residential and Open Space figures from 2007 Report amalgamated for comparison purposes.



Stage II Study

	Preferred Option	+ Growth
Dwellings	6,600	9,100
Net Residential Land (ha)	183.3	293.2
Employment (ha)	20.3	39.6
Other uses	17.3	19.3
Total	220.9	352.1

- 3.10 All of these options with the exception of the RSS Option 1 in the Stage I study require significant extensions to the urban area.



4 CONSTRAINTS ON DEVELOPMENT

- 4.01 In this section we consider factors that will influence the choice of location including prevailing policy issues and the provision of infrastructure.

Policy Issues

The Areas of Development Restraint

- 4.02 The review of the RSS has opened the door to alterations to the Green Belt Boundary in order to accommodate necessary growth in the most sustainable form. Therefore this report will evaluate the ADRs alongside other potential urban extensions which are currently Green Belt and the eventual selection made on which option best meets objectives such as sustainable development. This may alter the balance of land to be found within and beyond the boundaries of the Borough Council.

The Green Belt

- 4.03 Any alterations to the established Green Belt are likely to be controversial and will require careful consideration and justification. Before contemplating any variation to the existing boundaries and whether the modification to boundaries in one direction would be inherently more harmful than another it is necessary to consider the original objectives of Green Belts.
- 4.04 Planning Policy Guidance 2: Green Belts (PPG2) states the purposes of Green Belts to be:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns from merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.



- 4.05 A common objective of many planning policies and recent development plans seek to prevent the unnecessary sprawl of urban development by giving priority to the redevelopment of brownfield sites and other sites within the urban area before looking at extensions and in so doing this assists in safeguarding the countryside. Redditch is not a historic town and does not have significant areas of brownfield land. Therefore the principal aim of the Redditch Green Belt is to prevent neighbouring towns coalescing, to prevent unnecessary sprawl and to safeguard the countryside.

Landscape

- 4.06 Landscape quality and character will impose constraints on any strategy for developing outside the existing urban area of Redditch. The Bromsgrove Local Plan designates Landscape Protection Areas and Areas of Great Landscape Value and the Stratford-on-Avon Local Plan designates Special Landscape Areas. These are qualitative designations and should carry significant weight when assessing the relative merits of potential areas of development.
- 4.07 Worcestershire County Council published a document and on-line assessment tool entitled "Planning for Landscape in Worcestershire: Worcestershire Landscape Character Assessment: Process, Products and its Role in the Planning System" in June 2008.
- 4.08 The areas around Redditch fall into two main landscape types. These are the "Wooded Estatelands" and the "Principal Timbered Farmlands". The Wooded Estatelands type covers land to the north of the town, from Bromsgrove Highway in the west to Icknield Street in the east, including the Brockhill and Bordesley areas. It also covers land to the south of the town including the land between Redditch and Studley and as far west as the A441. The general description of this landscape type is:

"A large scale, wooded agricultural landscape of isolated brick farmsteads, clusters of wayside dwellings and occasional small estate villages. Key visual elements in this landscape are the many large, irregularly shaped ancient woodlands, often prominently situated on low crests. It is a landscape that can appear rather functional, due to its scale, it can lack intimacy and warmth."

- 4.09 The "Principal Timbered Farmlands" type is to be found to the west and south west of Redditch including land to the west of the Bromsgrove Highway and the Webheath area and also land to the east and north east of the town, including the Mappleborough Green area and the area around Beoley. The general description of this landscape type says:
- "This is a complex, in places intimate landscape of irregularly shaped woodlands, winding lanes and frequent wayside dwellings and farmsteads. It is a landscape of great interest and exception, yet also one of balance. The Principal Timbered Farmlands are characterised by a mosaic of agricultural land cleared directly from woodland, on a piecemeal basis, together with land enclosed from former localised areas of open fields, resulting in the dispersed pattern of farmsteads and wayside cottages and lack of strong settlement nuclei."
- 4.10 Other smaller areas include "Riverside Meadows" - a narrow strip of land along the Arrow Valley to the south of the town, and "Principal Wooded Hills" – the hillside to the northeast of the Ravensbank employment area.
- 4.11 Interrogation of the mapping system (available at <http://gis.worcestershire.gov.uk/website/lca/viewer.htm>) provides more localised information on key features such as woodlands and tree belts, ponds and streams. The land take we have assumed for the alternative growth options allow for key features to be preserved and these should be taken account of at the detailed masterplanning stage.
- 4.12 Allowance can be made for major landscape features in calculating gross development areas and detailed site masterplanning would take account of more localised features such as valuable hedgerows and specimen trees. The analysis interprets the attributes of the landscapes in a descriptive and non judgmental way and does not attempt to provide a comparative assessment of the relative importance or merits of each landscape type. As a result the analysis does not preclude development per se nor does it assist in evaluation of the relative qualities of the areas.

Transport

- 4.13 The Summary of Key Issues affecting Redditch from the Worcestershire Local Transport Plan 2006 – 2011 states:

Redditch, located in the north of the county, has relatively few problems relating to traffic congestion or air quality, which is in large part due to the highway network within the town being developed as part of the New Town expansion from the 1960's. However, accessibility can be a problem in some areas of the town, despite a reasonable bus network, and there are significant community safety concerns regarding use of the footpath and subways network. There is a proposal for a major commercial leisure development at Abbey Stadium, to the north of the town, which has significant transport implications. This was the subject of a Public Inquiry in November 2005, and if planning approval is granted it is likely to be built during the LTP2 period. This development would have a major impact on travel patterns within Redditch, as detailed below. A Bus Quality Partnership has been established within the town, and this has successfully secured funding for investment in public transport facilities within the town. Rail access to the town is via a single-track line from Barnt Green. Whilst a reasonable service is provided from Redditch to Birmingham as part of the Cross-city line, interchange with rail services to other parts of the County are poor. The main concern over traffic congestion relates to the highway network in the south-eastern area of Redditch, and the confirmation that the A435 (T) Studley Bypass will not go ahead means that alternative solutions to such congestion will need to be identified.

- 4.14 Whilst the Abbey Stadium proposals referred to did not receive planning permission paragraph 4.8.2 of the plan gives a clear indication of the highway requirements for a major development to the north-west of the centre.



4.15 If the proposal ultimately secures planning approval, it is programmed for construction during the LTP2 period. The Transportation Assessment for the development identified the impact of the additional travel demand upon the local highway network, and following discussions with the County Council and the Highways Agency the following transport strategy was agreed:

- Construction of the A441 Bordesley Bypass along with associated junction improvements on the A441 at the Riverside Roundabout in Redditch, and at the M42 Junction 2.
- Development and implementation of a comprehensive site Travel Plan, including improvements to the local walking and cycling networks to provide direct access between the site and surrounding residential areas, the town centre (including bus and rail stations), and the National Cycle Network. Bus services including a shuttle bus between the site and the town centre would also be provided.
- Introduction of traffic management measures on the Bypassed section of the existing A441 through Bordesley village, to deter through traffic, improve conditions for pedestrians and cyclists, and to improve facilities for bus passengers. If the development goes ahead, this package would be primarily funded by a partnership of Redditch Borough Council and the developer. Although the A441 Bordesley Bypass is a recognised new road proposal within the Worcestershire County Structure Plan, it is not a scheme of regional significance and under current traffic conditions is not considered a priority for the County Council. However, the County Council has agreed to make a contribution of up to £1 million towards the construction costs of the Bypass to ensure that the road is built to a dual carriageway standard as this is considered the most appropriate and safest standard of road for the forecast traffic flows.

- 4.16 A considerable amount of information was collected during the preparation of the 2007 WYG Report. In addition consultants Mott MacDonald have carried out a strategic assessment for the Regional Assembly.

Rail

- 4.17 The aim of the RSS is to meet local and sub-regional economic and social needs in the most sustainable way without attracting investment or migration from the MUAs (Para 3.11 of RSS Phase Two – Preferred Option, December 2007). One of the main principles of sustainable development is to reduce the need to travel particularly by car. It will therefore be necessary to balance new housing and population growth with employment opportunities. Conversely the conurbation will continue to rely on towns such as Redditch to provide some of its labour requirements and some level of out commuting is inevitable. It is therefore important to provide, where possible, a realistic alternative to the private car for journeys to work.
- 4.18 Redditch is the terminal station on the line from Birmingham New Street. The capacity is limited to half-hourly services because it is a single track from Barnt Green to Redditch. There are proposals to develop a second platform at Redditch station which will enable capacity to be increased to a 20 minute service.

Services Infrastructure

- 4.19 A considerable amount of information and analysis was collected and carried out in the preparation of the 2007 Report. The conclusion was that with the exception of foul drainage that services could be provided without abnormal expenditure to all areas around Redditch.
- 4.20 Royal Haskoning have been jointly commissioned by Redditch Borough Council and Bromsgrove District Council to carry out a Water Cycle Strategy and a draft report was published in September 2008. The report considers water and drainage infrastructure requirements to meet the RSS Stage Two Revision Preferred Option based on the development of existing urban capacity and the Brockhill, Webheath and A435 ADRs.



4.21 With regards to the supply of potable water paragraph 6.4.1 of the report says:

Consultation with STW identifies that, with the improvements to water supply listed in Section 6.3.3, water supply should not be a problem in Bromsgrove and Redditch as there is sufficient headroom in the system. They also stated that it is unlikely that the timing of development will prove a restriction on water supply and that the size and duration of the deficits would be substantially reduced through water efficiency measures and design in both new and existing development, point 5 in Section 6.3.3. However, it is a concern that the system is already shown as being in deficit within this area of the WRZ and is reliant upon the improvements mentioned in such a short time scale. In addition, STW did indicate that if development targets were increased dramatically beyond those stated in the Draft WMRSS, shortfalls of water supply may become much more problematic, although it was the location of the higher development predictions that were most limiting.

Section 6.3.3 refers to planned improvements to the supply infrastructure throughout the Sever Trent region

4.22 The study area is served by two sewage treatment works. Their catchments are divided by a ridge of higher ground running from northeast to southwest through Redditch. Land to the north of this ridge drains to the Spernal sewage treatment works catchment area, whereas the area to the south of the ridge drains to the Priest Bridge sewage treatment works. Sewage from parts of the Priest Bridge is pumped over this ridge to the Spennall STW.

4.23 There are two main foul sewers systems through Redditch and both are operating at capacity which is exceeded during storms. The problem is especially critical between Batchley and Ipsley Church Lane.

4.24 There is no capacity within the sewage system of Redditch Borough for any surface water flow and it will be necessary for any development to incorporate suitable SUDS systems to attenuate and balance any surface water runoff. Because of geological conditions open storage is preferable where practical.



- 4.25 Since the publication of the Stage I report the government has announced that a Community Infrastructure Levy (CIL) may be introduced on future developments. This is intended to secure contributions to a wide range of both social and physical infrastructure investments that would be required to support the growth of towns. The provision of Infrastructure Plans which will deal with the implementation of proposals will be part of the LDF process. Given the scale of developments proposed we have no reason to believe that the provision of infrastructure to the preferred locations would be abnormal such as to affect the viability of proposals.



5 SITE ANALYSIS

5.01 The Stage I report undertook a SWOT analysis of land around Redditch and concluded that if there was a need to identify land outside the boundaries of Redditch that sites to the north off the A441 and north west off the A448 provided the greatest opportunities in terms of accessibility to the town centre and that the servicing of sites to the west of the River Arrow were disadvantaged due to foul sewerage capacity issues.

5.02 We have reviewed the following locations for growth which are indicated on the map on the following page:

Sites within Redditch Borough

1. Webheath
2. Brockhill
3. South West Redditch Greenbelt

Sites within Redditch Borough and Stratford-on-Avon Districts

4. The Eastern Fringe
5. The Southern Gap

Site within Stratford-on-Avon District

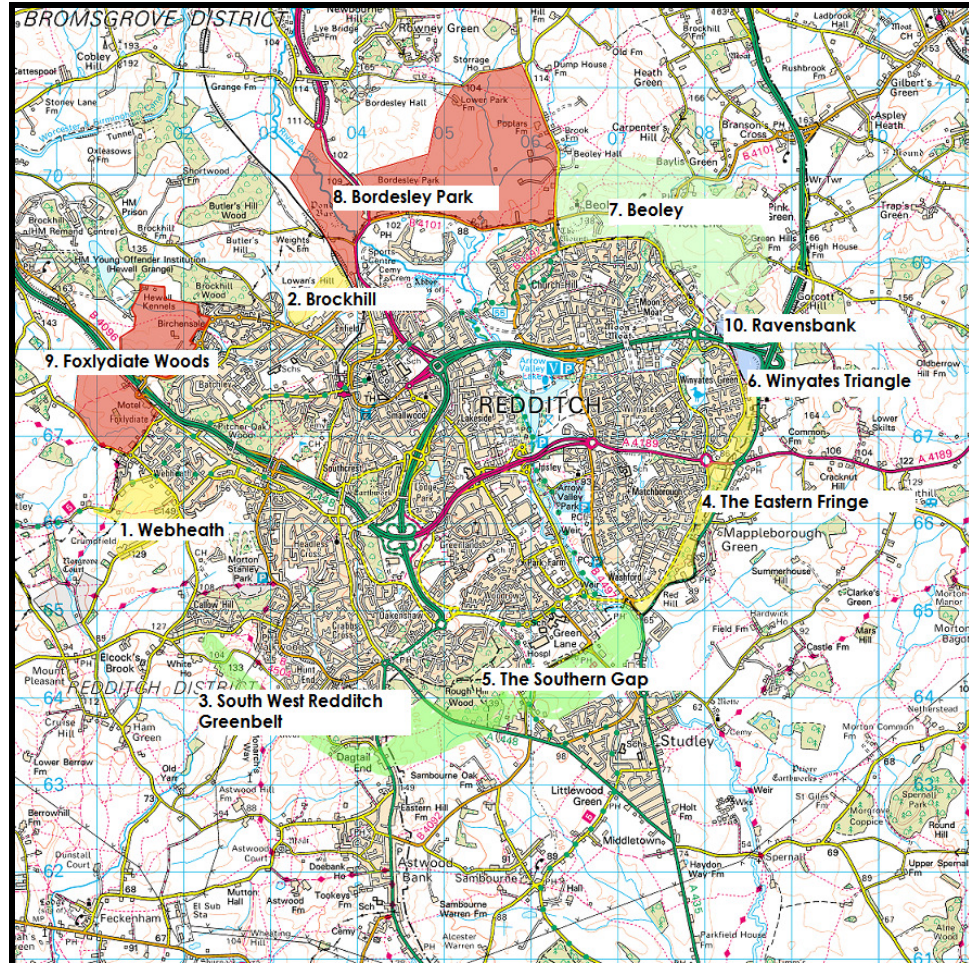
6. Winyates Triangle

Sites within Bromsgrove District

7. Beoley
8. Bordesley Park
9. Foxlydiate Woods
10. Ravensbank



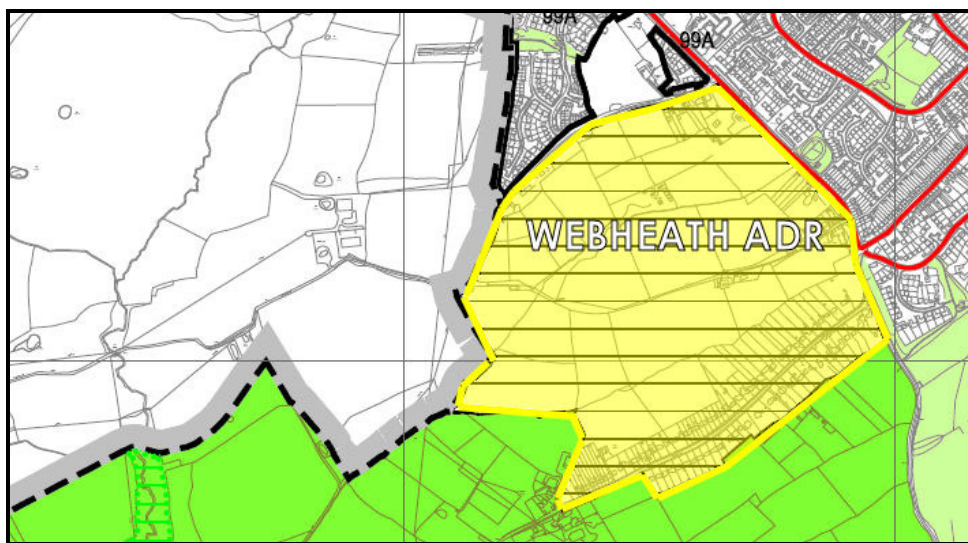
Plan 1: Possible Alternative Growth Locations



Area 1: Webheath

- 5.03 Webheath is allocated in the Redditch Local Plan as an Area of Development Restraint (ADR). It has therefore been identified as an area of possible future development and is excluded from the designated Green Belt. The following plan is an extract from the Redditch Local Plan showing the Webheath ADR coloured yellow.

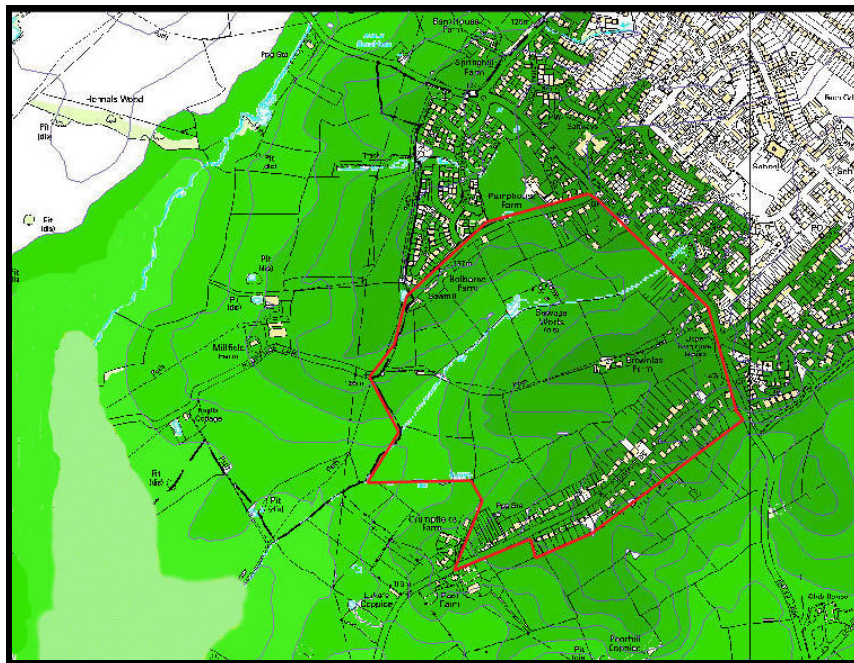
Plan 2: The Webheath ADR



- 5.04 This is an undulating area of land of, in our opinion, high landscape value containing pasture land with mature hedgerows and trees of individual quality. The landform of the site integrates the site in to the open countryside to the west with twin valleys running south-west to north-east. Any development would in our view be intrusive and poorly related to the existing developed areas. This is shown on the plan over page.
- 5.05 The non developed part of the ADR amounts to 33.9 ha which at 22.75 dph could accommodate 771 dwellings although in practice the site's topography is likely to reduce this number. However the road network in the area is poor and this limits the development capacity of Webheath to 600 dwellings.
- 5.06 It is understood that 150 dwellings have already been constructed in the area reducing the outstanding capacity to 450 dwellings. Accessibility to public transport, the town

centre and main employment sites is poor. For these reasons we are of the opinion that the Webheath ADR should not be developed and would more properly be treated as an extension to the neighbouring Green Belt.

Plan 3: Webheath Topography

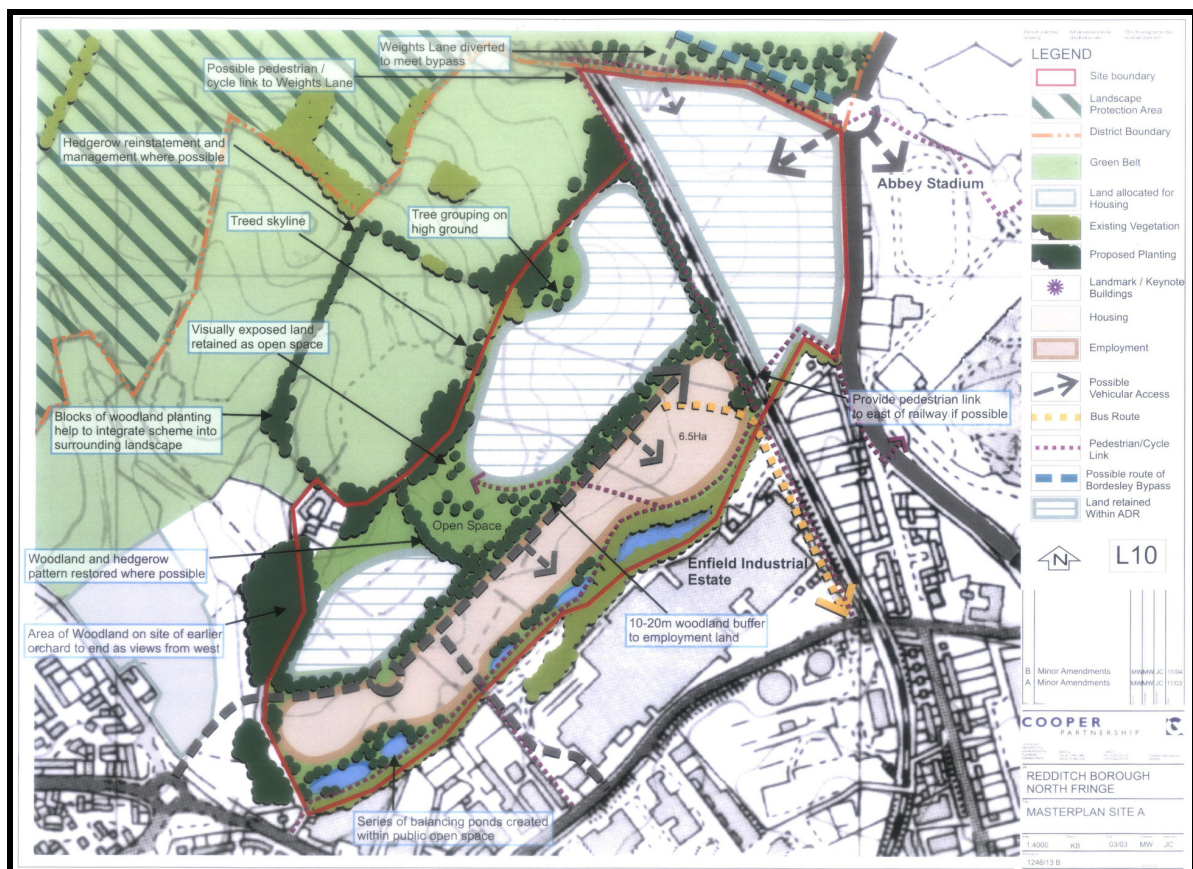


Advantages	Disadvantages
Established ADR	Distant from the town centre
Not Green Belt	Poor communications
	Not well linked to cycleways and footpath systems
	Distant from employment sites
	Difficult foul drainage
	Principal Timbered Farmlands landscape of good condition. Highly visually sensitive. Development here would be visually intrusive

Area 2: Brockhill

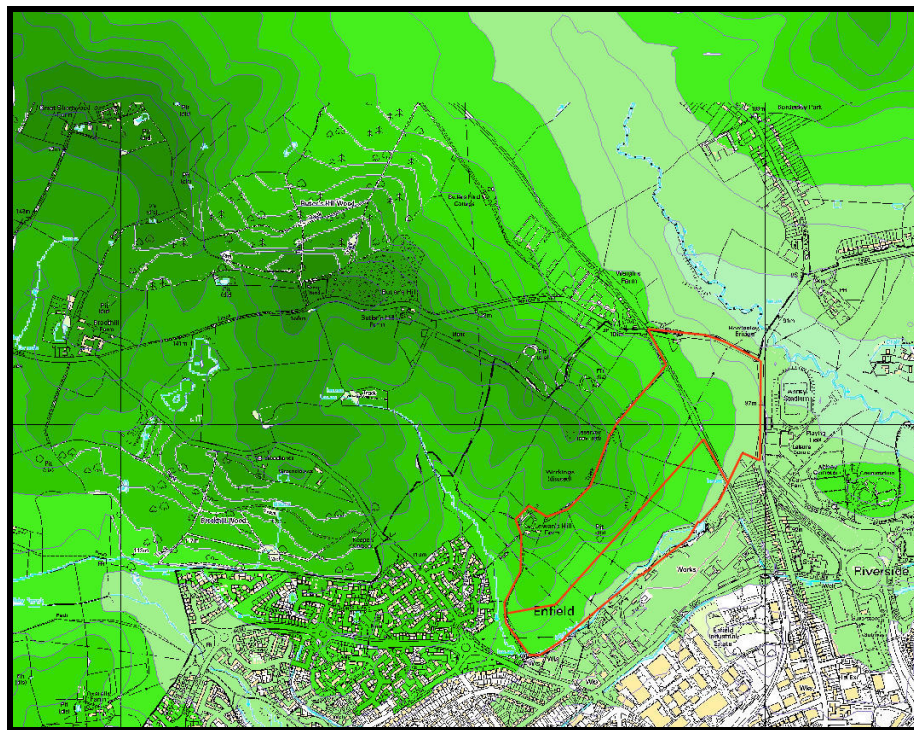
- 5.07 As with Webheath, Brockhill is allocated as an ADR in the Redditch Local Plan and as such is not included within the designated Green Belt. The housing capacity of the Brockhill ADR has been assessed by the Borough Council at 450 dwellings.
- 5.08 The site was considered by the North West Redditch Masterplan in 2006 which is reproduced beneath.

Plan 4: North West Redditch Masterplan



- 5.09 The plan show two areas of development to the west of the railway line with access from the roundabout with the B4184 at Brockhill Drive to the west and through the existing employment area to the south connecting to Windsor Road. We calculate that these two areas have a combined area of 8.8 ha which at 35 dph would provide for 308 dwellings. Land to the south of this new road is to be used for employment purposes with a landscaper buffer 10 -20m deep to the north of the road.
- 5.10 The following plan shows a prominent ridge running into the site from north-west to south-east. The site's topography may reduce the c particularly as it would be necessary to take into account the distant views of the site from the surrounding area.

Plan 5: Brockhill Topography



- 5.11 This plan also shows that the landform is very much a continuation of the landscape character of the land to the north within Bromsgrove District. This land is designated within the Bromsgrove Local Plan as being of High Landscape Value. Were is not for the administrative boundary and the needs for Redditch to identify development land



within its own boundaries we are of the opinion that this designation would have been extended to most if not all of the site to the west of the railway line.

- 5.12 Much of the site is within 1 mile of the town centre. The masterplan shows a separate bus route running to the west of the railway line along with pedestrian and cycle links through the buffer strip and linking through the industrial estate to Windsor Road. The development of the site would benefit by the construction of a link between Brockhill Drive and the A441 but the railway is a major impediment to the provision of such a route.
- 5.13 Whilst the quality of the pedestrian and cycleway links through industrial estates and via Windsor Road may be unattractive the proximity of the site to the town centre must be regarded as being relatively sustainable. However we are of the opinion that the difficulties of developing this land together with the potential effects of developing on these prominent slopes in an area of landscape value outweigh the benefits of a location near to the town centre and for this reason we do not believe that this area of land should be considered for development in the first instance. The exception to this is that part of the ADR lying to the east of the railway line amounting to 5.8 ha which forms part of the Bordesley valley which we consider as part of Area 8: Bordesley Park.



Advantages	Disadvantages
Established ADR	Quality of linkages to town centre sub optimal
Not Green Belt	Prominent ridge
Close to town centre	A Highly sensitive Wooded Estate land landscape. Highly visually sensitive. Development here would be visually intrusive.
Close to employment sites	Relationship with employment sites (amenity)
	To west of River Arrow – more difficult drainage.
	Capacity limited to 308 dwellings.

Area 3: The South West Redditch Greenbelt

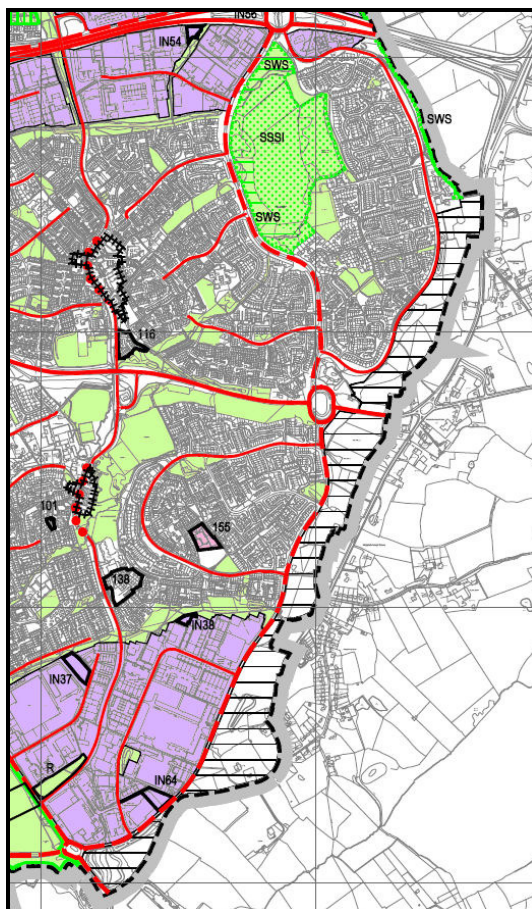
- 5.14 The rural area to the south west of Redditch is within the designated Green Belt. Communications from the area to the town centre and main employment areas is poor. This area falls within the Priest Bridge Sewage Treatment Works drainage area where there is no spare capacity. Therefore sewage would need to be pumped to the east towards the Spennall Sewage Treatment Works. The area was regarded as not being a sustainable location for development by the Stage I report and there is no reason to review this assessment.

Advantages	Disadvantages
	Green Belt
	Poor communications
	Distance to town centre
	Distance to employment and other facilities
	No foul drainage capacity
	West of The Ridgeway, the landscape is Principal Timbered Farmlands of high sensitivity, although the area of Upper Huntend Farm is in poorer condition

Area 4: The Eastern Fringe

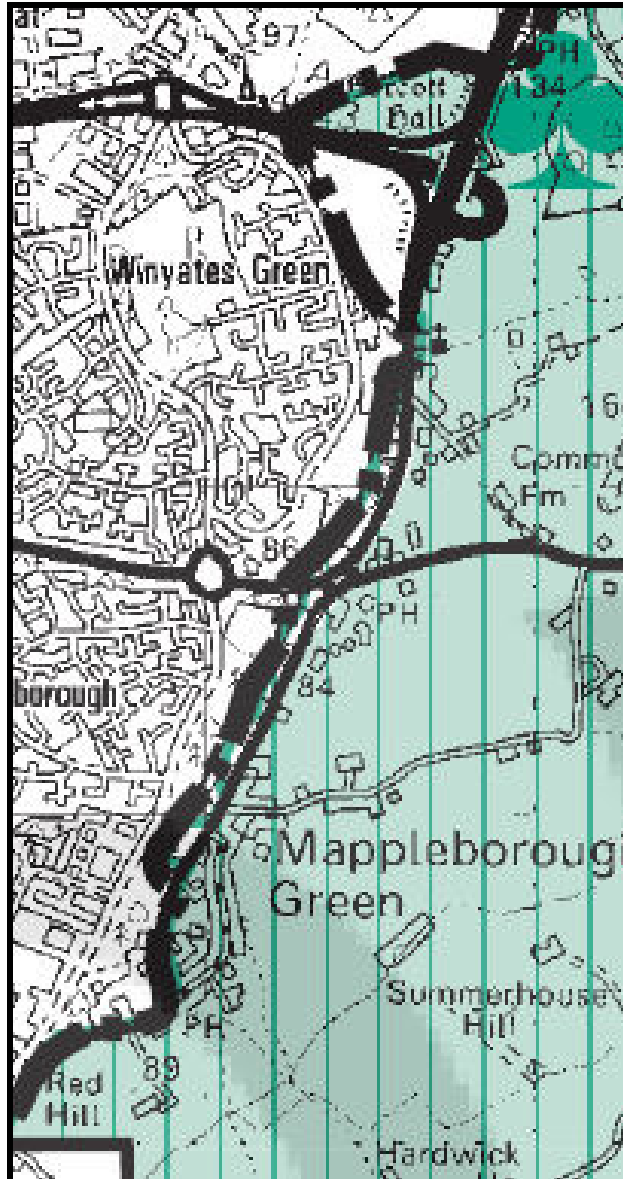
- 5.15 This is a linear area of land that lies between the A435 and the eastern boundary of Redditch. Much of the land would have been required for a now abandoned improvement scheme to this section of the A435 and ownership of land acquired for this purpose has been transferred to English Partnerships. The administrative boundary between Redditch Borough and Stratford on Avon District runs through the site. The section within Redditch Borough is designated as an ADR and land within Stratford has been excluded from the designated Green Belt.

Plan 6: Extract from the Redditch Local Plan Proposals Map



Note: The A435 ADR is shown hatched.

Plan 7: Extract from Stratford-on-Avon Local Plan Proposals Map



Note: The vertical hatching denotes an area of high landscape value, the green colour washed area is designated as Green Belt and shows that land to the west of the A435 is excluded.



- 5.16 Due to its status as an ADR the Stage I study attributed a potential capacity of 598 dwellings to this land with an estimated area of 30 ha.
- 5.17 Any significant extension to the urban area will involve the risk of merging of settlements and this raises the issue as to when it would be deemed harmful for a settlement that was not regarded as a 'town' to be subsumed by the expansion of the primary settlement. Is it any less desirable for a village, hamlet or loose amalgamation of development to be coalesced?
- 5.18 Mappleborough Green is a loose knit settlement along the A435. The bulk of the village lies along Pratts Lane to the east of the main road. Development to the west of the A435 is limited to occasional properties. The village is separated from Redditch by a well treed strip of land which is in the most part between 120 and 150 metres in depth.
- 5.19 At the time that the Stage I report was written the Green Belt boundaries were not open to review. On this basis the ADRs were regarded as being sequentially preferable to land within the Green Belt. Consequently the whole of the land between the A435 and the existing boundary of development in Redditch was regarded as having development potential for 898 dwellings including the Winyates Green triangle.
- 5.20 The Preferred Option for the RSS Stage 2 Revision has allowed for adjustments to the Green Belt to ensure sustainable forms of development to take place and this opens the opportunity to reconsider the future of this land and the relationship between Mappleborough Green and Redditch. Clearly in the interests of good planning this area should be regarded as a single entity irrespective of the split in administrative responsibility between Redditch Borough and Stratford-on-Avon District Councils.
- 5.21 Mappleborough Green is 4.8 miles from the town centre via the Coventry Highway and routes for pedestrians and cyclists are poor. Sites could be served by bus services along Claybrook Drive and the area is close to the employment sites to the east of Redditch including those off Claybrook Drive and at Ravensbank. Access to local services is comparatively poor.

5.22 In our view it is inevitable that even if significant areas of woodland were retained and access were to be provided from Claybrook Drive the degree of separation between Mappleborough Green and Redditch would be eroded. The A435 skirts Redditch and it is not a route into the town unlike the A441 and A448. The general character of its route south of the Coventry Highway junction is rural with sporadic development with views of Redditch being effectively screened to travellers.

5.23 We would sum up the relative advantages and disadvantages of developing this land as follows:

Advantages	Disadvantages
Established ADR	Erosion of the gap between Redditch and Mappleborough Green.
Not in the Green Belt	This area is identified as Principal Timbered Farmlands of medium sensitivity which would be harmed by the removal of trees – one of the key characteristics of this Landscape Type.
The land is flat and could be serviced from the west.	Not well linked to cycleways and footpath systems
Could be regarded as 'rounding off'	Would change the character of the route of the A435
Close to Employment sites at Ravensbank and Claybrook Drive	Distant from the town centre
Easily drained to Spernal STW	

5.24 In our view the disadvantages of developing this site for any significant number of dwellings outweigh the benefits. Although close to some employment opportunities the distance to the town centre and difficulties of integrating the site with cycleways and footpaths result in the site having a relatively poor sustainability profile.



Area 5: The Southern Gap

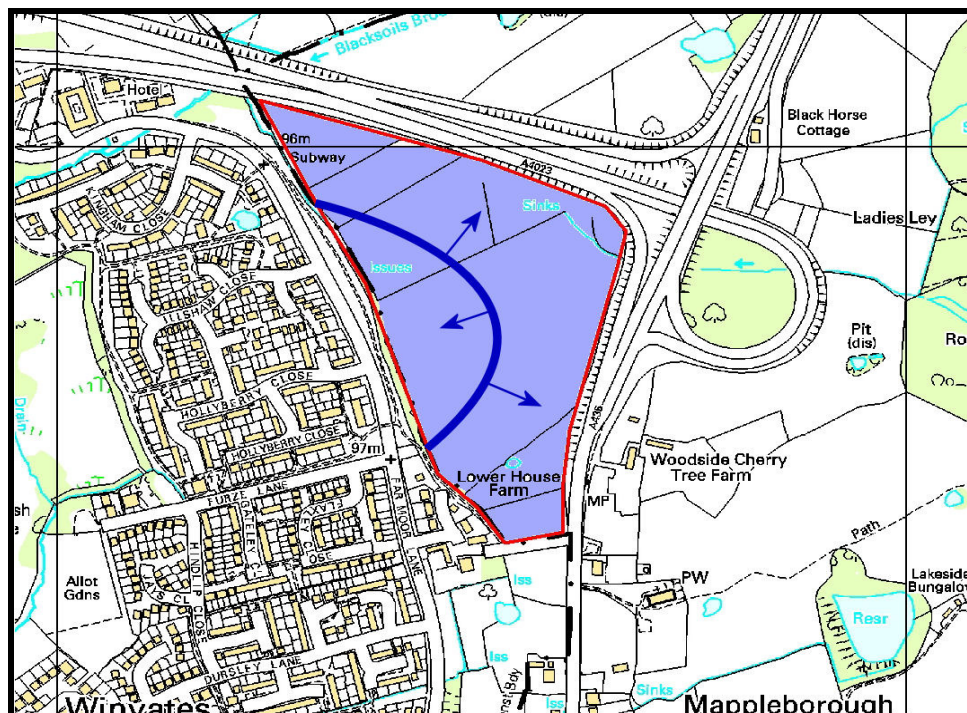
- 5.25 This belt of land running to the south of the Redditch urban area includes land within the administrative areas of both Redditch Borough and Stratford-on-Avon District and is included within their respective Local Plans as Green Belt.
- 5.26 The Stage I study concluded that accessibility to the south was poor and that the A441 and Crabbs Cross roundabout were congested. Traffic links to the north would involve journeys through the town centre or via the A435 which is also congested. Foul drainage to Spennall STW would be easier than other options.
- 5.27 The narrow section of Green Belt that maintains the separation of Studley/Astwood Bank and Redditch is both valuable and vulnerable. Even a minor incursion would have a major effect on maintaining this separation and for this reason alone we are of the opinion that any extension of Redditch's development boundaries southwards would be harmful and we recommend that this area of Green Belt remains safeguarded.

Advantages	Disadvantages
Available foul drainage south of town	Green Belt
Local services at Astwood Bank and Studley	Distance from the town centre
	Existing points of traffic congestion
	Not well linked to cycleways and footpath systems
	Distance from employment sites
	East of The Ridgeway, the landscape is Wooded Estatelands of high sensitivity. Development here would be highly visually intrusive and would effectively destroy the separate unique character of Studley by merging it with Redditch.

Area 6: Winyates Triangle

- 5.28 The Winyates Green Triangle is an area of 'white land' within Stratford-on-Avon District Council's administrative area. The site was included in the Stage I report as being suitable for residential development and contributed an estimated capacity of 300 units to the assessment.
- 5.29 The site relates to Redditch and unlike much of the A435 ADR land to the south we feel could be developed without detriment to the surrounding area.
- 5.30 The site has elevated roads to the north and east which may be a cause a noise nuisance. Whilst Redditch appears to have an adequate stock of B2 and B8 premises on established industrial estates we perceive that there is a shortage of quality B1 accommodation and given the need to identify additional employment land we are of the opinion that this site would be more suited to B1 rather than residential development.

Plan 8: Winyates Triangle



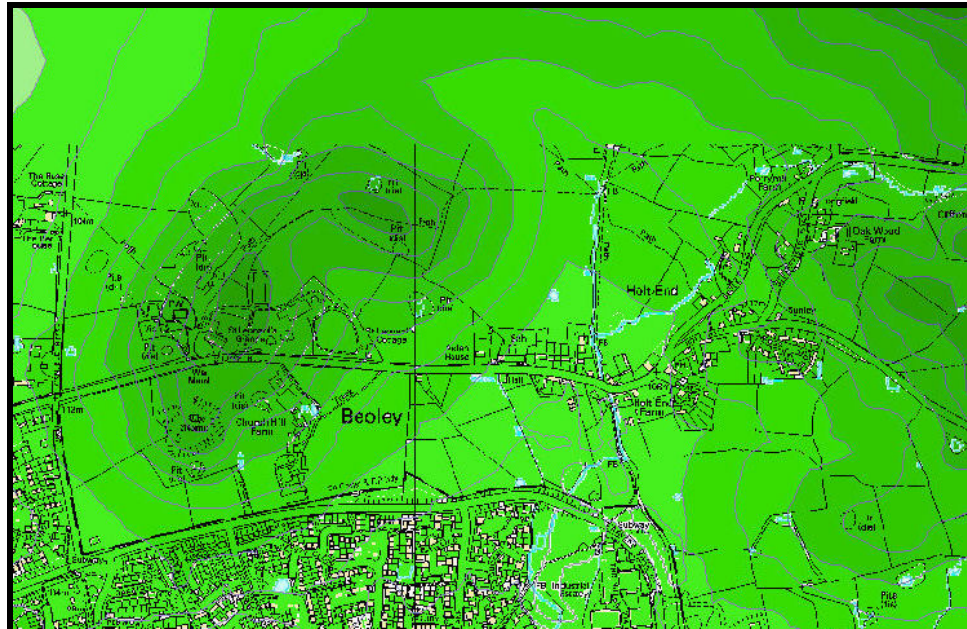


Advantages	Disadvantages
Not Green Belt	Potential noise issue if used for residential
'White' Land	Distance from town centre
Contained by main roads and existing development	
High profile site for B1 use	
This area is of low landscape sensitivity. Development here would not be visually intrusive.	

Area 7: Beoley

- 5.31 The area to the north-east of Redditch between the B4497 and the A435 contains very attractive landscape features particularly around St Leonard's Church to the west and the high ridge in the vicinity of Moss Lane and is shown on the Bromsgrove Local Plan as being within a Landscape Protection Area as well as the designated Green Belt. The main settlement is the almost wholly within the Beoley Conservation Area.

Plan 9: Beoley Topography



- 5.32 The area is well located to the employment sites around Moon's Moat and Ravensbank but the town centre is less accessible. We are of the opinion that large scale development in this area would be very harmful to the countryside as a whole and the setting of Holt End in particular and for this reason we have disregarded the area from further consideration.
- 5.33 The photographs over page show the extent of the countryside between the northern edge of Church Hill and Beoley and Holt End.



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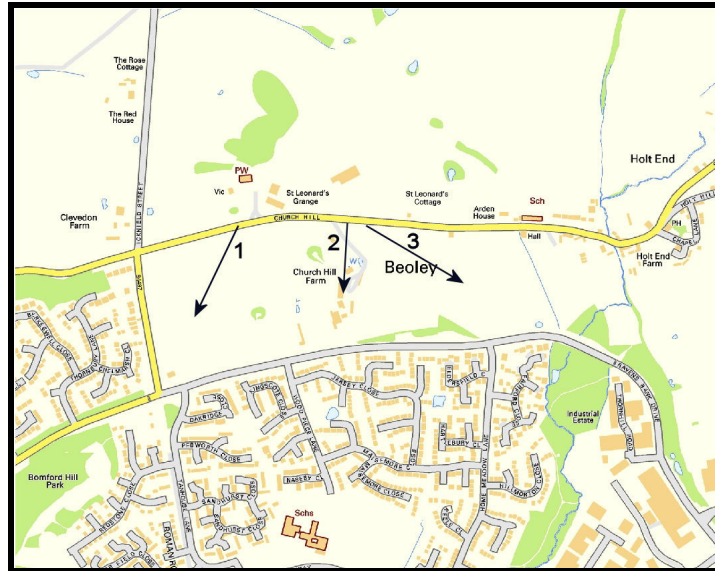


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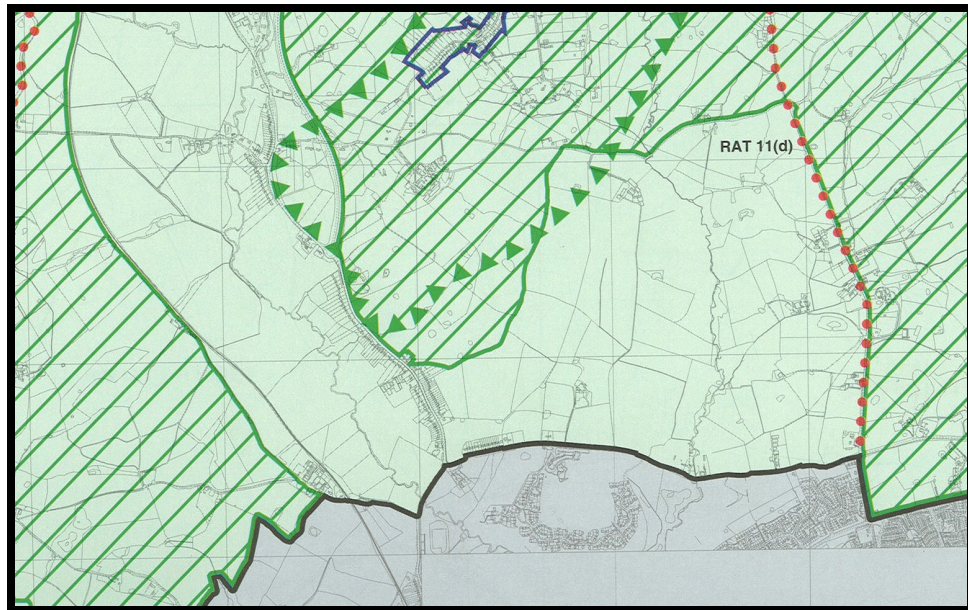


Advantages	Disadvantages
	Green Belt
	Area of High Landscape Value
	Potential affect on Conservation Area, Historic Monument and St Stephen's Church
	General topography
	Distance from town centre
	Poor local road network
	Highly sensitive Principal Timbered Farmlands landscape Highly visually sensitive. Development here would lead to the coalescence of Beoley and Redditch and destroy the distinctive character of the village.

Area 8: Bordesley Park

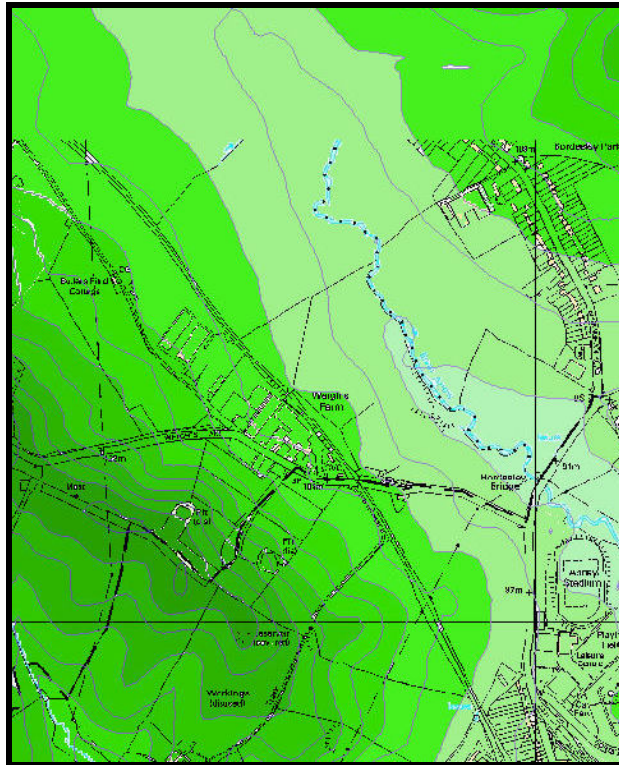
- 5.34 This is an area to the north of Redditch containing the valleys of the River Arrow to the west and the Dagnell Brook to the east and an area of open countryside framed by rising land to the north. The Bromsgrove Local Plan designates the area within the Green Belt and the extract below shows both Landscape Protection Areas and Areas of Great Landscape Value (green triangles). These designations and the area's landform have been used to define the potential area of development.

Plan 10: Extract from the Bromsgrove Local Plan

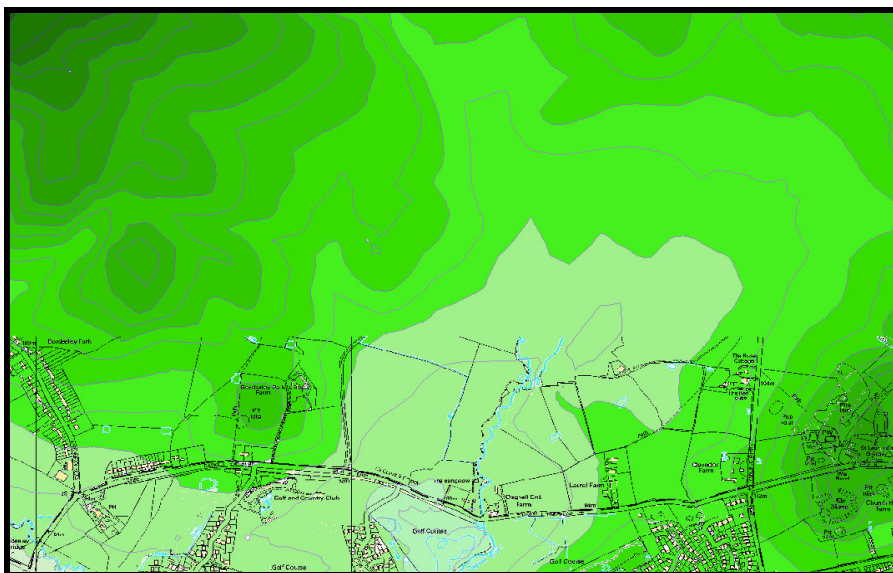


- 5.35 A further Landscape Protection Area is situated west of the railway line. The local plan designations are reflected in the topography with more pronounced undulating landscapes located to the north of Storage Lane and east of Icknield Street. Storage Lane is located along a natural ridgeline beyond which, views into the area are limited.
- 5.36 The following contour maps show the relatively flat, broad valley of the River Arrow between the railway to the west and A441 to the east and the area to the north of the golf course in the form of a bowl with initial gentle slopes to the east, north and west.

Map 11: Bordesley Valley Topography



Map 12: Bordesley Park Topography



- 5.37 The photographs below illustrate the key topographical features. The photo of Church Hill (Photograph 4) shows the increase in ground height up to St Leonards Church. Mature woodlands around the top of the hill obscure views of the church from this camera location.

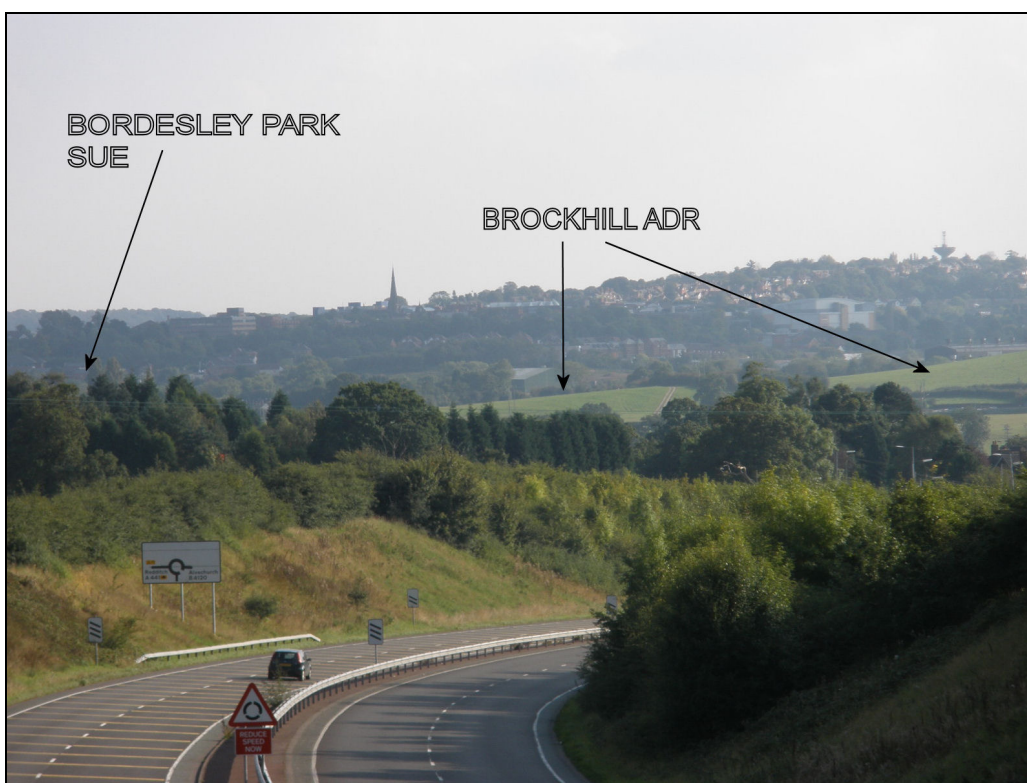


- 5.38 Photograph 5 is from Storage Lane's highest point. The site is most visible from this camera location although views further to the north are not available as the land height drops below this natural ridge. The photo clearly shows the top plateau with the lower plateau obscured by a further ridge to the centre of the photo.
- 5.39 Photograph 6 illustrates the change in land levels when viewed from the A441 dual carriageway. Much of the area is not visible to travellers along the A441 as it passes the site. This camera location also illustrates the higher land levels of the Brockhill ADR. Development from this perspective would be seen as development along a ridgeline, although views would be against Redditch urban area as a backdrop.

Photographs: Bordesley Park



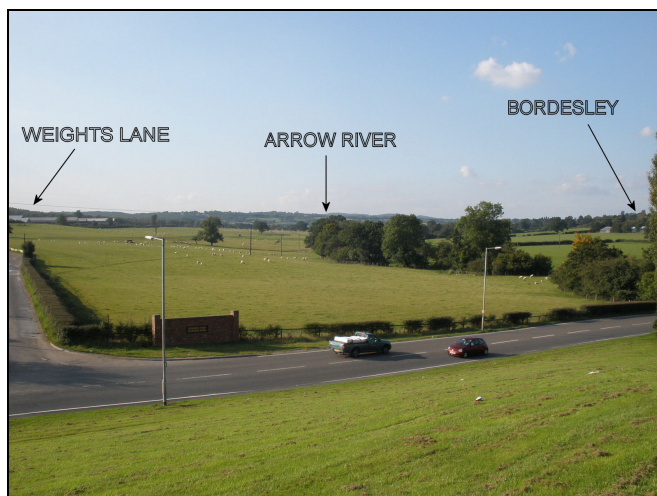
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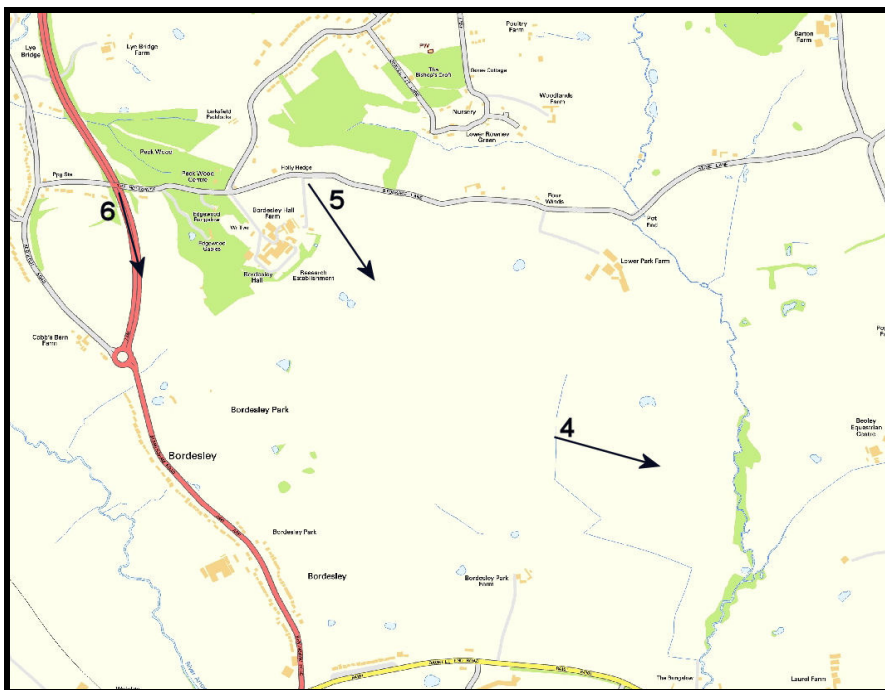


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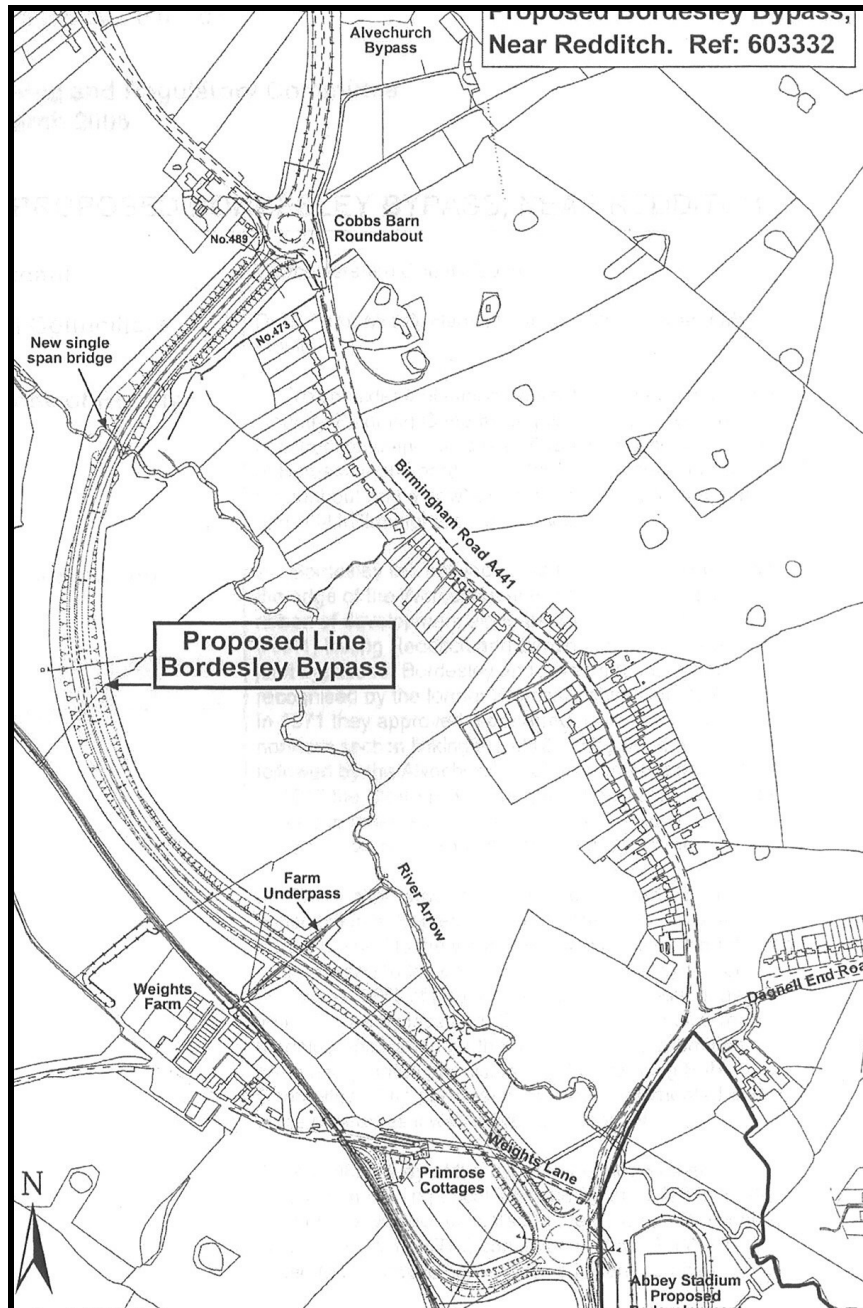
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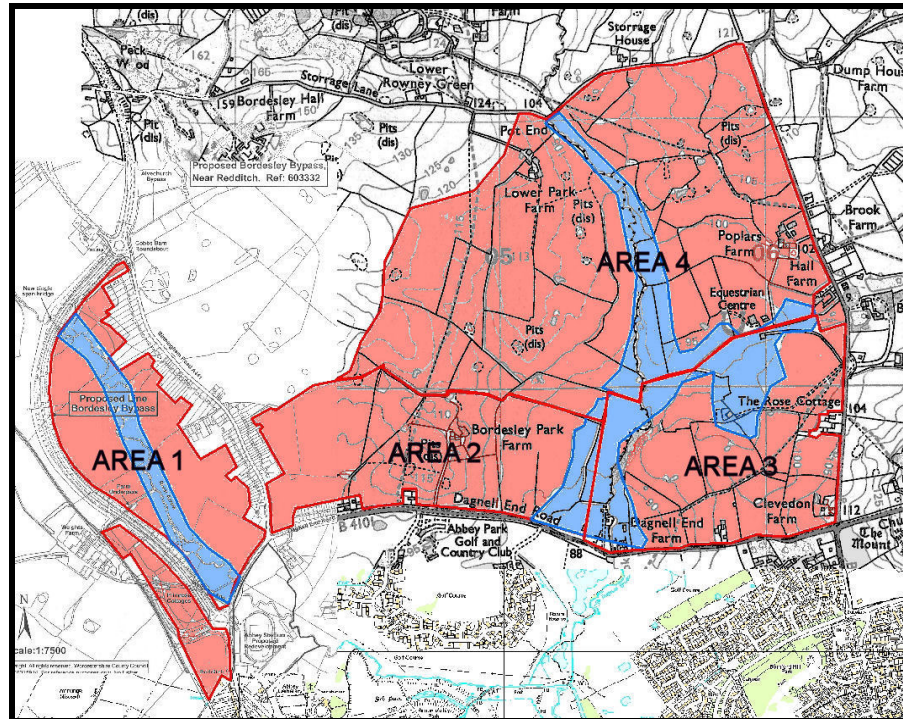
- 5.40 To the east of the A441 the land is relatively flat with the River Arrow running through the centre of the site. The railway line to the east provides a man made boundary beyond which the land height rises significantly.
- 5.41 Bordesley village is a ribbon of development primarily to the eastern side of the A441. In our view Bordesley differs from Mappleborough Green and Beoley in its size and form with no defined village centre. Bordesley is currently dominated by the main A441 which as part of any significant development proposals for urban expansion would be replaced by the Bordesley Bypass in this location, the proposed line of which is shown on the plan below.
- 5.42 Whilst the existing settlement of Bordesley would be at risk of being merged in to this expansion of Redditch, the green belt between Redditch and larger settlements further north such as Alvechurch is considerably wider than exists to the south and east and is therefore more able to accommodate expansion. This is assisted by the area's topography that would largely contain the development.

Plan 13: Line of Bordesley Bypass



- 5.43 Taking into account all of the above observations it is considered that the most appropriate development boundary would be as shown below.

Plan 14: Bordesley Park Potential Development Areas



- 5.44 There is a significant area of flood risk at the lowest point in the site where the natural watercourse runs north to south (shown blue outline on map above). Foul drainage will need to either connect through existing systems to the west or through a new sewer link through Arrow Valley to connect to the main sewer system to the south of Ipsley Church Lane in order to avoid the overloaded system through Redditch town centre.
- 5.45 The major constraint remains access and traffic impact with a development site of this size. Dagnell End Lane does not offer pedestrian access and narrows past the Hither Green Lane second access point. Significant improvements to this road would be required and an assessment completed of the traffic impact along the B4101 through Beoley and along Icknield Street to the north.



- 5.46 Evidence suggests that during peak hours the Dagnell End Lane and A441 junction is approaching capacity and as noted in paragraph 4.14 any significant development to the north west of Redditch is likely to trigger a need for the Bordesley Bypass link. The timing of this work would have to be evaluated by a detailed traffic impact assessment as part of any subsequent masterplanning process. The bypass would have beneficial effects in removing existing through traffic from Bordesley village as well as improving communications between Redditch and the north.
- 5.47 The impact on the environment and in particular any visual effects of development on the Area of Great Landscape value which surrounds the site to the north and east would also need to be taken in to account by a future masterplan.
- 5.48 The majority of the area is within 2 miles of the town centre (it is approximately 1.15 miles from the town centre to the junction of the A441 and Dagnell End Road). The site is relatively flat and is of sufficient size to enable footways, cyclepaths and bus routes to be planned incorporated and linked through to Arrow Valley Park and Abbey Stadium site or via Birmingham Road to the town centre.



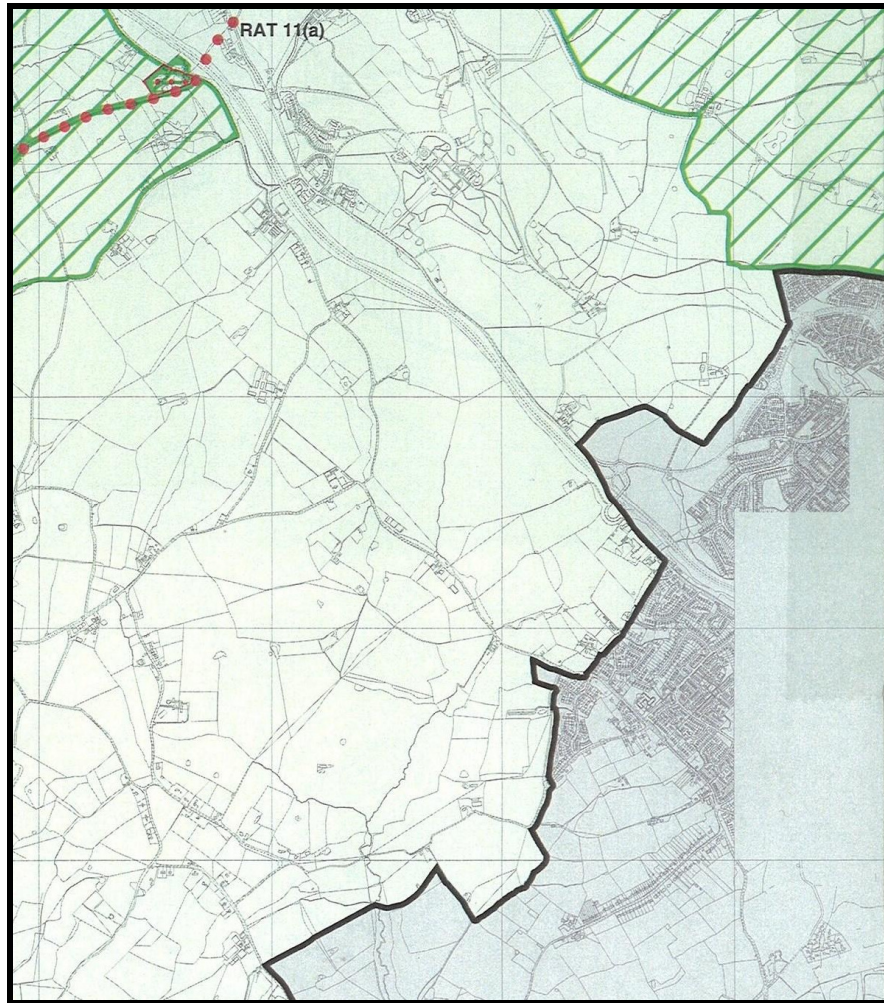
Advantages	Disadvantages
Outside Landscape Protection Area and Area of Great Landscape Value	Green Belt
Provides Bordesley Bypass	Will require Bordesley Bypass
Mainly flat	Traffic management required to east
Big enough to accommodate Sustainable Urban Extension with good level of local facilities	Could bring about the coalescence of Bordesley with Redditch
Mainly to east of River Arrow – easier drainage.	Areas 2, 3 and 4 are of high visual sensitivity where development would be visually intrusive.
Good linkages to town centre can be created. Good links north	
All 4 areas are Wooded Estate lands of medium landscape sensitivity Area 1 is of low or medium visual sensitivity, the preference would be to direct development into this area	



Area 9: Foxlydiate Woods

- 5.49 We have identified and coloured red on Plan 17 an area of land which we consider to have possible development potential. The site could be accessed from an upgrading to the existing grade separated junction with the Bromsgrove Highway.
- 5.50 Although designated as Green Belt we are of the opinion that its development would not significantly reduce the gap between Redditch and Bromsgrove. The site is also reasonably well screened particularly from the Bromsgrove Highway and would not read as a major extension of the urban area into the surrounding countryside. As with the Webheath ADR sewage will need to be pumped to the Spennall STW.
- 5.51 Although a peripheral location Redditch town centre is only approximately two miles away and the site could be well served by public transport. There is also the potential to form an access to Church Road which could help to ease congestion in the Webheath area.
- 5.52 Whilst this site is within Bromsgrove District Council's administrative area we feel that the site has much to commend it when compared to the Webheath ADR.
- 5.53 The existing Brockhill estate has been developed over the last 15 years and is the largest residential urban expansion in Redditch to be completed over the last plan period. The estate extends as far as the Redditch authority boundary with provision in the road layout for a possible further extension into the Green Belt land to the west.

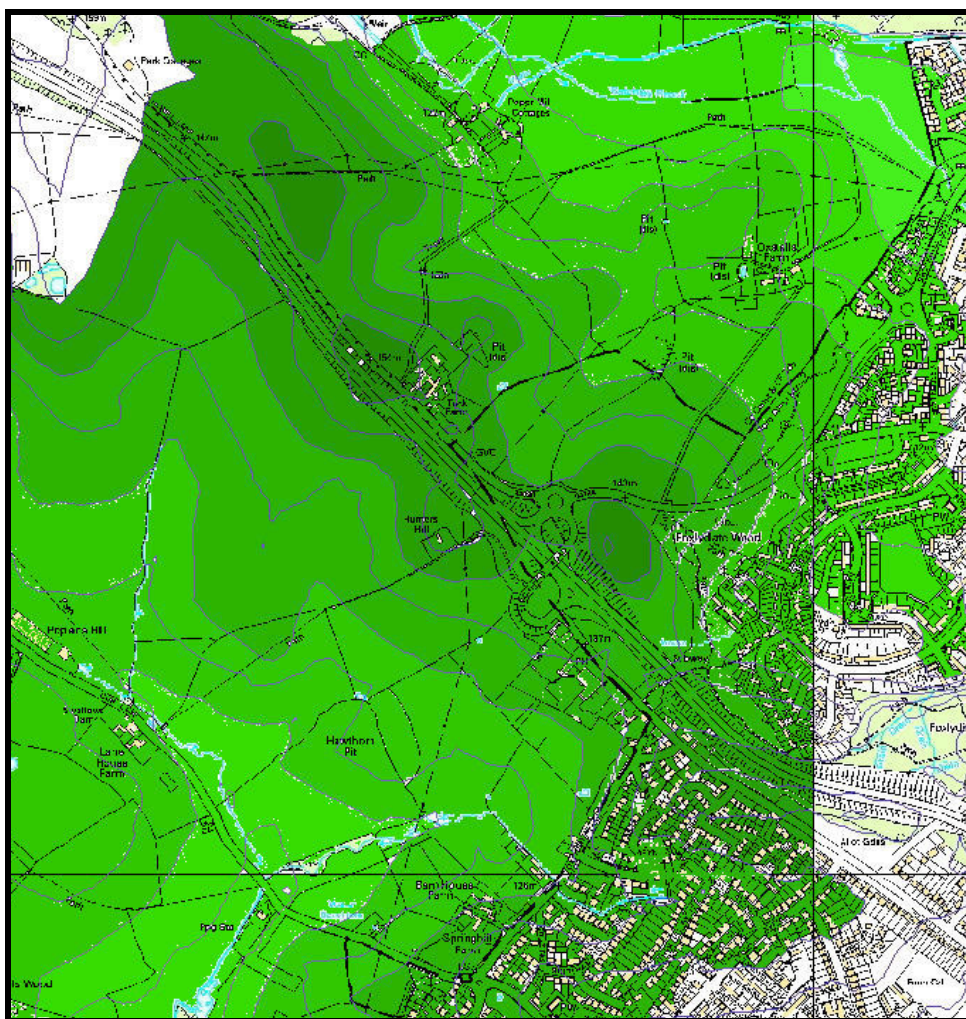
Plan 15: Extract From Bromsgrove Local Plan, Foxlydiate Woods



- 5.54 To the south of the Bromsgrove Highway is a further area of open countryside. The area is well screened from the main dual carriageway by virtue of earthworks created when the road was built. Foxlydiate Lane which runs along the current settlement boundary has mature tree screening running its entire length which obscures views into the site.
- 5.55 The dual carriageway runs along the highest part of the site and is cut into the hillside. It runs through this section of road obscuring views of the countryside beyond. The land undulates and drops away to the north with the most severe gradients located close to

the main highway. There areas adjacent to Brockhill and south of the main interchange are relatively flat.

Plan 16: Foxlydiate Woods Topography



Photographs: Foxlydiate Woods Area



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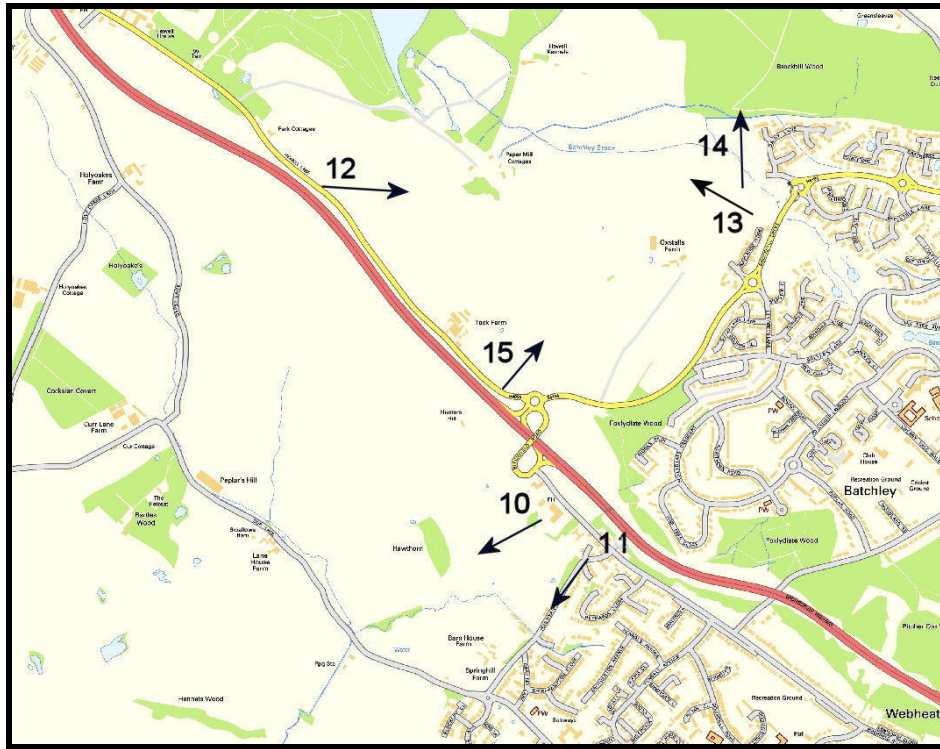


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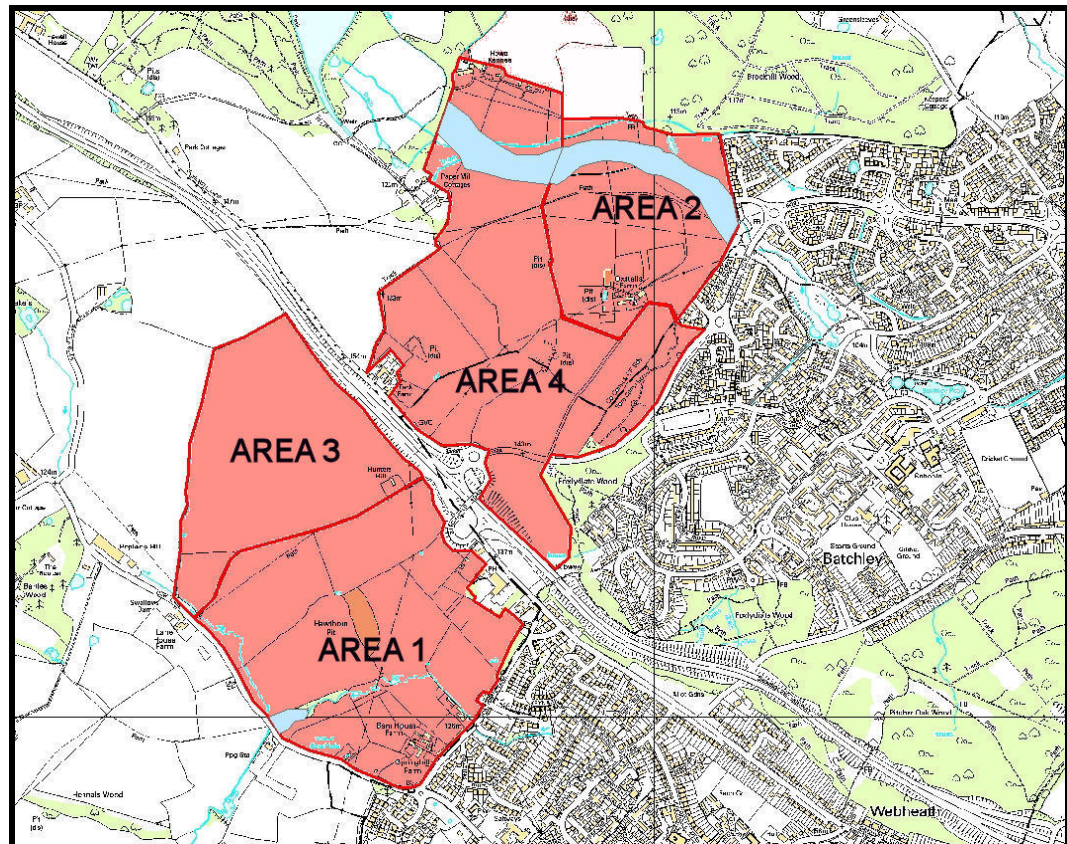
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- 5.56 Photograph 10 shows the area to the south of the Bromsgrove Highway. The site is in agricultural use with a small area of mature woodland located toward its centre. The site is well screened with mature trees along Foxlydiate Lane (Photograph 11) and the Bromsgrove Highway to the north. This part of the site is undulating with gradual slopes falling to the east.
- 5.57 There are only limited views from publicly accessible areas onto the northern part of the site from the south and the west. Photograph 12 shows distant views into the site from Hewell Lane. The site is viewed against a backdrop of the current Brockhill estate as the land drops towards the town.
- 5.58 Photographs 13 and 14 show a view of the northern part of the site adjacent to the current Brockhill estate. The brook to the centre of the picture marks the location of the flood risk area. Brockhill Wood provides a backdrop to the site from this perspective.

- 5.59 Photograph 15 is the view north located near to the main Bromsgrove Highway junction. The natural contours of the land screen the lower part of the site and the current Brockhill estate when viewed from this location.
- 5.60 Taking into consideration the landscape constraints at this location the plan below shows the potential strategic urban expansion for the Foxlydiate Woods Area. The sites are generally within 1.7 miles of the town centre via either Bromsgrove Road or Salters Lane/Brockhill Drive.

Plan 17: Foxlydiate Woods Potential Development Areas



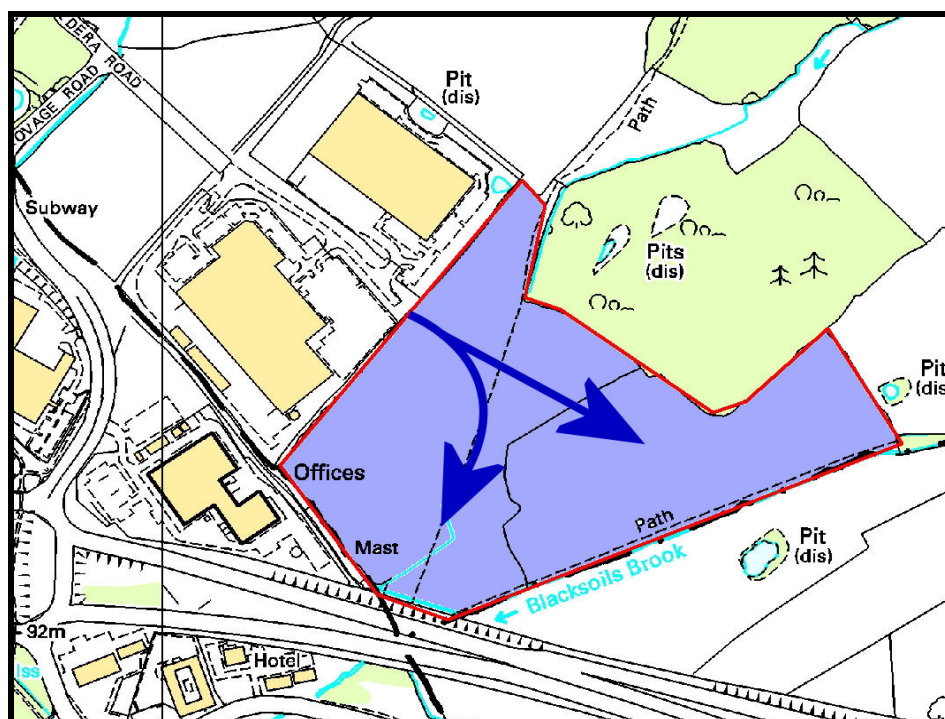


Advantages	Disadvantages
Good access via Bromsgrove Highway	Green Belt
Outside Landscape Protection Area	Not close to employment
Ridgeline site but not prominent	To west of River Arrow, drainage more difficult
Natural extension to urban form	Poor access to the north
South of Bromsgrove Highway, in areas 1 and 3, the landscape is highly sensitive principal Settled Farmlands of moderate visual sensitivity where development would not be so unacceptable.	North of Bromsgrove Highway, areas 2 and 4 are landscapes of highly sensitive Wooded Estatelands and generally highly visually sensitive where development would be intrusive

Area 10: Ravensbank ADR

- 5.61 The Bromsgrove Local Plan makes provision for a 10 hectare extension to the established Ravensbank Business Park as an ADR. Ravensbank consists in the main of large scale sheds for industrial and distribution uses. We recommend retaining this allocation In order to meet employment needs over the plan period for B2 and B8 uses.

Plan 18: Ravensbank ADR



Advantages	Disadvantages
Extension to existing employment site (for B2/B8 uses)	Excellent hedgerows should be retained
Not Green Belt	
Principal Timbered Farmlands of medium sensitivity and low visual sensitivity.	
Good communications	

6 DEVELOPMENT STRATEGY

- 6.01 The table on Page 12 shows that the RSS preferred Option would require 220.9 ha of additional land to be allocated and the NLP growth option 352.1 ha. Both would amount to considerable extensions to the urban area involving significant alterations to the Green Belt. The RSS Preferred Option allows for the adjustment of boundaries, where exceptional circumstances can be demonstrated to allow for the most sustainable form of development to deliver the specific housing proposals referred to within the sub-regional implications of the strategy.
- 6.02 All of the options considered are greenfield sites and many are currently designated as Green Belt. Whilst the ADRs are not designated as Green Belt their character and quality of the environment is consistent in quality and function to surrounding land which is designated Green Belt. The selected Development Strategy should be that where the benefits of sustainable forms of development are maximised and where impacts are least harmful.
- 6.03 We conclude that the South Western Green Belt, the Southern Gap and Beoley areas have no identifiable capacity that could be realistically brought forward. The options for accommodating the growth options within the remaining sites that have been evaluated are limited. The following table summarises the estimated capacities of the sites.

Bordesley Park	6809
Foxlydiate Woods	3196
Brockhill ADR	308
Webheath ADR	450
A435 ADR	598
ADR Total	1356



6.04 We have identified four alternative options to meet the RSS preferred Option and one appropriate development solution to meet the higher NLP growth option. As well as being subject to a development considerations set out in section 5 of this report, the options below have all been evaluated against sustainability criteria used for large and strategic sites in the LDF Core strategy SA framework. This sustainability matrix is in Appendix 3.

- Option 1 would be to develop Bordesley Park to meet the current RSS preferred growth option requiring the development of 4,170 houses at the site.
- Option 2 would be to develop Bordesley Park to meet the NLP growth option target of 9,100 dwellings. Only Bordesley Park has sufficient capacity to accommodate the NLP growth option requirement of 6,670 dwellings in addition to existing urban capacity.
- Option 3 would require the development of all 3 ADR's and 2,814 dwellings at Foxlydiate to meet the RSS preferred option of 4,170 dwellings in addition to existing urban capacity.
- Option 4 would require the development of the entire Foxlydiate SUE, Webheath ADR and the A435 ADR. This would provide enough housing land to meet the RSS preferred option of 4,170 dwellings.
- Option 5 would require development of the entire Foxlydiate SUE, Brockhill West ADR and A435 ADR to meet the RSS preferred option of 4,170 dwellings.

6.05 It is our view that concentration of growth as a Sustainable Urban Extension will ensure that a critical mass capable of supporting a range of local services, the provision of public transport and the promotion of non-car use can be achieved and will therefore best meet the sustainability criteria set out in paragraph 1.22.



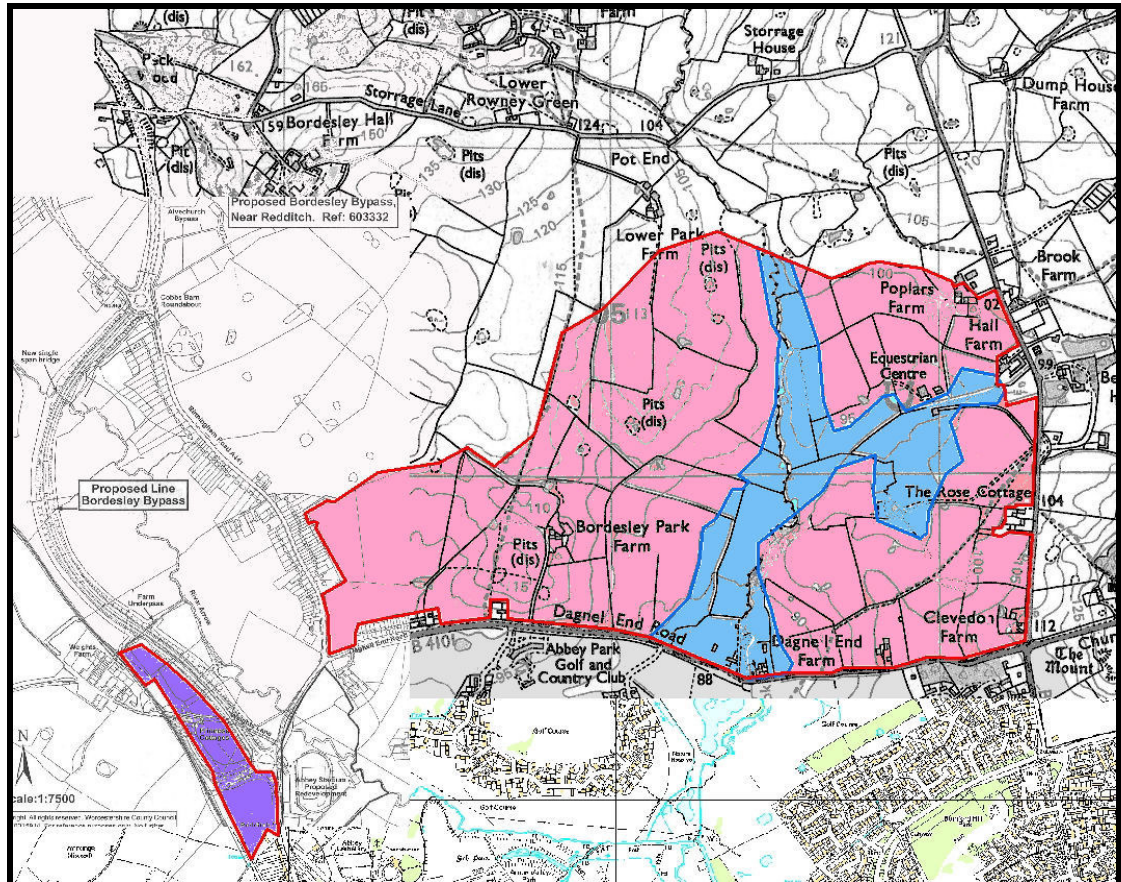
- 6.06 For reasons detailed in this report we believe development at Bordesley Park is preferable to Foxlydiate Woods which at 3,196 dwellings does not have sufficient capacity on its own to accommodate either growth option. Bordesley Park benefits from better linkages to the town centre and to the north and the fact that the landscape at Bordesley Park contains the development. Bordesley Park should also provide easier connectivity to foul drainage to as it lies to the east of the River Arrow. Whilst development at Bordesley Park will require investment in the Bordesley bypass and improvements to the A441 south into Redditch these improvements will also have wider benefits to Redditch as a whole.



7 RECOMMENDATION

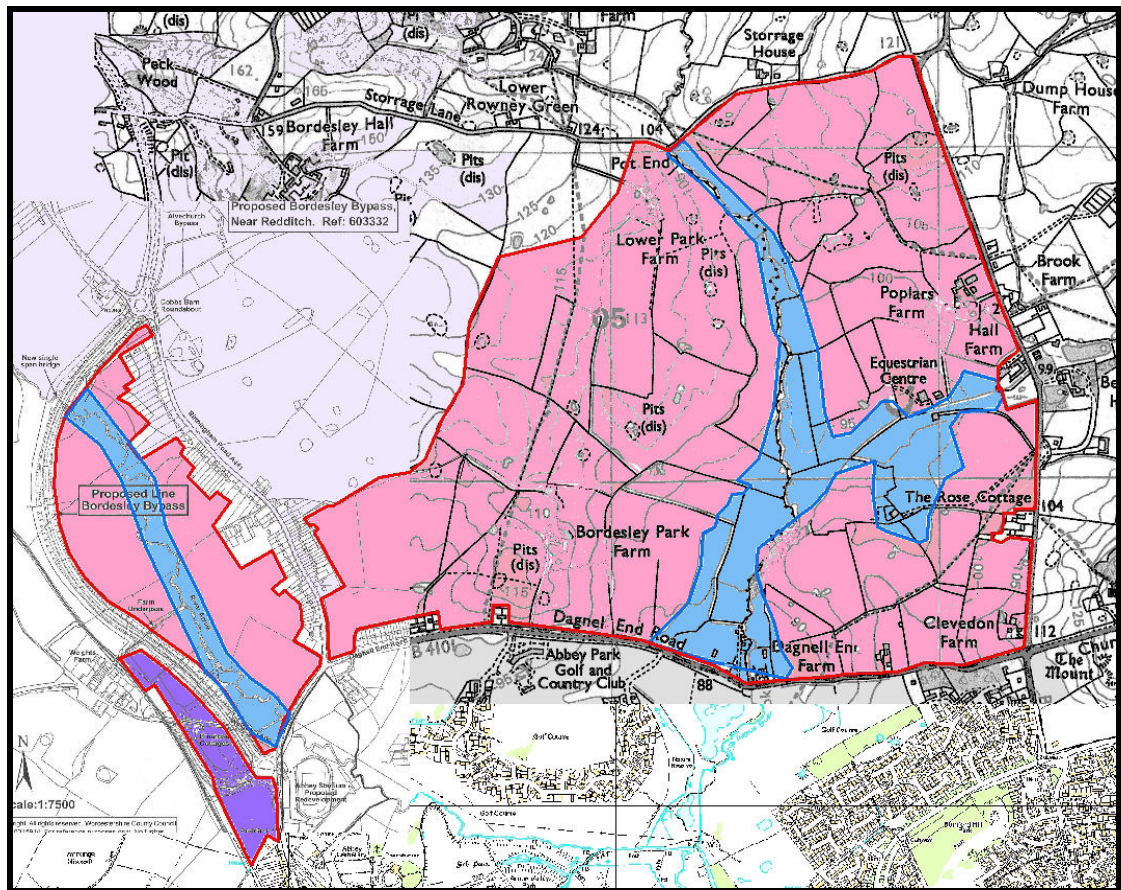
- 7.01 Whilst all the options for urban extensions are to a greater or lesser degree harmful we consider that a concentration of development at Bordesley Park demonstrates the greatest opportunity to accommodate either development option within manageable impacts.
- 7.02 The site is within the designated Green Belt but we are of the opinion that this section is less vulnerable than the Green Belt that separates Redditch from Astwood Bank or Studley and the topography of the area assists in containing the development and minimising the impacts on the surrounding countryside which would be the case at Webheath, Brockhill or Foxlydiate Woods.
- 7.03 We are of the view that it is important that development is concentrated in a single development to maximise the potential for the provision of local services including high quality public transportation and well designed routes for pedestrians and cyclists and in so doing minimising the need for journeys by car.
- 7.04 The following plans show the suggested development boundaries to facilitate the RSS Preferred Option and the growth option contained in the Nathaniel Lichfield report. These boundaries may need to be refined at the detailed masterplanning stage. Both options include employment land between the line of the propose Bordesley Bypass and the railway line and shown coloured purple on Plans 19 and 20.
- 7.05 The recommended site boundary (Plan 19) required to meet the RSS Preferred Option does not include the land between Bordesley and the bypass. The development area is 200.6 ha (excluding the 8 ha employment site) of which 36.9 ha is land at risk of flooding.

Plan 19 Bordesley Park: RSS Preferred Option



- 7.06 Plan 20 shows that in order to accommodate the high growth option suggested by NLP it would be necessary to include the land to the east of the by-pass and extend Bordesley Park development northwards to Storage Lane. The land required is 316 ha of which 49.4 ha is at risk of flooding.

Plan 20 Bordesley Park: The NLP Growth Option



- 7.07 We have identified areas of employment land at Bordesley (8 ha), Winyates Triangle (11.7 ha) and Ravensbank (10 ha). This is in excess of the 20.3 ha required to meet the requirement of the RSS Preferred Option but insufficient to meet our estimate of 39.6 ha to meet the growth option. However this higher figure is based on a pro rata increase on the RSS figure and this requirement should be reviewed in the light of the outcome of the RBC Employment Land Study.



- 7.08 Neither Winyates Triangle nor Ravensbank are in the Green Belt and 5.8 ha of the Bordesley Employment site is part of the Brockhill ADR. The three areas will also meet different needs with Ravensbank being suited to B2 and B8 uses whilst Bordesley and Winyates Triangle are gateway B1 sites serving the west and east of the town respectively.
- 7.09 In our view the Webheath ADR is not suitable for development due to the poor linkages with the town centre and employment areas, the quality and character of the landscape, the restricted highways network and difficulties in providing foul drainage.
- 7.10 We are also of the opinion that the A435 ADR and non-Green Belt land within Stratford-on-Avon District are peripheral to Redditch and could not be considered as sustainable locations for development. Any major development in this area would have significant impacts on the character and appearance of this Eastern Fringe and bring about the merging of Redditch and Mappleborough Green which we regard as being harmful.
- 7.11 Whilst the Brockhill ADR west of the railway could be regarded as a sustainable location given its proximity to the town centre the site is compromised due to its topography and relationship to the adjoining countryside. The site also has a limited capacity of 308 dwellings based on the North West Redditch masterplan. There is capacity at Bordesley Park to accommodate either growth option and if our recommendation were to be adopted there would be no need to consider additional urban expansion sites within the plan period up to 2026 at the earliest.
- 7.12 For these reasons we recommend that these three sites currently designated as ADRs within the Redditch Local Plan along with that area of land between the A435 ADR and the A435 in Stratford-on-Avon District are added to the Green Belt. The areas are detailed below.

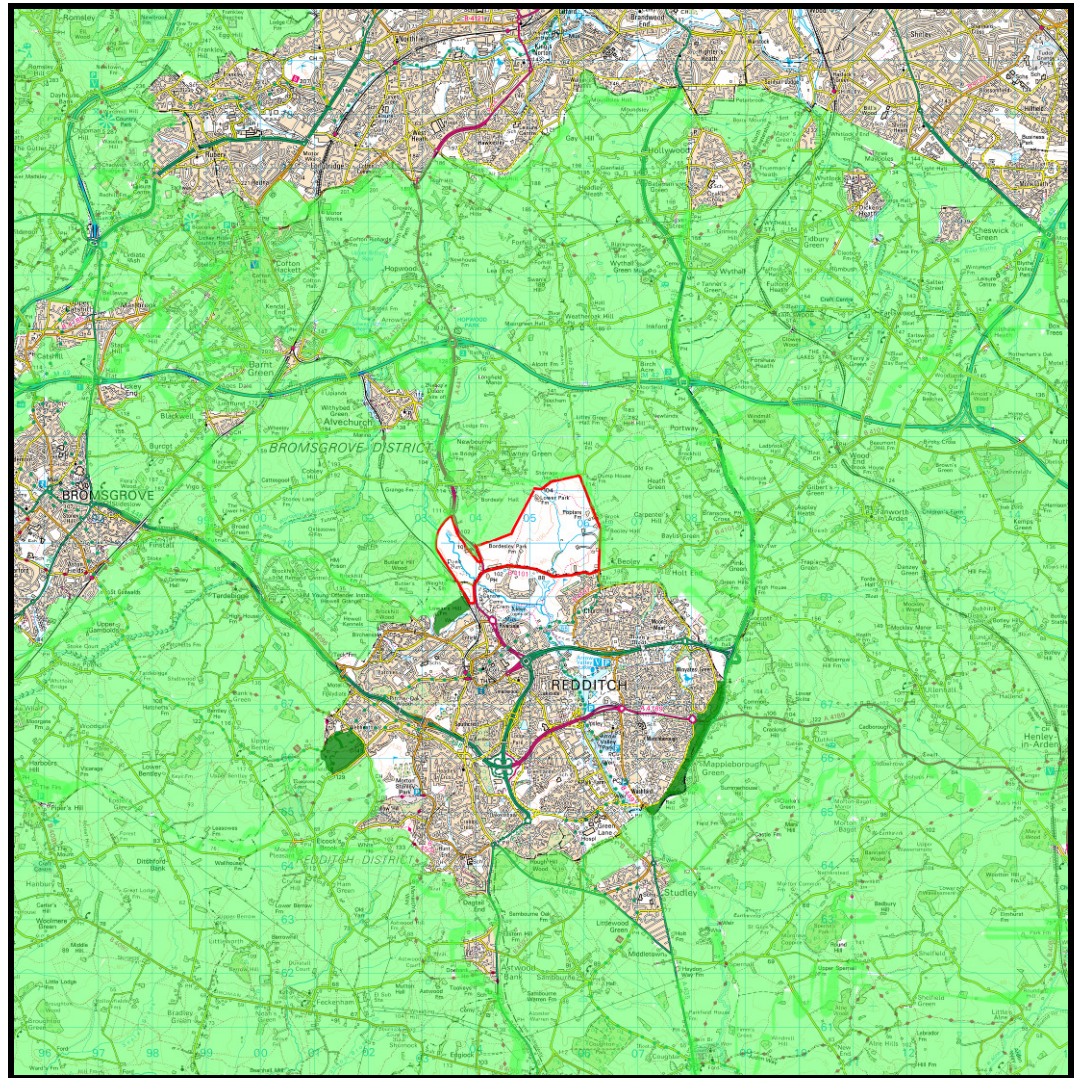
Brockhill ADR (west of the railway)	17.5 ha
Webheath ADR	47.3 ha
A435 ADR	32.4 ha
Land to west of A435 in Stratford-on-Avon	14.8 ha
Total	112 ha

- 7.13 In our opinion the addition of these sites would strengthen the Green Belt around Redditch and, in particular, the safeguarding of the slopes at Brockhill and maintaining the screen between the A435 and Redditch will be highly beneficial in restricting the appearance of urban sprawl.
- 7.14 These additions would in part compensate for the loss of Green Belt at Bordesley Park which would amount to 202.8 ha for the RSS Preferred Option and 318.2 ha for the NLP Growth strategy (in both cases including 2.2 ha of employment land not included within the Brockhill ADR).
- 7.15 Both the RSS Preferred Option, which results in 4,170 dwellings being constructed outside the existing urban area, and the NLP Growth Option which would require 6,670 dwellings involves an inevitable major incursion into the countryside requiring a significant alteration to the Green Belt. In our opinion, this recommended strategy safeguards environmentally valuable assets whilst minimising the extent and effects of the incursion.
- 7.16 The following map shows the Green Belt around Redditch with the worst case scenario, the NLP growth option, edged red and the ADRs coloured Green. Whilst this demonstrates that this would amount to a major incursion in to the Green Belt, the gap between Redditch and Birmingham is substantial and able to accommodate this level of development without threat of coalescence. The map also shows that the gap between Redditch and Bromsgrove would be less able to accommodate this level of growth and

that the gap between Redditch and Astwood Bank and Studley would be lost if development was concentrated to the south.

7.17

Plan 21: The Green Belt Around Redditch



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Study Into The Future Growth Implications of Redditch Second Stage Report

November 2008



Appendix One: Open Space Review



Contents

Introduction	1
Opportunities for Development	7
Amenity Open Space Summary Sheets	10
Semi Natural Open Space Summary Sheets	11



1 INTRODUCTION

- 1.01 This report forms part of the Redditch Growth Strategy Phase II Study completed by White Young Green in October 2008. As part of the Phase II study WYG have been asked to review open space in the Borough. The aim of this review is to identify land that could be considered surplus to 'open space' requirements. Sites identified through this review have been submitted to the SHLAA process for evaluation as development opportunities for residential development.
- 1.02 Section 2 of the report provides a summary of the methodology employed in identifying and evaluating open space sites as part of this study.
- 1.03 Section 3 of the report summarises the findings of this Open Space review. Each site considered suitable for evaluation in the SHLAA is included in this section. A summary of the SHLAA outcome for these sites is also included.
- 1.04 Section 4 of the report includes the maps showing all of the sites surveyed.
- 1.05 Section 5 and 6 contains the datasheets and plans of all 'Amenity Open Space' and 'Low Value Semi-Natural' sites considered for evaluation.



2 METHODOLOGY

2.01 Redditch Borough Council commissioned Scott Wilson to carry out an Open Space Needs Assessment in 2005. The 2005 report identified and classified all open space within the borough. This reviews approach to each of the 9 classifications is set out below:

1. Allotments – Considered of value as open space and a community facility and excluded from this review.
2. Churchyards – Considered unsuitable as a development and necessary as a current and future resource.
3. Civic Squares – Town centre designation only and considered to have no development potential in their own right.
4. Parks – These are large sites of strategic importance to the town and considered out of scope for this open space review.
5. Play Area – These locations are a community facility and not considered to be in scope for this open space review.
6. School Grounds – All education sites were excluded as they are out of scope for this open space review. Individual disposals sites would be considered in the SHLAA.
7. Sports Facilities – Managed sports facilities are not considered part of the open space review. Individual disposals sites would be considered in the SHLAA.
8. Semi-natural Open Space – These sites reviewed by an ecologist as part of the Phase II study are included in this review.
9. Amenity Open Spaces – These green areas are included in this review.

2.02 In the context of reviewing these sites for their development potential the decision was taken to remove the first 7 of the above 9 classifications for the reasons detailed above.



The two categories of open space considered worthy of a full review from the 2005 study were amenity open space and semi-natural open space.

Reviewing Semi-Natural Open Space

- 2.03 The 2005 Open Space Study identified that Redditch contains a significant amount of land in a semi-natural state. Semi natural spaces include woodlands, urban forestry, scrub, grasslands, wetlands, open and running water, wastelands and derelict open land.
- 2.04 As part of the review an independent report (appendix 2) was commissioned to establish the ecological value of each semi-natural site identified in the 2005 study. WYG Environmental were appointed to conduct a predominantly desk-based review identifying the most valuable and least valuable areas for conservation and wildlife habitat.
- 2.05 In order to assess their value for wildlife and conservation, each land parcel of semi-natural space was assigned a value based on the following criteria:
- naturalness;
 - habitat complexity;
 - presence of protected and notable species;
 - designation status, i.e. statutory and non-statutory nature conservation sites;
 - habitat connectivity;
 - site area size and
 - proximity to statutorily designated sites.
- 2.06 The sites were categorised into three classes based on their total scores: 'high conservation value', 'moderate conservation value' and 'low conservation value'. Site visits were also completed for a sample of these sites to ensure that desk based findings are accurate and the assessment of relative value correct.



- 2.07 The assessment identified 11 sites as 'high' value to conservation and wildlife, 32 sites with 'moderate' value and 31 sites with 'low' value. The report categorised sites of 'low' value for conservation and wildlife as likely to pose the least constraints to any proposed developments. Areas falling in the 'moderate' category are believed to be more likely to pose constraints than 'low' value sites and it is considered that those areas categorised with 'high' value for nature conservation are highly likely to pose constraints to any development plans, particularly as most possess statutory nature conservation designations.
- 2.08 The 31 sites identified in the report as of 'low' value were then included into the review of amenity open space to assess their potential for development.
- 2.09 The full independent ecological assessment is included in the appendix 2.

Reviewing Amenity Open Spaces

- 2.10 Amenity Open Space is defined as green space which includes informal recreation areas commonly found adjoining residential areas. They perform a range of function within Redditch from grassed open space play areas to landscaping buffers between different land uses.
- 2.11 There were approximately 78 sites classified as amenity open space in the 2005 study. These sites together with the 31 semi-natural sites classified as 'low' value in ecological terms were visited and assessed.
- 2.12 Before the site survey was carried out a desktop filtering exercise was conducted to remove sites from the review which could not be considered development options. The key consideration here was the size of some sites that could not support development. Details of sites excluded due to the site size are recoded in the tables at the start of section 5.



2.13 The assessment of these spaces looked at the following key areas:

- How does the site relate other open space locally?

One of the key considerations is the relationship the site has with other surrounding open spaces. The 2005 report included GIS maps illustrating the relationship number and type of other open spaces locally. These maps were used to evaluate if a shortage of local alternative open spaces exist. Where local shortages are identified sites would be excluded from further development evaluation. The accessibility and use of the space was also considered.

- Is the open space required?

The quality of the space was assessed to ensure that good quality green spaces are safeguarded from development. This evaluation looks at how each space relates to surrounding land use and what impact development of the site would have on neighbouring sites and the overall local environment. Attention was paid to whether green spaces were there as recreational space or performed other functions such as landscape buffers or green networks. Sites incorporating obvious drainage infrastructure supporting surrounding uses were also discounted.





- Is there any additional ecology and amenity value offered by the site?

The sites were also reviewed on their own value based on ecology and amenity factors such as the abundance on site of potential natural habitats, watercourses, hedgerows and woodlands. Sites which are planned open spaces as part of previous development sites were also generally excluded from further consideration.

- What are the development constraints?

Basic development considerations such as access, topography and the physical relationship to neighbouring land uses were also considered. Sites which had obvious development constraints were excluded from further development considerations.

Example of Completed Site Survey Form

 REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW 	
Site Ref:	11
Address	Brockhill Drive
Ward	Batchley
 	
Flood Risk No	
Site Description The site is triangular in shape linking Brockhill Wood to the north with green space to the east of the Brockhill development. The site is too narrow for development to the north. Six mature tree's are located along the southern boundary and site centre.	
How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are other local open space immediately to the south of the site. The space is not used for formal recreation although there is evidence that the site is accessed regularly. The site does not link directly to residential estate to the east or west.	
Is the Amenity Open Space Required? The site forms part of Brockhill development green network and acts as a green link between Brockhill Wood and the agricultural land to the west.	
Is there any ecological or amenity value to the site? There is ecological value to the site through mature trees and linking of other green spaces locally. The site has some amenity value.	
Is the site suitable for development?	No
Potential Use	Open Space
Access Constraints	No
Physical Constraints	Partial
Neighbour Constraints	No
Good Market	Yes
Comments on Development Constraints Mature tree's limit access options. Underground services checks would be required.	
Overall Comment The site has limited ecological and some amenity value. The space does form part of the POS provision planned as part of the Brockhill urban expansion site developed over the last 15 years.	

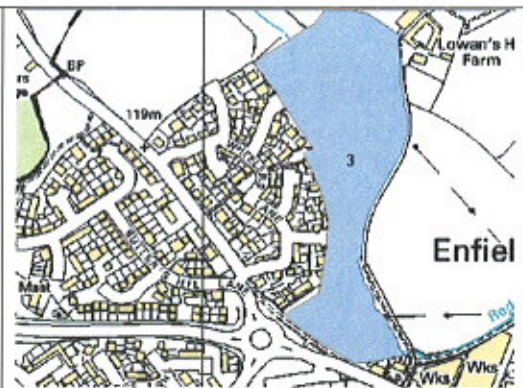
3 OPPORTUNITIES FOR DEVELOPMENT

- 3.01 The survey sourced 6 sites with development potential and these sites were presented to the Council for further assessment as part of the Council's SHLAA. A summary of the SHLAA review of each site is included below:

Site ref: 3 Name: Butler Hill Lane

Review Comment: Is not used as a recreation site. Access possible through existing estate.

SHLAA Outcome: Retained as open space to provide Brockhill ADR buffer.

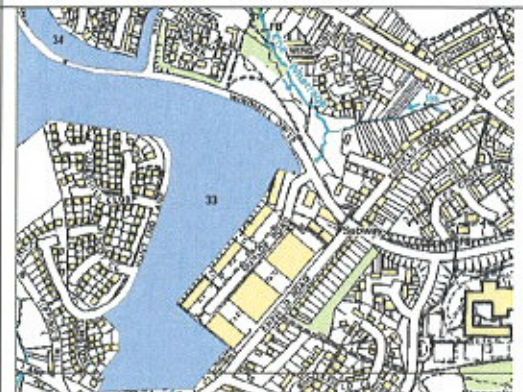



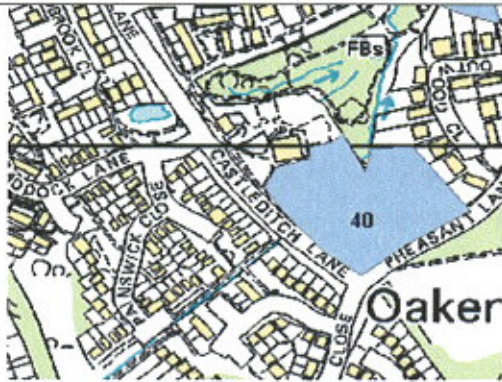
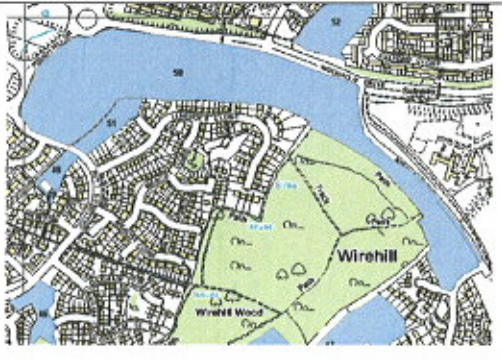
Site ref: 33 Name: Hunt End Lane

Review Comment: Large site with woodland area. Potential to develop part of the site.

SHLAA Outcome: Assessed a suitable for development. Woodland area to the east is to be retained as a landscape buffer.

Yield: 42 Dwellings



<p>Site Ref: 34 Name: Rye Grass Lane</p> <p>Review Comment: Site has low amenity value with some development potential</p> <p>SHLAA Outcome: Assessed as too small a developable area</p>	
<p>Site ref: 40 Name: Pheasant Lane</p> <p>Review Comment: The site has development potential outside of the wooded areas running along the watercourse</p> <p>SHLAA Outcome: Assessed as having development potential.</p> <p>Yield: 13 Dwellings</p>	
<p>Site ref: 50 Name: Wirehill North</p> <p>Review Comment: Large site with potential for part development.</p> <p>SHLAA Outcome: Included for development on the western area.</p> <p>Yield: 66 Dwellings</p>	

Site ref: 55 Name: Oakenshaw Road

Review Comment: Low value amenity space local to significant good quality open space

SHLAA Outcome: Suitable for development to include the adjacent field site.

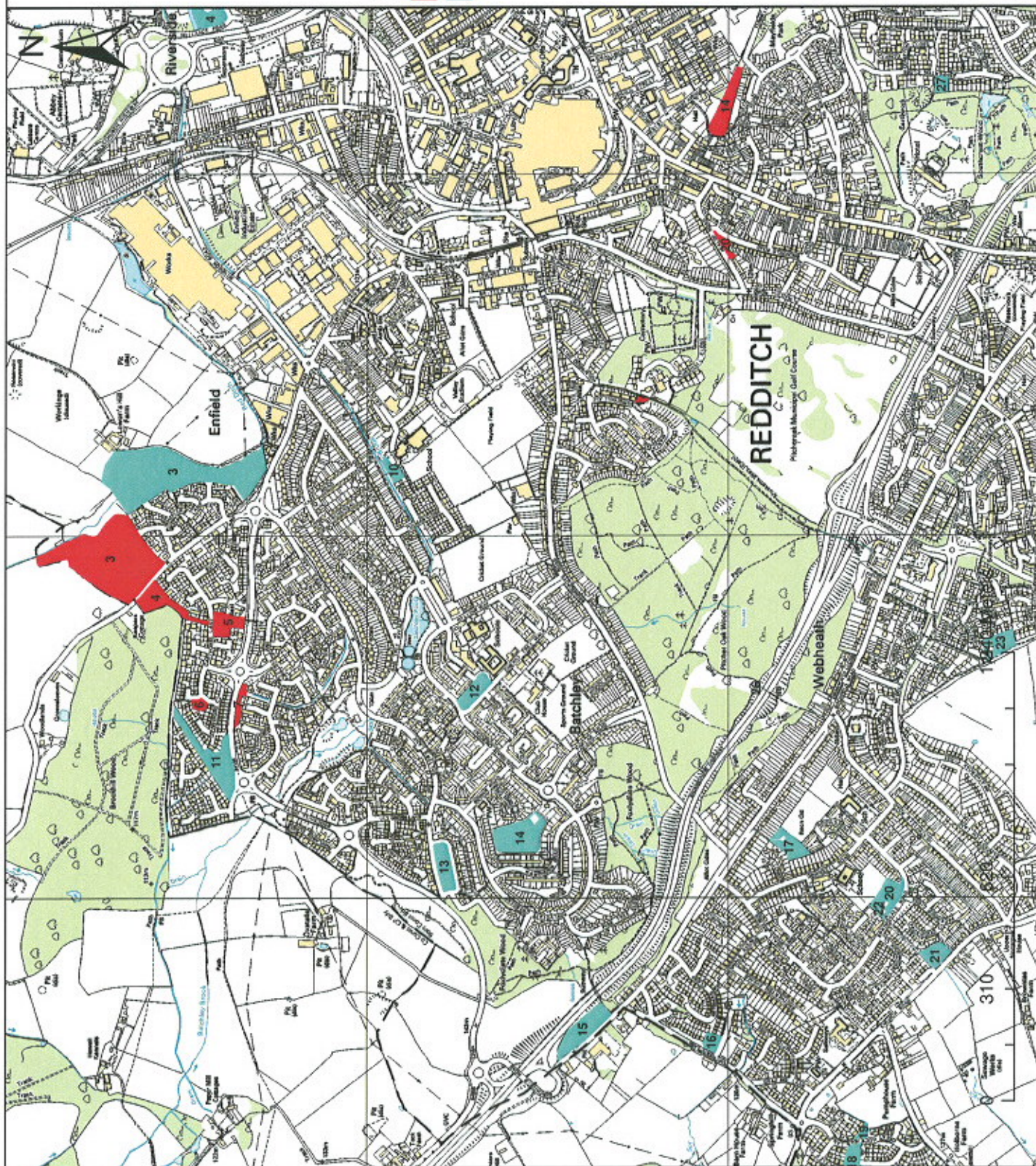
Yield: 26 Dwellings



- 3.02 The review of semi-natural and amenity open spaces is an important part of this growth options study and ensures that a through review of potential for development within the town is considered before looking to urban expansion sites to meet the RSS target. The review has identified 7 sites worthy of consideration in the SHLAA and these sites have yielded 147 dwellings reducing the need to develop 7.5Ha of land outside of the current settlement boundary.

4 OPEN SPACE SITES REVIEWED

- 4.01 The Maps below show Low Value Semi-Natural and Amenity Open Spaces surveyed as part of this review.



Legend

- Low Value Semi-natural
- Amenity Open Spaces

Aquin House
 20 Lionel Street
 Birmingham
 B3 1AQ

Tel: 0121 233 1833
 Fax: 0121 212 8330

White
 Young
 Green

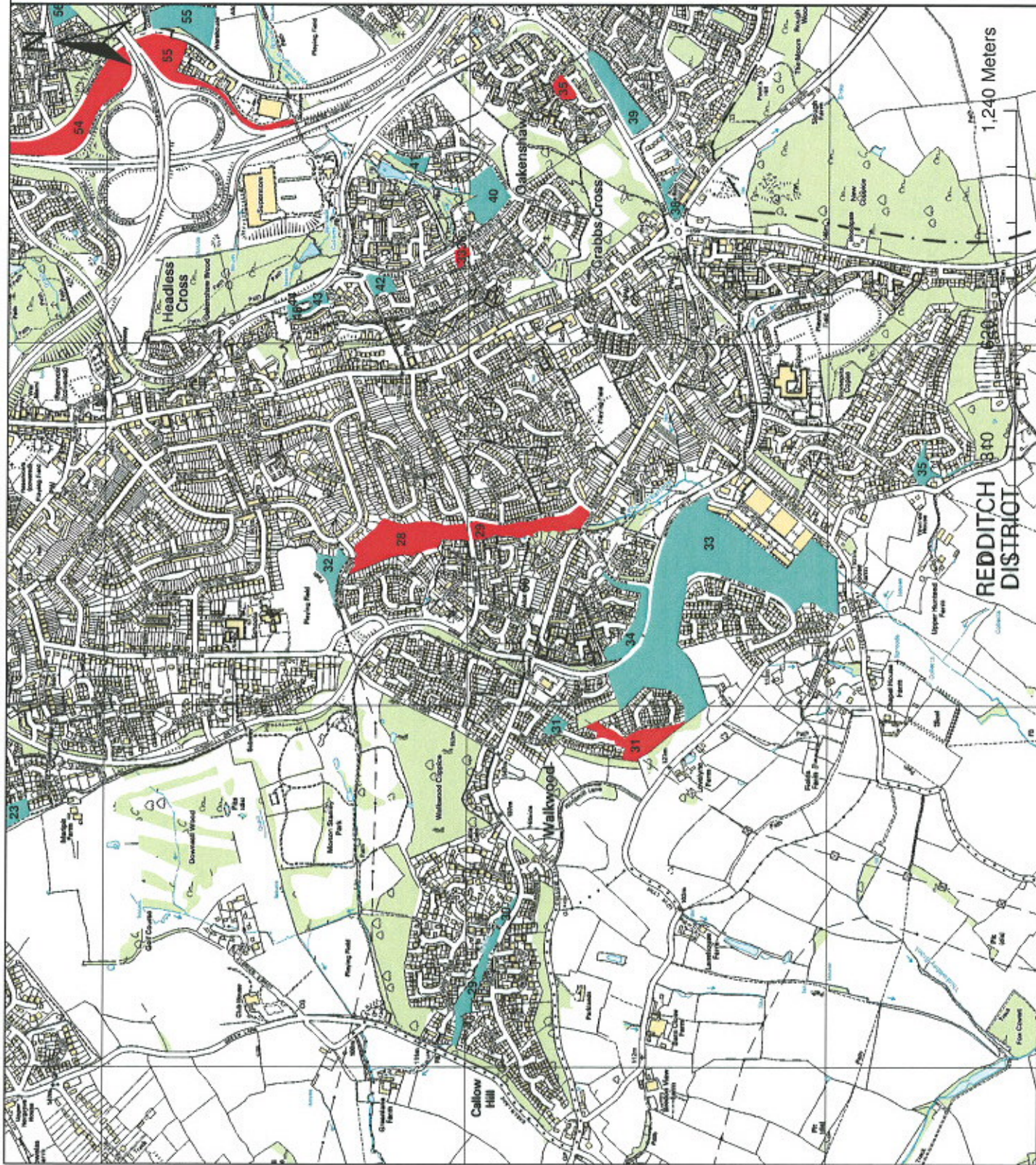
Planning

Project
 Redditch Growth Study Phase II
 Assessment of Open Space

Drawing Title:

Plan 1

Scale at A3:	Drawn by:	Issue:	Checked by:	Approved by:	Date:
	AT	AT	AT		Oct 08
Project No:	Office:	Type:	Drawing No:	Revision:	
A047897	0	0			
See map provided by:					



Legend

- Low Value Semi-natural
- Amenity Open Spaces

Agua House
20 Lionel Street
Birmingham
B3 1AQ

Tel: 0121 233 8333
Fax: 0121 232 8336

White
Young
Green

Planning

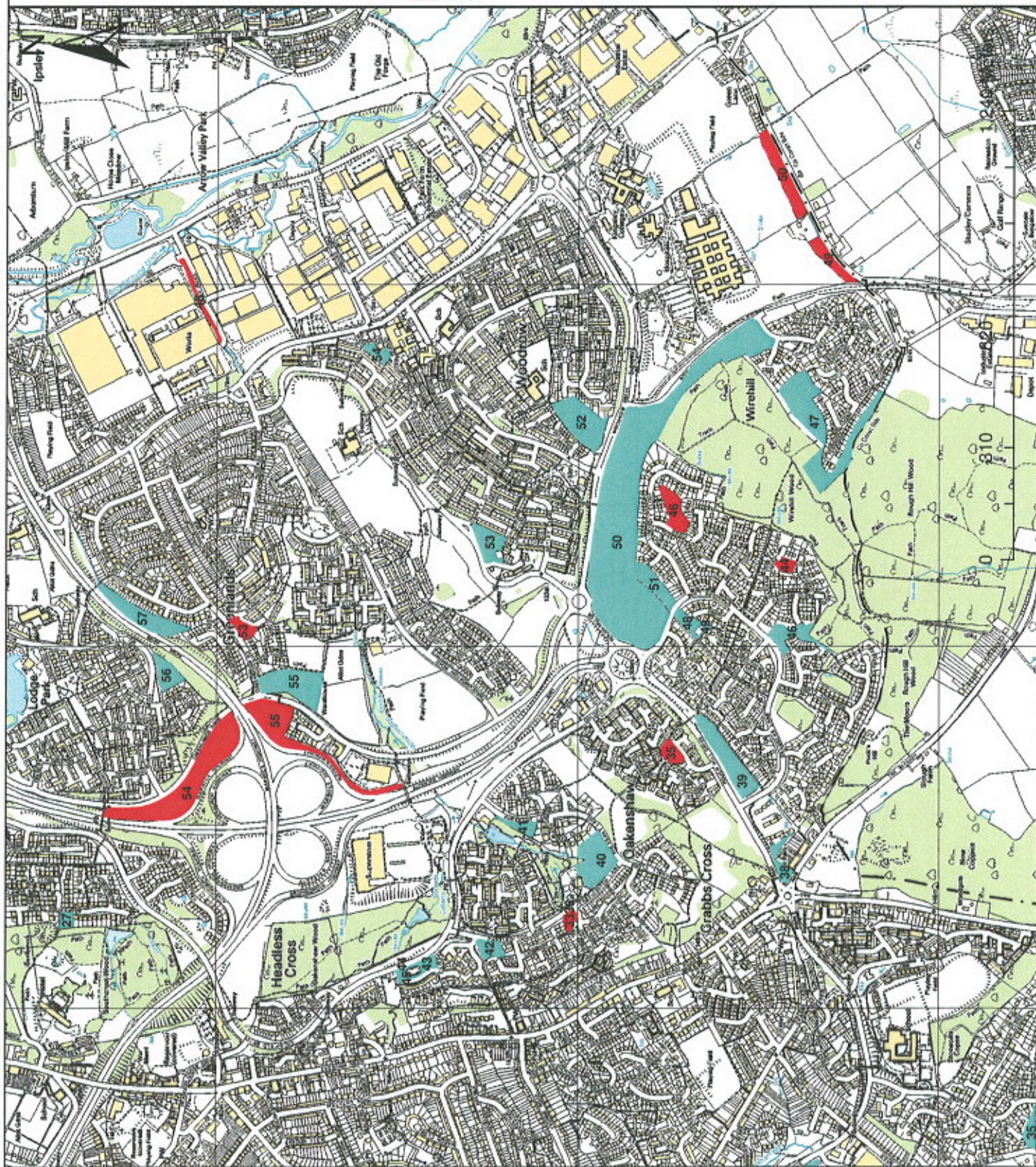
Project
Redditch Growth Study Phase II
Assessment of Open Space

Drawing Title:

Plan 2

Scale at A3:	Drawn by:	Checkd By:	Approved By:
AT	Oct 08	Oct 08	
Project No:	Office	Type	Revision
A047897	0	0	

Note: map provided by



Legend

Low Value Semi-natural

Amenity Open Spaces

Aqua House
20 Lionel Street
Birmingham
B3 1AQ

Tel: 0121 233 1833
Fax: 0121 212 8330

White
Young
Green

Planning

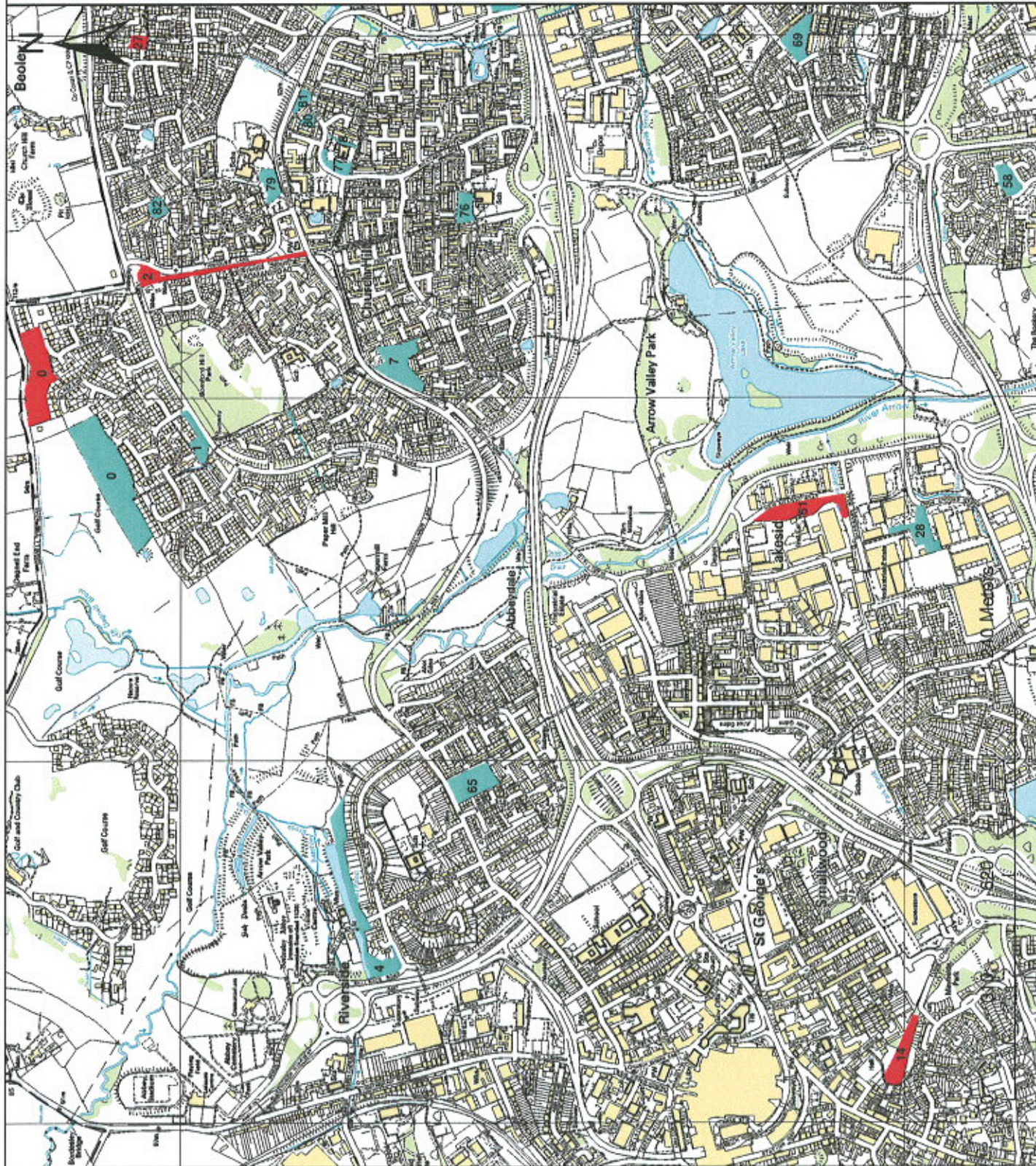
Project
Redditch Growth Study Phase II
Assessment of Open Space

Drawing Title

Plan 3

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	AT	Oct 08		Oct 08		
Project No:	Office:	Type:	Drawing No:	Revision:		
A047897	0	0				

Base map provided by



Legend

- Low Value Semi-natural
- Amenity Open Spaces

Aqua House
 20 Lionel Street
 Birmingham
 B3 1AQ

Tel: 0121 213 1833
 Fax: 0121 212 8336

Planning

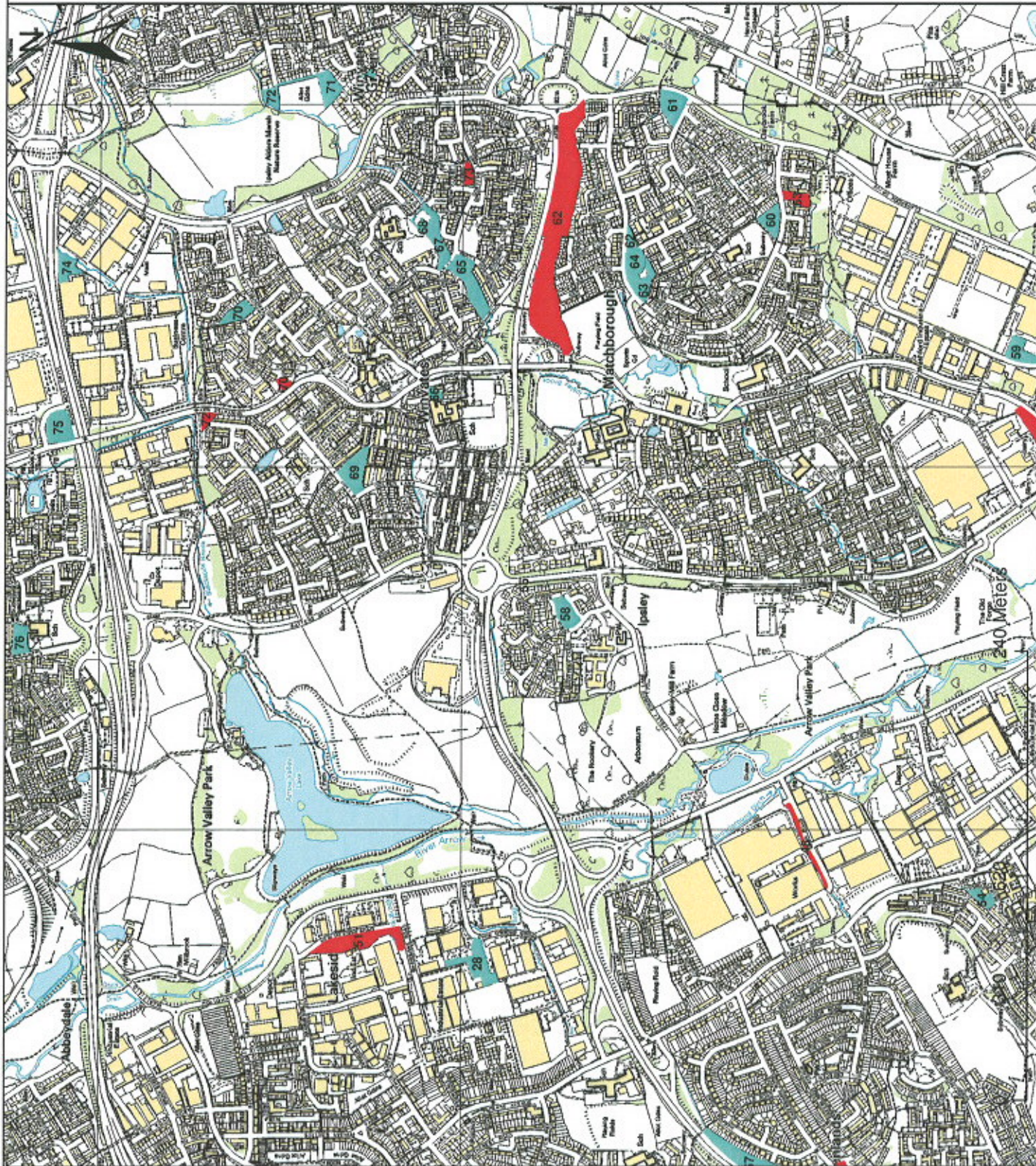
Project:
 Redditch Growth Study Phase II
 Assessment of Open Space

Drawing Title:

Plan 4

Scale at A3:	Drawn by:	Date:	Checked by:	Date:	Approved by:	Date:
	AT	Oct 08				
Project No:	Office	Type	Drawing No.	Revisions		
AQ47897	0	0				

Base map provided by



Legend

- Low Value Semi-natural
- Amenity Open Spaces

Aqua House
 20 Lionel Street
 Birmingham
 B3 1AQ

Tel: 0121 213 1853
 Fax: 0121 212 8339

Planning

Project
 Redditch Growth Study Phase II
 Assessment of Open Space

Drawing Title:

Plan 5

Scale at A3:	Drawn by:	Date:	Checked By:	Date:	Approved By:	Date:
	AT	Oct 08				
Project No:	Office:	Type:	Drawing No:	Revision:		
A047897	0	0				

Base map provided by:



5 AMENITY OPEN SPACE SUMMARY SHEETS

- 5.01 The information provided by Redditch BC for Amenity Open Space included the sites in the table below. These sites were removed at a pre-survey stage for the reason given below.

Site Ref	Reason for not surveying
Ref 2	Too small for development
Ref 6	Removed as it is a duplicate of site 5
Ref 8	Too small for development
Ref 9	Too small for development
Ref 25	Too small for development
Ref 26	Too small for development

- 5.02 The survey sheets for all surveyed Amenity Open Space sites are included over leaf.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 0

Address Church Hill North

Ward Church Hill Ward

Flood Risk



Site Description

This large site is located to the rear of the Church Hill North estate and separates the golf course from the residential estate. The site is located in an elevated position and is backland development. Substantial mature trees are on site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are other open spaces locally and the site sits on the edge of open countryside. The site is accessible on foot only and is reasonably well used.

Is the Amenity Open Space Required?

The space has high amenity value.

Is there any ecological or amenity value to the site?

The site has some ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints No

Physical Constraints No

Good Market Moderate

Comments on Development Constraints

The site does not currently have access and without adjacent sites or a new access through the golf club being created. Mature trees cover much of the site.

Overall Considerations

The site is not considered suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 1

Address Paper Mill Drive

Ward Church Hill Ward

Flood Risk



Site Description

The site is a grassed area located behind local shops and adjacent to the main highway running through papermill drive. The site can not be seen from the main road

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are a limited number of alternative amenity spaces locally.

Is the Amenity Open Space Required?

The space has some amenity value providing recreational and informal play space within this residential area.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development? No

Potential Use Open Space

Access Constraints	Yes	Neighbour Constraints	No
--------------------	-----	-----------------------	----

Physical Constraints	No	Good Market	Good
----------------------	----	-------------	------

Comments on Development Constraints

Access could be an issue.

Overall Considerations

The site is not considered suitable for development.

Site Ref:	3		
Address	Butlers Hill Lane		
Ward	Batchley	Flood Risk	No



Site Description

The site is located on the edge of the Brockhill estate and forms a separation buffer from the Brockhill ADR and Enfield industrial area. The site is mostly unmaintained grassland with agricultural pasture land to the north.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is on the edge of the town and has an agricultural appearance. Local open space provision is provided for within the Brockhill estate. There is evidence of limited use which appears as a shortcut pedestrian route rather than public right of way. There is no evidence of significant use.

Is the Amenity Open Space Required?

The majority of the space is unmanaged and does not appear to be used. The site will have strategic importance if the Brockhill ADR gets developed.

Is there any ecological or amenity value to the site?

There is ecological value with natural green space to the south and managed farm pasture land to the north.

Is the site suitable for development?

To be reviewed by the SHLAA

Potential Use

Residential / access to ADR

Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Partial	Good Market	Yes

Comments on Development Constraints

The site has low voltage overhead power lines which may need routing underground if the site is developed. Topography to the north will influence development of the site.


Overall Considerations

The site may have strategic importance in relation to the Brockhill ADR. Development of the site would not restrict access to amenity space as the site is not used.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref:				4
Address	Millrace Road			
Ward	Abbey Ward	Flood Risk		
				
Site Description				
The site is located to the rear of the Needle Museum and visitor centre on the northern fringe of Abbeydale estate. The site is backlands development with wooded area to the west and sloping grassland to the east.				
How does the site relate to Open Space Standards? Is it accessible? Is it Used?				
There are a many alternative outdoor space locally. The site is accessible and used.				
Is the Amenity Open Space Required?				
The space performs an amenity reole providing green linkages across the rear of the forge mill road propoerties.				
Is there any ecological or amenity value to the site?				
There is limited ecological value.				
It the site suitable for development?		No		
Potential Use		Open Space		
Access Constraints	Yes	Neighbour Constraints	No	
Physical Constraints	Yes	Good Market	Yes	
Comments on Development Constraints				
The site is not shaped to support development and the lake to the north provides a further limiting factor.				
Overall Considerations				
The site has high amenity value and is not suitable for development.				

Site Ref: 5

Address AbbeyDale Football Pitch

Ward Abbey Park

Flood Risk No



Site Description

The site has a football pitch marked on this grassed area located within the Abbeydale area of Redditch. The site is surrounded by residential property with local access to Arrow Country Park and surrounding area.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is the main formal amenity playing pitch in the Abbeydale area. The site is accessible and well used.

Is the Amenity Open Space Required?

The site is a central amenity space for the local area and is used as a playing pitch.

Is there any ecological or amenity value to the site?

There is limited ecological value for to this site.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints No

Good Market Medium

Comments on Development Constraints

There are no constraints.

Overall Considerations

The site is a well used open space facility.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 7

Address Hedge Worth Close

Ward Church Hill Ward

Flood Risk



Site Description

This large sloping site has a range of play facilities included with mature trees and hedgrows surrounding open grassed areas. Play facilities are on site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site serves the local estates of Church Hill and is one of the main amenity open space for the area. Other open spaces are available locally.

Is the Amenity Open Space Required?

The space has high amenity value.

Is there any ecological or amenity value to the site?

The site has some ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints No

Physical Constraints No

Good Market Moderate

Comments on Development Constraints

The site is currently landlocked with no obvious alternative access. Public rights of way criss cross the site.

Overall Considerations

Constraints over access restrict any development potential and the site is well used so is not suitable for redevelopment.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 10

Address Birchendale Middle School

Ward Batchley

Flood Risk



Site Description

The site is located within school grounds and performs as part of the school playing fields. The area is small and adjoins a watercourse to the north.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site does not provide any sustainable open space. The site is not accessible currently without accessing school premises. The site is not used beyond its function as part of the green space around the school.

Is the Amenity Open Space Required?

The amenity space is not required as part of the school open space which benefits from other school playing and recreation areas.

Is there any ecological or amenity value to the site?

There is no ecological value. The site has limited amenity value by virtue of its location and size in relation to surrounding open spaces.

Is the site suitable for development?

No

Potential Use

School related uses

Access Constraints yes

Neighbour Constraints

No

Physical Constraints No

Good Market

Moderate

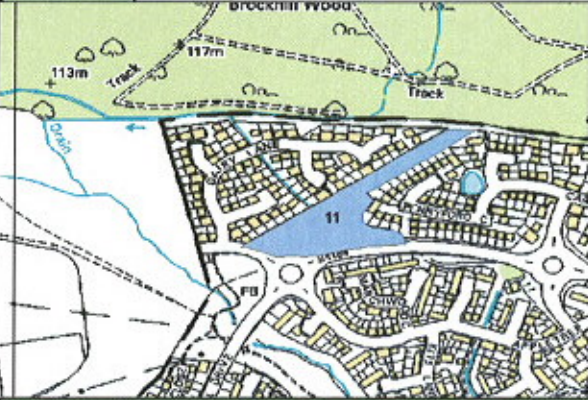
Comments on Development Constraints

The site is constrained by access and only makes sense as part of the redevelopment of the entire school site.

Overall Comments

The site is too small to realise significant development and is constrained by access.

Site Ref:	
Address	Brockhill Drive
Ward	Batchley
Flood Risk	No



Site Description

The site is triangular in shape linking Brockhill Wood to the north with green space to the east of the Brockhill development. The site is too narrow for development to the north. Six mature tree's are located along the southern boundary and site centre.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are other local open space immediately to the south of the site. The space is not used for formal recreation although there is evidence that the site is accessed regularly. The site does not link directly to residential estate to the east or west.

Is the Amenity Open Space Required?

The site forms part of Brockhill development green network and acts as a green link between Brockhill Wood and the agricultural land to the west.

Is there any ecological or amenity value to the site?

There is ecological value to the site through mature trees and linking of other green spaces locally. The site has some amenity value.

Is the site suitable for development?	No
Potential Use	Open Space
Access Constraints	No
Physical Constraints	Partial
Neighbour Constraints	No
Good Market	Yes

Comments on Development Constraints

Mature tree's limit access options. Underground services checks would be required.

Overall Comment

The site has limited ecological and some amenity value. The space does form part of the POS provision planned as part of the Brockhill urban expansion site developed over the last 15 years.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 12

Address Cherry Tree Walk

Ward Batchley

Flood Risk



Site Description

The site is part of a 'village green' style amenity space with semi detached properties accessing directly onto the space and public footpaths criss crossing the space. Mature trees are located across the space.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well located in relation to alternative open spaces. There is good access to the north and western boundaries to the site. The site is heavily used with pathways and residents access located across the whole site.

Is the Amenity Open Space Required?

The site performs an important and integral part of the local residential amenity.

Is there any ecological or amenity value to the site?

There is no ecological value. The site has significant amenity value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints Yes

Physical Constraints No

Good Market Moderate

Comments on Development Constraints

The site has neighbourhood constraints with separation distances and urban design limitations due to adjacent properties aspect facing the open space.

Overall Conclusions

The site has a specific purpose and relationship relative to surrounding land use and is not suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 13

Address Salters Lane

Ward Batchley

Flood Risk



Site Description

The site is located within the Salters Lane crescent and is approximately 50% mature tree's. The space is managed and well maintained sloping gradually from east to west.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is located to the edge of the town with open countryside to the north. The site provides useful amenity open space and is a key part of the streetscene providing a green buffer between the denser Brockhill development and original Batchley estate.

Is the Amenity Open Space Required?

The amenity space is an important part of the streetscene and offers limited development opportunity.

Is there any ecological or amenity value to the site?

There may be some ecological value and the site related well to local woodland.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

The space has limited development opportunity by virtue of the mature trees on site.

Overall Conclusions

The site has amenity value for local residents and offers limited opportunities for development by virtue of mature trees on site and its relationship with surrounding neighbouring uses.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 14

Address Rowan Crescent

Ward Batchley

Flood Risk



Site Description

The site is backland open space provision with managed play facilities on site. Access is possible via single lane tarmac roads which provides access to the rear of the residential properties overlooking the site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is the targets publically accessible play space within the Batchley area and looks to be well used. Access is not sufficient for redevelopment without demolition of one semi detached block.

Is the Amenity Open Space Required?

The amenity open space is required.

Is there any ecological or amenity value to the site?

There is no ecological value. The site has significant amenity value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints Yes

Physical Constraints No

Good Market Moderate

Comments on Development Constraints

Access is the key constraint to development. Loss of the open space would reduce the access to play areas in the western half of the Batchley Ward.

Overall Conclusions

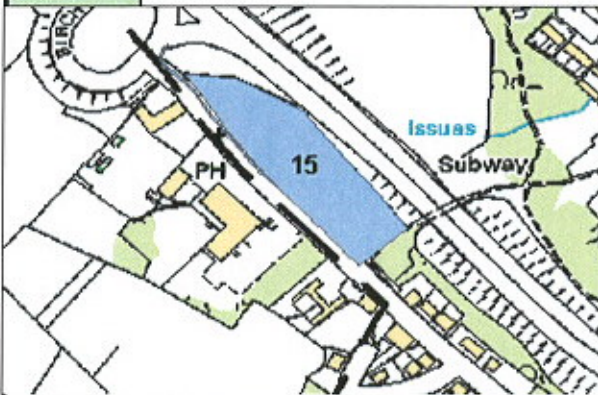
The site has high amenity value and is a well used open space. This combined with obvious development constraints make the site a poor development option.

Site Ref: 15

Address Birchfield Road

Ward West Ward

Flood Risk



Site Description

The site is located between Birchfield Road and the main dual carriageway Bromsgrove Highway. The site is surrounded by mature hedgerows and trees and slopes gradually to the north. The site is used as a paddock.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is located on the northern edge of ward with excellent access to open countryside. The site provides an amenity landscaping area separating the highway from the development to the south of Birchfield Road. The site is accessible and is not currently used by the public.

Is the Amenity Open Space Required?

The space does not function as an amenity open space and is used as a landscape buffer.

Is there any ecological or amenity value to the site?

The land space beyond boundary hedgerows is a grassed paddock and will have limited ecological value.

Is the site suitable for development?

To be assessed as part of Growth Study - Not SHLAA

Potential Use

Residential or Employment

Access Constraints No

Neighbour Constraints Yes

Physical Constraints Partial

Good Market Good

Comments on Development Constraints

The key to the use of this space is providing an acoustic buffer to mitigate noise from the main dual carriageway. The use of modern acoustic materials may release the sites development potential.

Overall Conclusions

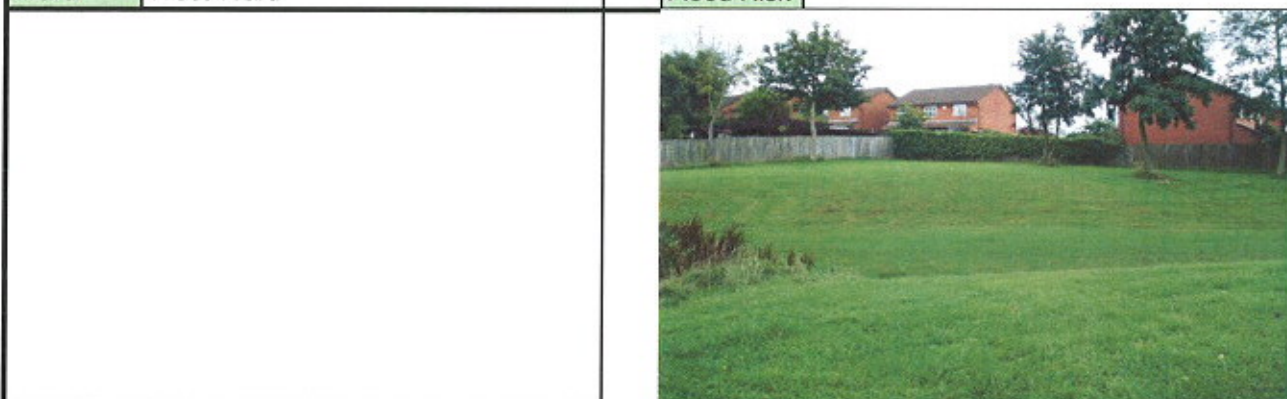
The site has little amenity value and is not currently used as open space. The site location and status as Green Belt mean that it should not have been part of the open space study.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref:	16		
Address	Foxlydiate Lane		
Ward	West Ward	Flood Risk	



Site Description

The site provides local amenity open space for northern area of webheath. The site is small and has topographical changes. There are mature trees and a culvert and land drain on site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are limited open space alterantives in this area of Webheath. The site has public rights of way running through it and is accessible. The site has amenity value in an area with limited amenity open spaces.

Is the Amenity Open Space Required?

The space provides valuable amenity open space with mature trees and hedgerows linking the edge of the conurbation to the open countryside to the north.

Is there any ecological or amenity value to the site?

The site has mature tree's and has some ecological value

It the site suitable for development?	No
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Potential Use	Open Space
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Access Constraints	No	Neighbour Constraints	No
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Physical Constraints	Yes	Good Market	Good
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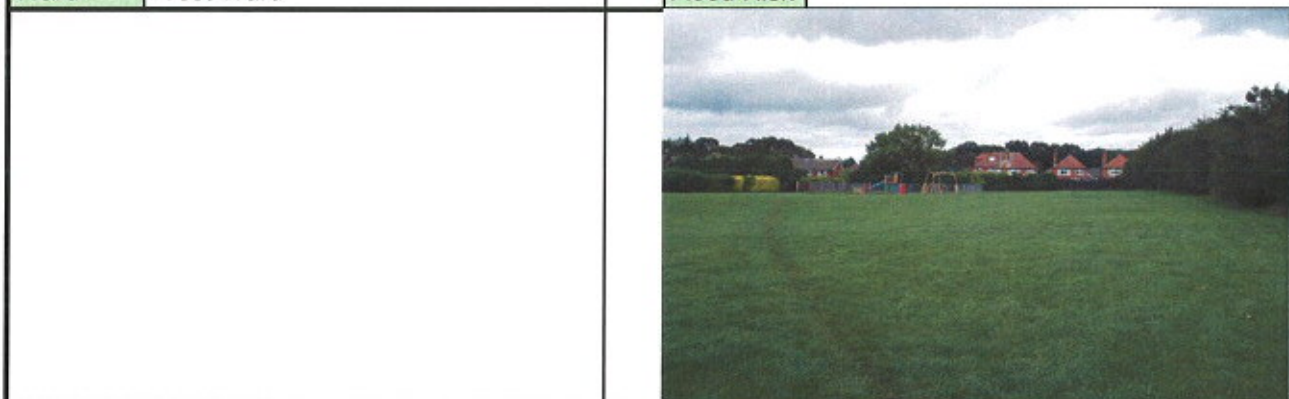
Comments on Development Constraints

The site is constrained due to on site drainage, topography, size and mature tree's

Overall Conclusions

The site has little development potential in relation to its role as ameinty open space.

Site Ref:	17		
Address	Lyndenwood		
Ward	West Ward	Flood Risk	



Site Description

The site offers an open grassed play area accessed via foot from 2 locations to the north and south. The area incorporates a managed play facility. There are no links to the recreation ground to the east.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There is an undersupply of play space to the west of the site with only one viable alternative grassed play area locally. The site is accessible by foot and appears well used.

Is the Amenity Open Space Required?

The site provides valuable publicly accessible play space in an area with limited alternatives.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints	Yes	Neighbour Constraints	No
Physical Constraints	No	Good Market	Good

Comments on Development Constraints

Access is the key constraint if the site was to be developed.

Overall Conclusions

The site forms part of the local play space provision and its loss would further limit access to usable amenity play space were it to be developed.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

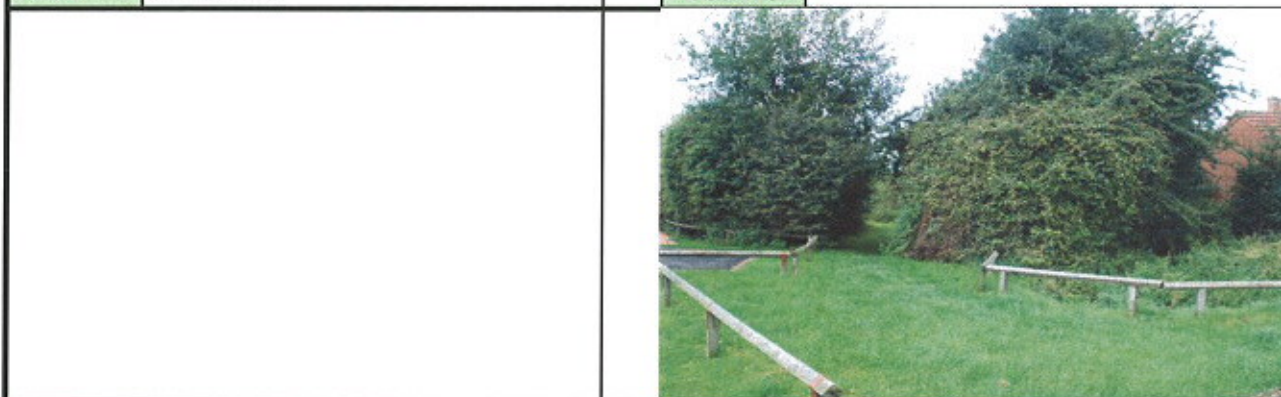
White
Young
Green

Site Ref: 18

Address Great Hockings Lane West

Ward West Ward

Flood Risk



Site Description

The site is a sizable area with a natural watercourse running through the site with mature trees. This planned open space for the estate includes the electricity sub station which is well landscaped.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The area is well related to open countryside although some types of open space are not found locally. The site is accessible but performs an important part of the open space on the estate.

Is the Amenity Open Space Required?

The space provides an internal green buffer within the estate which includes a natural watercourse within the site.

Is there any ecological or amenity value to the site?

The site has local amenity value which is accessible from a number of locations..

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

The site is a strategic green buffer within the estate including natural drainage and watercourses. There are several mature trees and sub station services on site.

Overall Conclusions

The site provides a key open space location in relation to the estate.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 19

Address Great Hockings Lane East

Ward West Ward

Flood Risk



Site Description

The site is a small grassed area with a natural watercourse running through the site with mature trees. It forms one half of a greenway running through the estate and is planned open space.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The area is well related to open countryside although some types of open space are not found locally. The site is accessible but performs an important part of the open space on the estate.

Is the Amenity Open Space Required?

The space provides an internal green buffer within the estate which includes a natural watercourse within the site.

Is there any ecological or amenity value to the site?

The site has local amenity value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints

No

Physical Constraints Yes

Good Market

Good

Comments on Development Constraints

The site is limited by virtue of its size and the mature trees and watercourse on the site.

Overall Conclusions

The site has little development potential in relation to its role as amenity open space.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 20

Address Springvale Road

Ward West Ward

Flood Risk



Site Description

The site is a managed play space serving the local community. The grassed area is flat and is divided from the school playing fields by a palisade fence.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There is an undersupply of play space to the west of the site with only one viable alternative grassed play area locally. The site is accessible and well used.

Is the Amenity Open Space Required?

The site is a well used amenity play area with managed play facilities within the site.

Is there any ecological or amenity value to the site?

The site has little ecological value or natural habitat. The site has good amenity value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints

No

Physical Constraints No

Good Market

Good

Comments on Development Constraints

The site has no obvious development constraints.

Overall Conclusions

The site is important part of managed open amenity and play space in the local area. There is a shortage (particularly to the west) of alternative facilities.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref:	21		
Address	Church Road, Webheath		
Ward	Webheath	Flood Risk	



Site Description

The site is part of the land drainage for the adjacent housing estate. There are a number of open culverts running across the site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is on the edge of the Webheath area overlooking open countryside. The site does not form part of the usual amenity open space and is not used for recreation. The site does perform a drainage function.

Is the Amenity Open Space Required?

The site is required for drainage purposes.

Is there any ecological or amenity value to the site?

The site has limited ecological value

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

The site is covered with underground and open drainage features restricting development of the site.

Overall Conclusions

The site is not developable by virtue of the on site drainage.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 22

Address Springvale Road Woodland

Ward West Ward

Flood Risk



Site Description

The site is a small copse of woodland trees adjacent to a larger open play area. There is restricted access if the site were to be developed in isolation. The site has public footpaths running through it.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There is an undersupply of play space to the west of the site with only one viable alternative grassed play area locally. The site is accessible and links well with the adjacent play space site.

Is the Amenity Open Space Required?

The site provides a rural backdrop for the adjacent play space. The site has very limited development potential in isolation.

Is there any ecological or amenity value to the site?

The site has some ecological value and is an important landscaping buffer between the school and surrounding land uses.

Is the site suitable for development?

No

Potential Use

Woodland

Access Constraints Yes

Neighbour Constraints

No

Physical Constraints Yes

Good Market

Good

Comments on Development Constraints

Access is the key constraint if the site was to be developed in isolation.

Overall Conclusions

The site is too small and would need to be developed as part of site 22. When assessed in isolation or as part of site 22 it offers little potential for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 23

Address Carlton Close

Ward West Ward

Flood Risk



Site Description

The site offers an open grassed play area accessed from 3 locations. The area incorporates a managed play facility. There are pedestrian links running across the site with some mature trees. The site is adjacent to Redditch Golf Club and provides a green link from residential to golf club.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are no alternative play spaces in this part of Redditch

Is the Amenity Open Space Required?

The site is an important green space providing pedestrian links through to the residential area and offering amenity play space to local people.

Is there any ecological or amenity value to the site?

The site has trees running along all sides. It has both amenity and ecology value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

Access may present a problem with limited dimensions from Carlton Close.

Overall Conclusions

The site is an important green space providing pedestrian links through to the residential area and offering amenity play space to local people.

Site Ref: 24

Address: Carlton Close Trees

Ward: West Ward

Flood Risk



Site Description

The site is small and adjacent to the larger site 23. The space is occupied completely by trees with a public right of way running across the eastern edge.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is not accessible and is too small to be developed in isolation.

Is the Amenity Open Space Required?

The site forms one boundary to the open play space beyond and provides an important planting buffer from local residential areas.

Is there any ecological or amenity value to the site?

The site is woodland and will have some ecological value.

Is the site suitable for development?

No

Potential Use

Woodland

Access Constraints Yes

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

Access is impossible in isolation and the site is too small to be developed.

Overall Conclusions

The site would only be developed in association with the adjacent site 23. In isolation or as part of site 23 it provides an important amenity open space.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 27

Address Ashperton Close

Ward Central Ward

Flood Risk



Site Description

The site is located within the residential area of southcrest and provides a green gateway from the estate into Southcrest woods. The area forms part of the original estate design and is predominantly a grassed parcel of land.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are limited alternative amenity spaces locally although the area has access to other alternative open spaces. The site is both well used and accessible.

Is the Amenity Open Space Required?

The space performs a amenity function within the estate.

Is there any ecological or amenity value to the site?

There is limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints No

Good Market Yes

Comments on Development Constraints

There are no development constraints associated with the site.

Overall Considerations

The site has high amenity value and is not suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 28

Address Broad Ground Road

Ward Lodge Park

Flood Risk



Site Description

The site is located within an industrial area adjacent to warehousing units. The shape of the plot is irregular and provides a landscape buffer.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are alternative open spaces locally. The site is not accessible and is not used.

Is the Amenity Open Space Required?

The space performs a landscaping function within the estate.

Is there any ecological or amenity value to the site?

There is limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints Yes

Physical Constraints Partial

Good Market No

Comments on Development Constraints

The site is constrained by virtue of surrounding use and the shape limits its development potential in isolation although the area could be redeveloped for industrial uses.

Overall Considerations

The site has limited development potential and is not likely to be developed in isolation.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 29

Address Foxholes Lane West

Ward Feckenham

Flood Risk



Site Description

The site provides an important landscape buffer and greenway for the callow hills estate. Mature hedgerows and trees run throughout the site which has a watercourse including lake running its entire length.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well related to alternative types of open space although there are no managed play areas on the estate. The site is accessible and is well used by local residents.

Is the Amenity Open Space Required?

The site performs an important amenity role and is part of the suburban character of the area linking the estat to the countryside beyond.

Is there any ecological or amenity value to the site?

The site will have some ecological value by virtue of the hedgerows and trees and watercourse on site.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints yes

Good Market Good

Comments on Development Constraints

Trees and watercourse provide significant barriers to development

Overall Conclusions

The site is an important local part of the green network and not suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 30

Address Foxholes Lane East

Ward Crabbs Cross

Flood Risk



Site Description

The site provides an important landscape buffer and greenway for the callow hills estate. Mature hedgerows and trees run throughout the site which has a watercourse running its entire length.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well related to alternative types of open space although there are no managed play areas on the estate. The site is accessible and is used by local residents.

Is the Amenity Open Space Required?

The site performs an important amenity role and is part of the suburban character of the area.

Is there any ecological or amenity value to the site?

The site may have some ecological value by virtue of the hedgerows and trees on site.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints yes

Good Market Good

Comments on Development Constraints

Watercourse and physical size and shape are considerable constraints

Overall Conclusions

The site is an important local part of the green network and not suitable for development.

Site Ref: 31

Address Moorcroft Close

Ward Crabbs Cross

Flood Risk



Site Description

The site is a managed part of the open space provision for the estate. Mature trees are located across the majority of the space.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is an important part of the open space provision for the local area. There are limited alternatives locally. The site is well used and accessible from several points.

Is the Amenity Open Space Required?

The site performs an important amenity role providing local grassed informal play space and providing a local natural area on the estate.

Is there any ecological or amenity value to the site?

The site may have some ecological value by virtue of the mature tree's on site.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints yes

Good Market Good

Comments on Development Constraints

The trees are the significant constraint to development.

Overall Conclusions

The site is an important part of local open space provision and offers limited development potential so is not considered suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 32

Address Swinbourne Road

Ward West Ward

Flood Risk



Site Description

The site is wooded and forms part of a green buffer between Swinbourne Road and school playing fields. Works were taking place to provide an access through the east of the site to the school playing fields.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site provides a visual and amenity tree belt that extends to the south beyond the site over the road. Access is unrestricted with public rights of way along the boundary.

Is the Amenity Open Space Required?

The site is of local importance with extensive school playing fields to the north. The site provides a green buffer providing a screen and providing a rural view in the urban area.

Is there any ecological or amenity value to the site?

The site is woodland and will have some ecological value.

Is the site suitable for development?

No

Potential Use

Woodland

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

The trees would provide the most significant development constraint.

Overall Conclusions

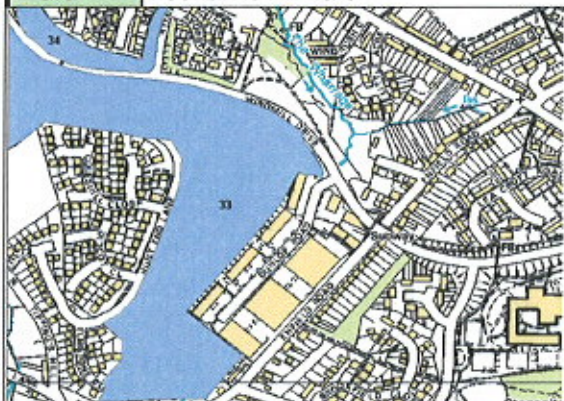
The site is constrained by virtue of the extensive woodland.

Site Ref: 33

Address Hunt End Lane / Windmill Drive

Ward Feckenham Ward

Flood Risk



Site Description

The site is a substantial area of unmanaged woodland and scrub with some managed grassed areas. The site slopes to the east and acts as a buffer between the industrial area to the east.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is large enough to be subdivided and managed to improve access to other local open space standards. It is currently restricted by virtue of the overgrown nature of the woodland. The space has only limited users currently with footpaths being most commonly used.

Is the Amenity Open Space Required?

The site provides an important landscape buffer but this could be reduced at the western side of the site without compromising the amenity value of the location.

Is there any ecological or amenity value to the site?

The site is mostly a mix of grassed area and tree's. The unmanaged area of the woodland does provide natural habitat.

Is the site suitable for development?

Issued to SHLAA for detailed assessment

Potential Use

Residential

Access Constraints No

Neighbour Constraints No

Physical Constraints yes

Good Market Good

Comments on Development Constraints

Woodland, topography, Public Rights of Way and watercourses on site provide constraints.

Overall Conclusions

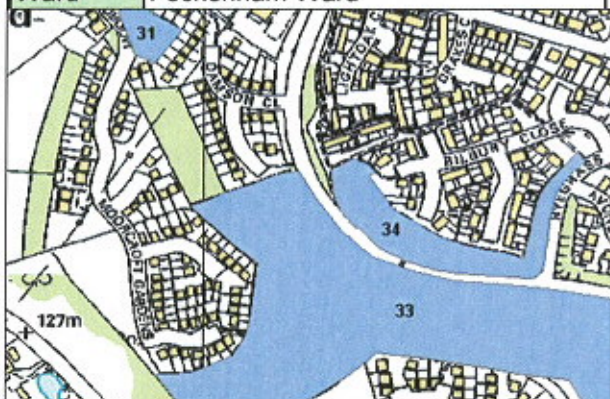
Much of the site is currently inaccessible. The site is developable and sensitive development could bring accessibility and open space benefits to local residents.

Site Ref: 34

Address Rye Grass Lane

Ward Feckenham Ward

Flood Risk



Site Description

The site provides landscape buffering between residential land use and one of Redditch main estate roads. The site slopes from the road to the north and includes significant mature tree growth along its eastern edge.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is local to alternative open spaces. By virtue of its topography and proximity to the road the space is not used for sport or recreation.

Is the Amenity Open Space Required?

The site provides an important landscape buffer but this could be reduced at the western side of the site without compromising the amenity value of the location.

Is there any ecological or amenity value to the site?

The site is mostly a mix of grassed area and tree's. Part development of the site could be achieved without significant ecological damage.

Is the site suitable for development?

Issued to SHLAA for development potential assessment

Potential Use

Residential

Access Constraints No

Neighbour Constraints No

Physical Constraints Partial

Good Market Good

Comments on Development Constraints

Woodland, topography and Public Rights of Way on site provide constraints.

Overall Conclusions

The site is developable in the western area without significant impact on the local residents to the north. Planting areas could be retained and improved to integrate new development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 35

Address Weavers Hill

Ward Feckenham

Flood Risk



Site Description

The site is irregular in shape incorporating mature trees and footpaths leading to the Stoneypits area. The site slopes upwards to the north.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is not particularly well located in relation to other open space but does sit on the development boundary of Redditch with open countryside beyond. The site is accessible on foot and appears well used.

Is the Amenity Open Space Required?

The space offers some amenity value with several properties backing onto the open area.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints

No

Physical Constraints Yes

Good Market

Good

Comments on Development Constraints

Access and the shape of the plot are the most significant limiting factors.

Overall Conclusions

The site has limited development potential with insufficient access and very limited development potential.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

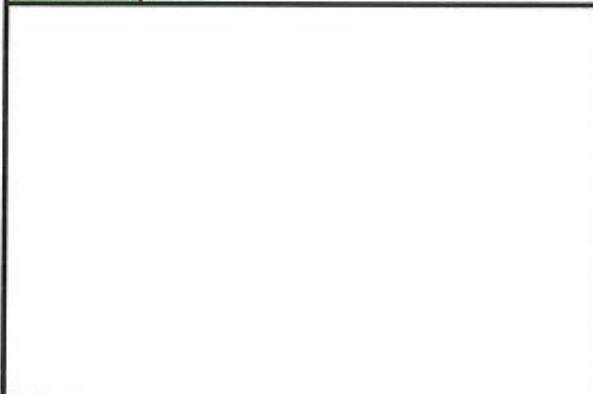
White
Young
Green

Site Ref: 36

Address Pheasant Meadow Close, Astwood Bank

Ward Feckenham

Flood Risk



Site Description

The site is irregular in shape incorporating some woodland, scrub grassland and a watercourse running along the site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is not particularly well located in relation to other open space but is closely located to open countryside. The site is not particularly accessible and appears not to be well used.

Is the Amenity Open Space Required?

The space offers some amenity value with properties overlooking the space.

Is there any ecological or amenity value to the site?

The site has some ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints Partial

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

The site size and watercourse running through the centre are the key constraints.

Overall Conclusions

The site has very limited development potential wby virtue of its size. The space could be improved with maintainance but offers little development potential if it were to be developed.

Site Ref: 37

Address Feckenham Green

Ward Feckenham

Flood Risk



Site Description

The site is a village green located at the centre of Feckenham. Mature trees are situated on the site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is reasonably well located in relation to open space, is highly accessible and well used.

Is the Amenity Open Space Required?

The space has very high amenity value and its role within the rural village environment is significant.

Is there any ecological or amenity value to the site?

The site has some ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints Partial

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

Trees are the only significant development constraint.

Overall Conclusions

The site has significant amenity value and would not be considered suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

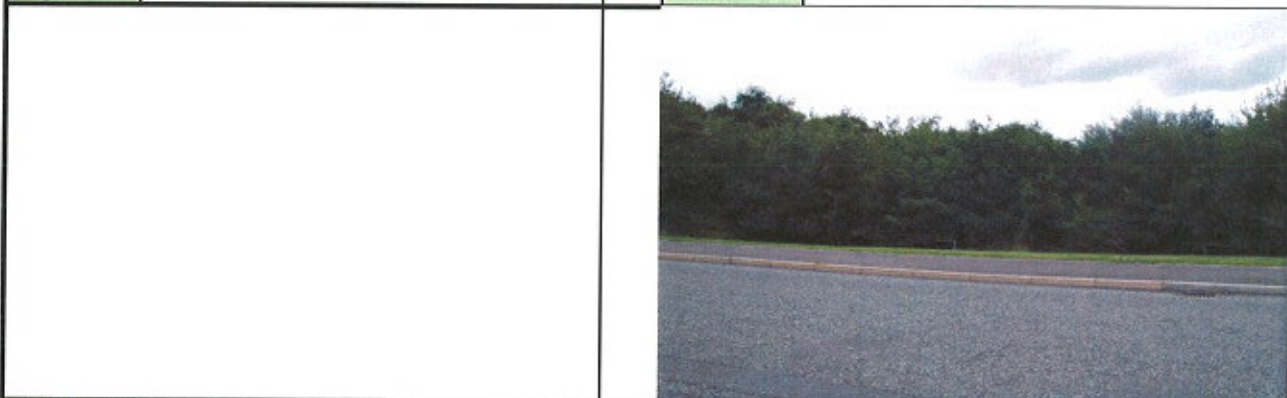
White
Young
Green

Site Ref: 39

Address Rough Hill Drive

Ward Greenlands

Flood Risk



Site Description

The site is a tree belt landscape buffer separating the main Oakenshaw estate with the main road to the north. Part of the adjacent site to the west has already been developed although this site was not heavily wooded prior to being built upon.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well located to all open spaces locally. The site is accessible and not currently well used.

Is the Amenity Open Space Required?

The site has a high amenity value providing valuable landscaping consistent with the green nature of many of Redditch main roads.

Is there any ecological or amenity value to the site?

The site has some ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

The trees on site are the main constraint. Access would need to be well planned.

Overall Conclusions

The landscaping here provides a valuable amenity buffer which if developed would reduce the rural feel of the estate which has urbanised since development of the site to the south has taken place.

Site Ref:	40		
Address	Pheasant Lane		
Ward	Crabbs Cross	Flood Risk	



Site Description

The site lies at the end of a woodland strip of semi natural open space. The large site is approximately 50% grassland and 50% woodland.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well located to all open spaces locally. The site does not appear to be well used but links the green network from north to south.

Is the Amenity Open Space Required?

The site does not offer a significant amenity benefit. Part of the site could be developed without losing all of the green networks or amenity space.

Is there any ecological or amenity value to the site?

The site has some ecological value but low amenity value.

Is the site suitable for development?

To be reviewed by the SHLAA

Potential Use

Residential

Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Good

Comments on Development Constraints

The site has a substantial number of trees.

Overall Conclusions

The site has some amenity value with mature woodlands but is part of a much larger and more significant green network. Loss of part of the site could be accommodated without removing the green linkages.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

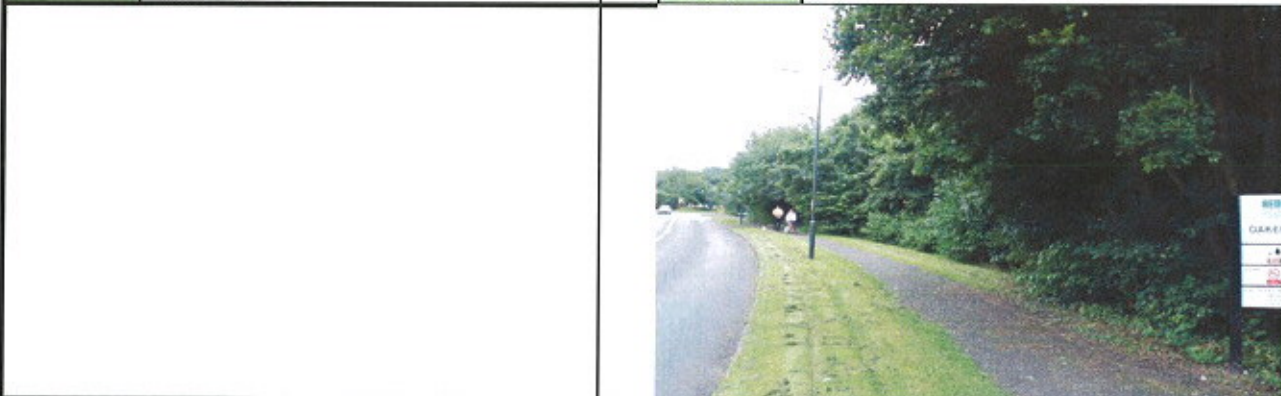
White
Young
Green

Site Ref: 41

Address Pheasant Lane North

Ward Crabbs Cross

Flood Risk



Site Description

The site is apt of a bigger semi-natural woodland area adjacent to the estate road. The location has informal walkways running through mature tree's.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well located to all open spaces locally. The site is accessible and appears to be used by pedestrians.

Is the Amenity Open Space Required?

The site has a high amenity value and should be considered part of the adjacent semi-natural open space.

Is there any ecological or amenity value to the site?

The site has ecological value by virtue of its location and mature trees.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

The site has a substantial number of trees.

Overall Conclusions

The site forms part of a wider woodland space and should not be considered suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 42

Address Castleditch Lane

Ward Crabbs Cross

Flood Risk



Site Description

The site is heavily wooded with pathways crossing the site. 2 sub stations are located with the copse of tree's.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well located to all open spaces locally. Pedestrian access is good and the site is well used.

Is the Amenity Open Space Required?

The site provides an important landscape buffer with property fronting onto the open space. The site has high amenity value.

Is there any ecological or amenity value to the site?

The site has some ecological value and a high amenity value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints Partial

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

The site is on a slight slope although the main constraints are mature trees. On site sub stations are a significant development constraint.

Overall Conclusions

The site has significant amenity value with large mature woodlands and other constraints limiting any development potential.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 43

Address Higher Trees Close 1

Ward Crabbs Cross

Flood Risk



Site Description

The site is part of Site 44 & 45 providing footpath access through green space to a managed play facility. The site is small and links to part of a wider footpath network throughout the estate.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well located to all open spaces locally. The site is accessible and appears to be used by pedestrians.

Is the Amenity Open Space Required?

The site has a high amenity value and should be considered a vital part of the local green network.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

Some mature trees

Overall Conclusions

The site is required as access to the local managed play facility.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref:	44		
Address	Higher Trees Close 2		
Ward	Crabbs Cross	Flood Risk	



Site Description
The site is part of Site 43 & 45 providing green space to a managed play facility. The site is small and links to the green network throughout the estate.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
The site is well located to all open spaces locally. The site is accessible and appears to be used.

Is the Amenity Open Space Required?
The site has a high amenity value and should be considered a vital part of the local green network.

Is there any ecological or amenity value to the site?
The site has limited ecological value.

It the site suitable for development?	No
Potential Use	Open Space
Access Constraints	No
Physical Constraints	Yes
Neighbour Constraints	No
Good Market	Good

Comments on Development Constraints
Size is the key constraint as the plot is not big enough in isolation to be developable.

Overall Conclusions
The site is unsuitable for development.

Site Ref: 45

Address Higher Trees Close 3

Ward Crabbs Cross

Flood Risk



Site Description

The site is part of Site 43 & 44 providing green space to a managed play facility. The site is small and links to the green network throughout the estate.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well located to all open spaces locally. The site is accessible and appears to be used.

Is the Amenity Open Space Required?

The site has a high amenity value and should be considered a vital part of the local green network.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

Size is the key constraint as the plot is not big enough in isolation to be developable.

Overall Conclusions

The site is unsuitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 46

Address Graingers Lane South

Ward Greenlands Ward

Flood Risk



Site Description

The site provides a green link to Wirehill Wood providing an amenity buffer within the residential area of Oakenshaw. The site slopes upwards from the road towards Wirehill.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well located to all open spaces locally. The site is accessible with pathways criss crossing the site.

Is the Amenity Open Space Required?

The site has a high amenity value acting as a green buffer with public footpath.

Is there any ecological or amenity value to the site?

The site has limited ecological value with a few mature trees on site and high amenity value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Partial

Neighbour Constraints

No

Physical Constraints Partial

Good Market

Good

Comments on Development Constraints

Trees and topography are the key considerations

Overall Conclusions

The site defines the edge of an existing residential estate and has high amenity value with footways leading through the site.

Site Ref: 47

Address Wirehill South

Ward Greenlands

Flood Risk



Site Description

This site is linked to Wirehill Wood and consists of a grassed scrub area with a few trees. The site is elevated behind residential property and currently only has pedestrian access.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well located to all open spaces locally. The site is accessible and well used linking into wirehill wood itself.

Is the Amenity Open Space Required?

The space offers some amenity value although the larger woodland area behind is the more significant amenity feature in the area.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

Access is the most significant issue on site with no obvious vehicular access point without demolition of an existing unit. Topography is also a considerable constraint.

Overall Conclusions

The site has limited development potential with the eastern area most suitable for development. Access limitations removes this site from being considered for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

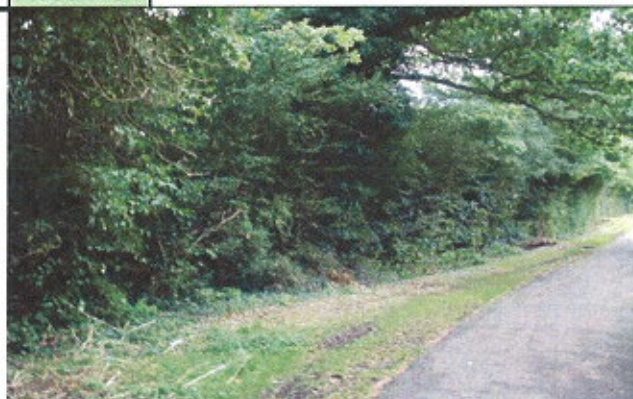
White
Young
Green

Site Ref: 48

Address Graingers Lane West

Ward Greenlands Ward

Flood Risk



Site Description

The site is part of a wider green network area with one of the main pedestrian walkways to the north of the site linking Oakenshaw with Greenlands. The site is a mix of trees, water courses and grassed areas with play space to the east.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well located to all open spaces locally. The site is accessible and appears to be used.

Is the Amenity Open Space Required?

The site has a high amenity value acting as a green buffer with public footpath and watercourse running through the site.

Is there any ecological or amenity value to the site?

The site has limited ecological value and high amenity value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints

No

Physical Constraints Partial

Good Market

Good

Comments on Development Constraints

Trees and watercourse running through the site are the key considerations.

Overall Conclusions

The site defines the edge of an existing residential estate and has high amenity value with footways leading through the site.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 49

Address Newton Close

Ward Greenlands

Flood Risk

no photo

Site Description

The site is part of Site 48 accesses the local play space.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well located to all open spaces locally. The site is accessible and appears to be used.

Is the Amenity Open Space Required?

The site has a high amenity value and should be considered a vital part of the local green network.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

Size is the key constraint as the plot is not big enough in isolation to be developable.

Overall Conclusions

The site is unsuitable for development.

Site Ref:	50		
Address	Wirehill North		
Ward	Greenlands	Flood Risk	



Site Description

This large site wraps around Oakenshaw and Wirehill Wood to the north providing an extensive green space wrapping around the oakenshaw estate. The space is mainly grasslands with some mature hedgerows and trees.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well located to all open spaces locally. The site is accessible and integrates with other open space uses locally.

Is the Amenity Open Space Required?

The site is big enough to sub divide and retain large areas of open space.

Is there any ecological or amenity value to the site?

The site has some ecological value.

Is the site suitable for development?

To be reviewed in the SHLAA

Potential Use

Residential

Access Constraints No

Neighbour Constraints No

Physical Constraints No

Good Market Good

Comments on Development Constraints

There are no significant development constraints.

Overall Conclusions

There are large areas of open space which could be developed including areas of open space which could be retained.

Site Ref: 51

Address Graingers Lane East

Ward Greenlands Ward

Flood Risk



Site Description

The site is part of a wider green network area with one of the main pedestrian walkways to the north of the site linking Oakenshaw with Greenlandw. The site is a mix of trees, water courses and grassed areas.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well located to all open spaces locally. The site is accessible and appears to be used.

Is the Amenity Open Space Required?

The site has a high amenity value bordering the Oakenshaw estate.

Is there any ecological or amenity value to the site?

The site has limited ecological value and high amenity value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Partial

Good Market Good

Comments on Development Constraints

Trees and watercourse running through the site are the key considerations.

Overall Conclusions

The site defines the edge of an existing residential estate and has high amenity value with footways leading through the site.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 52

Address Salford Close

Ward Greenlands Ward

Flood Risk



Site Description

The site is mostly mature woodland with a small grassed area. Public rights of way run through and past the site. The land slopes to the south.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well located to all open spaces locally. The site is accessible and appears to be used.

Is the Amenity Open Space Required?

The site has a high amenity value providing a green space buffer in a predominately residential area.

Is there any ecological or amenity value to the site?

The site has limited ecological value and high amenity value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

Trees and topography are limiting factors and the main considerations.

Overall Conclusions

The site is a mature woodland area and is of high amenity value.

Site Ref:	53		
Address	Woodrow North		
Ward	Greenlands Ward	Flood Risk	



Site Description
This village green style amenity space slopes steeply from the road down towards residential properties which front directly onto the green. There is a managed play area within the site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
The site is well located to all open spaces locally. The site is accessible and is well used.

Is the Amenity Open Space Required?
The site has a high amenity value with residential property overlooking and accessing the space on 2 sides.

Is there any ecological or amenity value to the site?
The site has no ecological value.

Is the site suitable for development?	No		
Potential Use	Open Space		
Access Constraints	No	Neighbour Constraints	Yes
Physical Constraints	Yes	Good Market	poor

Comments on Development Constraints
Topography would limit development but the main constraint are neighbouring properties

Overall Conclusions
The amenity space here forms part of the estate design and is not suitable for residential development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 54

Address Woodrow Centre

Ward Greenlands Ward Flood Risk



Site Description

The site is an area of grassed land situated around the local medical centre. The space is flat but irregular in shape.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is not well located relative to all open spaces locally surrounded by a mix of residential, commercial and industrial premises. The site is not used for recreation but is easy accessible.

Is the Amenity Open Space Required?

The site has a low amenity value and does not add value to the streetscene.

Is there any ecological or amenity value to the site?

The site has no ecological value.

Is the site suitable for development? No

Potential Use Open Space

Access Constraints No Neighbour Constraints No

Physical Constraints No Good Market Poor

Comments on Development Constraints

The shape would limit the development potential. Development of the adjacent medical centre would release more development potential.

Overall Conclusions

The site has limited development potential but could come forward as a mixed use proposal if Woodrow centre is redeveloped.

Site Ref: 55

Address Oakenshaw Road

Ward Lodge Park Ward

Flood Risk



Site Description

The site is a good sized area of grassland bordered by mature trees and hedgerows. There is a small brick built building located in the northern portion of the site. The site is bounded by new residential development to the east and west.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is very well located near to other forms of open space. There are pedestrian access points although the space does not have obvious access points. The site is not used formally although there is evidence that dog walkers use the space.

Is the Amenity Open Space Required?

The site has is not of any significant amenity value. The planting along the edges of the site do provide a green buffer from the road which runs along most of oakenshaw road.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

To be reviewed in the SHLAA

Potential Use

Residential

Access Constraints No

Neighbour Constraints No

Physical Constraints No

Good Market Good

Comments on Development Constraints

There are no significant constraints

Overall Conclusions

The site has development potential and could also be used to access adjacent fields to the east. Sports facilities and open space alternatives are all easily accessible locally.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 56

Address Terrys Close

Ward Abbey Ward

Flood Risk



Site Description

The site is an open playing field with goal posts surrounded on all sides by residential development. Access from all sides is available to pedestrians. There are mature trees around the site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is the main playing field space for abbeydale estate and although other spaces are accessible non perform the same function as Terrys field.

Is the Amenity Open Space Required?

The space is well use and has high amenity value.

Is there any ecological or amenity value to the site?

There is limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints No

Good Market Yes

Comments on Development Constraints

The large trees are the only constraint along the main road frontage.

Overall Considerations

The site has high amenity value and is not suitable for development.

Site Ref: 57

Address Harport Road

Ward Lodge Park Ward

Flood Risk



Site Description

This backland site forms a landscape buffer separating the main dual carriageway from the residential area. There are mature trees around the boundary to the site with grassed area to the centre.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are other local open space sites although access is restricted by virtue of the dual carriageway. Pedestrians can access this space through a gate at the end of the cul-de-sac. The space appears to only have limited use.

Is the Amenity Open Space Required?

The site has significant amenity value with the planting providing an important buffer from the main road.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints Yes

Physical Constraints No

Good Market Good

Comments on Development Constraints

Noise from the neighbouring road would be an issue requiring mitigation. Much of the site is too narrow to facilitate development.

Overall Conclusions

The site has very limited development potential with significant constraints.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 58

Address Ipsley Village Green

Ward Winyates Ward

Flood Risk



Site Description

The site is the central green feature of the Ipsley estate designed as part of the residential layout. The area has a mix of grass, trees and undulates.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well located in relation to open space. It is well used and very accessible.

Is the Amenity Open Space Required?

The space is an integral part of the estate

Is there any ecological or amenity value to the site?

The site has some ecological value and significant amenity value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints Yes

Physical Constraints No

Good Market Good

Comments on Development Constraints

Its relationship to other residential units is the main constraint.

Overall Conclusions

The site is not suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 59

Address Heming Road

Ward Matchborough

Flood Risk



Site Description

This site sits in the centre of an industrial estate. The land is bounded adjacent to the road and provides a landscape buffer within the site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are limited alternative open spaces locally. The site is accessible but not well used.

Is the Amenity Open Space Required?

The space has some amenity value and was designed to provide landscaping within the industrial estate.

Is there any ecological or amenity value to the site?

The site has no ecological value.

Is the site suitable for development? No

Potential Use Open Space

Access Constraints	No	Neighbour Constraints	Yes
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Physical Constraints	No	Good Market	Poor
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Comments on Development Constraints

Trees and neighbouring uses are the 2 primary constraints

Overall Considerations

The site is not considered suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 60

Address Millhill Road

Ward Matchborough

Flood Risk



Site Description

The site is a triangular piece of amenity open space within an established residential area. There are several public rights of way crossing the site linking different parts of the estate. Underpasses lead run from the site under the road.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are relatively few alternative open space sites locally. The site is accesible on foot with no curent vehicular access. The site is well used.

Is the Amenity Open Space Required?

The site has high amenity value providing a informal recreation space and green screen as you travel along Millhill road.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Partial

Neighbour Constraints

Yes

Physical Constraints No

Good Market

Good

Comments on Development Constraints

Access would need to be planned as some of the site is below the level of the road. There are mature trees on site

Overall Considerations

The site is not considered suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 62

Address Millhall Road east

Ward Matchborough Ward

Flood Risk



Site Description

The site is a grassed amenity area with mature trees. The triangular land is flat and provides part of the visibility splay for twinward road which divides this space from site 64.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are a range of alternative open space sites locally. The site is accessible but not well used.

Is the Amenity Open Space Required?

The site is of amenity value in providing a landscape buffer which helps define the leafy suburban nature of the area.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints

No

Physical Constraints Yes

Good Market

Good

Comments on Development Constraints

The site has mature trees on site. Access will be restricted due to the proximity to the junction.

Overall Conclusions

The space has high amenity value and very limited development potential.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 63

Address Millhall Road west

Ward Matchborough Ward

Flood Risk



Site Description

The site is a grassed amenity area with mature trees. The triangular land undulates and provides part of the surrounding grassed area for the local managed play space.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are a range of alternative open space sites locally. The site is accessible and very well used.

Is the Amenity Open Space Required?

The site is of amenity value in providing a landscape buffer which helps define the leafy suburban nature of the area and creates an attractive amenity facility.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

The site has mature trees on site.

Overall Conclusions

The space has high amenity value.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 64

Address Millhall Road Central

Ward Matchborough Ward

Flood Risk



Site Description

The site is a grassed amenity area. The triangular land undulates and provides part of the surrounding grassed area for the local managed play space.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are a range of alternative open space sites locally. The site is accessible and very well used.

Is the Amenity Open Space Required?

The site is of amenity value in providing a landscape buffer which helps define the leafy suburban nature of the area and creates an attractive amenity facility.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints No

Good Market Good

Comments on Development Constraints

There are no significant development constraints

Overall Conclusions

The space has high amenity value.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 65

Address Huntingdon Close

Ward Winyates Ward

Flood Risk



Site Description

The site is a grassed amenity area with mature trees and watercourses running directly through the site. The site provides a landscape and amenity buffer which runs through the residential estate with public rights of way passing through the centre. The space is a green corridor linking different green areas to the centre of Winyates.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are a number of alternative open spaces locally. The site is accessible and appears to be well used.

Is the Amenity Open Space Required?

The site is of significant value in providing a landscape buffer and linking local open spaces together.

Is there any ecological or amenity value to the site?

The site has some ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Moderate

Comments on Development Constraints

The site has mature trees, watercourses and public rights of way which run throughout the site.

Overall Conclusions

This space provides an important landscape buffer with high amenity value and is not considered suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 66

Address Lowlands Lane

Ward Winyates Ward

Flood Risk



Site Description

The site forms part of a grass highways verge with overgrown vegetation. The site is too small for development.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

As above

Is the Amenity Open Space Required?

As above

Is there any ecological or amenity value to the site?

As above

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints

No

Physical Constraints Yes

Good Market

Good

Comments on Development Constraints

Size is the over riding constraint.

Overall Conclusions

The site is too small for development



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

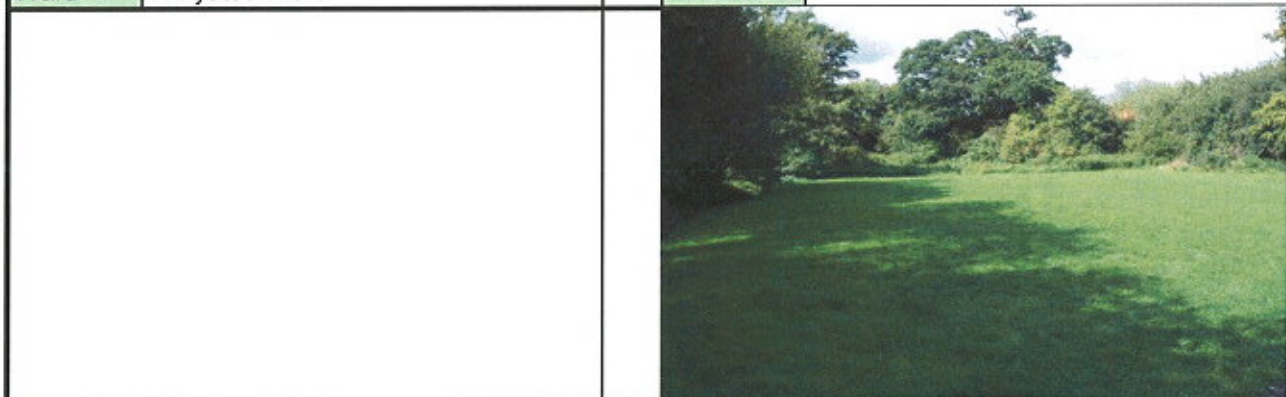
White
Young
Green

Site Ref: 67

Address Costers Lane South

Ward Winyates Ward

Flood Risk



Site Description

The site is a grassed amenity area with mature trees and watercourses running along the boundary. The site provides a landscape and amenity buffer which runs through the residential estate with public rights of way passing the eastern boundary.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are a number of alternative open spaces locally. The site is accessible and appears to be well used.

Is the Amenity Open Space Required?

The site is of significant value in providign a landscape buffer and linking local open spaces together.

Is there any ecological or amenity value to the site?

The site has some ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Moderate

Comments on Development Constraints

The site has mature trees and watercourses which run throughout the site.

Overall Conclusions

This space provides an important landscape buffer with high amenity value and is not considered suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 68

Address Costers Lane North

Ward Winyates Ward

Flood Risk



Site Description

The site is a grassed amenity area surrounding a managed play area.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are a number of alternative open spaces locally. The site is accessible and appears to be well used.

Is the Amenity Open Space Required?

The site is of significant value in providing a landscape buffer and important amenity space around the managed play facility.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints

No

Physical Constraints Yes

Good Market

Moderate

Comments on Development Constraints

The site can only be developed in conjunction with the managed play space and site 67 which it requires for a suitable vehicle access.

Overall Conclusions

This space provides an important amenity space and is not suitable for development.

Site Ref:			
Address	Colts Lane		
Ward	Winyates Ward	Flood Risk	



Site Description

This village green site is a series of grassed areas surrounded by mature trees. The space form part of the 'village green' amenity area to the front of the local properties.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There is a shortage of alternative play of amenity space locally.

Is the Amenity Open Space Required?

The site has a significant amenity value

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints	No	Neighbour Constraints	No
Physical Constraints	No	Good Market	Good

Comments on Development Constraints

The mature trees and public rights of way are significant constraints.

Overall Conclusions

The area is planned open space that forms part of the design of the local estate. The site is not suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 70

Address Whitehouse Lane

Ward Matchborough Ward

Flood Risk



Site Description

The site is an area of amenity space situated within a residential area. The site has goal post with areas of mature trees and hedgerows.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are limited alternative open space options in the local area. The site is accesible and well used.

Is the Amenity Open Space Required?

The site has significant importance in a local area with a shortage of alternative amenity spaces.

Is there any ecological or amenity value to the site?

The site has limited ecological value

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints No

Good Market Good

Comments on Development Constraints

The site has a footpath running along the eastern boundary.

Overall Conclusions

There is a shortage of alternative amenity spaces locally and the site is an important play facility in the local area.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 71

Address Furze Lane south

Ward Matchborough Ward

Flood Risk



Site Description

The site is a grassed area separating residential areas from the Ipsley Alders Marsh nature reserve. There are mature trees surrounding the site which is accessed via a narrow grassed strip from the north.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is located adjacent to parks and other amenity open space. The site is only accessible by foot and does not appear to be well used.

Is the Amenity Open Space Required?

The site has some amenity value.

Is there any ecological or amenity value to the site?

The site has no ecological value

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints

No

Physical Constraints No

Good Market

Good

Comments on Development Constraints

Access cannot be achieved without development of the allotments.

Overall Conclusions

The site currently has no development potential

Site Ref: 72

Address Furze Lane

Ward Matchborough Ward

Flood Risk



Site Description

The site forms the gravel access are to the allotment site adjacent. There is an area of mature trees and hedgerows running around the northern edge of the site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is located adjacent to parks and other amenity open space. The site is accessible by vehicle and on foot and has a specific use for access.

Is the Amenity Open Space Required?

The site is required to get access to the allotments

Is there any ecological or amenity value to the site?

The site has no ecological value

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints Yes

Physical Constraints No

Good Market Good

Comments on Development Constraints

The site is required for access and is too small to be effectively subdivided.

Overall Conclusions

The site has no development potential



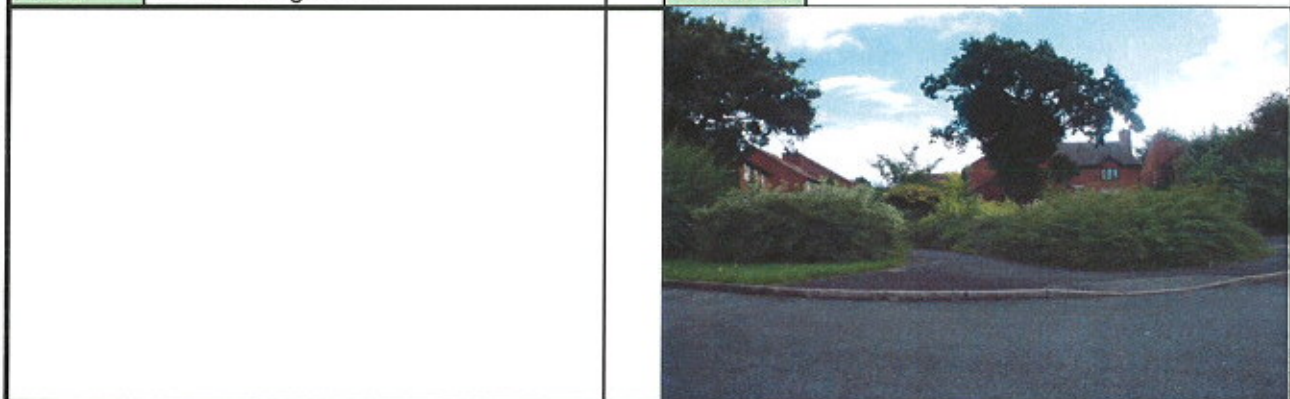
REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 73

Address Dursley Lane

Ward Matchborough Ward Flood Risk



Site Description

The are is a small planting amenity space within the residential estate. There are mature tree's and planting on site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well related to other open spaces with a footpath running through the site. The site is well used.

Is the Amenity Open Space Required?

The site has high amenity value.

Is there any ecological or amenity value to the site?

The site has no ecological value

It the site suitable for development? No

Potential Use Open Space

Access Constraints	No	Neighbour Constraints	Yes
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Physical Constraints	Yes	Good Market	Good
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Comments on Development Constraints

Size and relationship to other residential development on ther estate are significant constraints.

Overall Conclusions

The site has no development potential

Site Ref: 74

Address Palmers Road

Ward Matchborough Ward

Flood Risk



Site Description

The site is an area of planting adjacent to a watercourse inside an industrial park. The site is landlocked with no public road access and is sandwiched in between two large industrial sheds.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are other open spaces situated locally although there are residential properties not local to the site. The site does not appear accessible and is not well used.

Is the Amenity Open Space Required?

The site has some amenity value providing a buffer between the main road and the industrial estate.

Is there any ecological or amenity value to the site?

The site has some ecological value

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints Yes

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

The site has no residential development potential by virtue of its location. Access and watercourse on site are also development constraints

Overall Conclusions

The site has limited development potential for employment related uses but has serious constraints.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 75

Address Moons Moat Drive

Ward Church Hill Ward

Flood Risk



Site Description

The site is a scrubland planting area which effectively forms an island of greenery at the edge of an industrial area. There are mature trees on site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are a variety of alternative open spaces locally. The site is not used and not accesible.

Is the Amenity Open Space Required?

The space has amenity value in the form of landscaping.

Is there any ecological or amenity value to the site?

There is limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints Yes

Physical Constraints Yes

Good Market Poor

Comments on Development Constraints

The site location and purpose make it difficult to develop at this location. Topography is also a contraint.

Overall Considerations

The site has some amenity value and is not suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

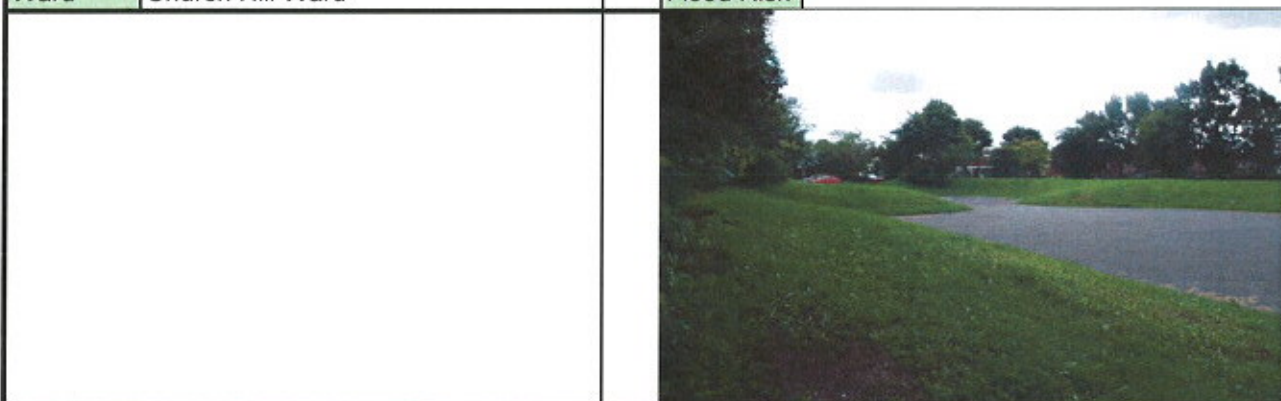
White
Young
Green

Site Ref: 76

Address Flanders Close

Ward Church Hill Ward

Flood Risk



Site Description

The site is associated with the local school and is formed of bunded grassed areas and tarmac play space. The site has some mature trees and hedgerows.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are limited alternative open spaces locally. The site is accessible and well used.

Is the Amenity Open Space Required?

The space has high amenity value.

Is there any ecological or amenity value to the site?

There is no ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Partial

Neighbour Constraints

No

Physical Constraints Yes

Good Market

Moderate

Comments on Development Constraints

Access is shared with the school parking area.

Overall Considerations

The site has high amenity value and is not suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 77

Address Rickyard Lane

Ward Church Hill Ward

Flood Risk



Site Description

The site forms part of a highway landscaping area around the local community facility. The area is grassed with a few small trees

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are limited alternative open spaces locally. The site is accessible and performs its function.

Is the Amenity Open Space Required?

The space is required and has amenity value in its current form as it relates to the community centre.

Is there any ecological or amenity value to the site?

There is no ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Moderate

Comments on Development Constraints

Shape and visibility as the road bends would be the main constraints.

Overall Considerations

The site may be suitable as part of a community centre redevelopment but has no development value in its current function.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 78

Address Rickyard Lane community centre

Ward Church Hill Ward

Flood Risk



Site Description

The site is too small to developed in isolation.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

As above

Is the Amenity Open Space Required?

As above

Is there any ecological or amenity value to the site?

as above

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints Yes

Physical Constraints Yes

Good Market Moderate

Comments on Development Constraints

Size makes the site undevelopable in isolation.

Overall Considerations

The site is not considered suitable for development.

Site Ref: 79

Address Church Hill Way

Ward Church Hill Ward

Flood Risk



Site Description

The site is a grassed area located adjacent to the schools parking area and overlooking church hill centre. There are mature trees and hedgerows located around the site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are other local amenity areas. The site is accessible and is used by the school.

Is the Amenity Open Space Required?

The space has high amenity value with a football field sized space used by the school.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints No

Physical Constraints No

Good Market Moderate

Comments on Development Constraints

Access could be an issue.

Overall Considerations

The site is not considered suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 80

Address Loxley Close West

Ward Church Hill Ward

Flood Risk



Site Description

The site is a small area of trees and grass which create a green courtyard behind residential property. The site is small.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are limited alternative open spaces locally. The site can be accessed and appears well used.

Is the Amenity Open Space Required?

The space is required and has amenity value in its current form as it relates to the local housing.

Is there any ecological or amenity value to the site?

There is no ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Moderate

Comments on Development Constraints

The size of the site makes it an infill option only with the potential for a small number of units.

Overall Considerations

The site has amenity value and is not considered suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 81

Address Loxley Close West

Ward Church Hill Ward

Flood Risk



Site Description

The site is a small area of trees and walkways linking the estate to the bus route to the north. The site is small.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are limited alternative open spaces locally. The site can be accessed and appears well used.

Is the Amenity Open Space Required?

The space is required and has amenity value in its current form as it relates to the local housing.

Is there any ecological or amenity value to the site?

There is no ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Moderate

Comments on Development Constraints

The size of the site makes it an infill option only with the potential for a small number of units.

Overall Considerations

The site has amenity value and is not considered suitable for development.



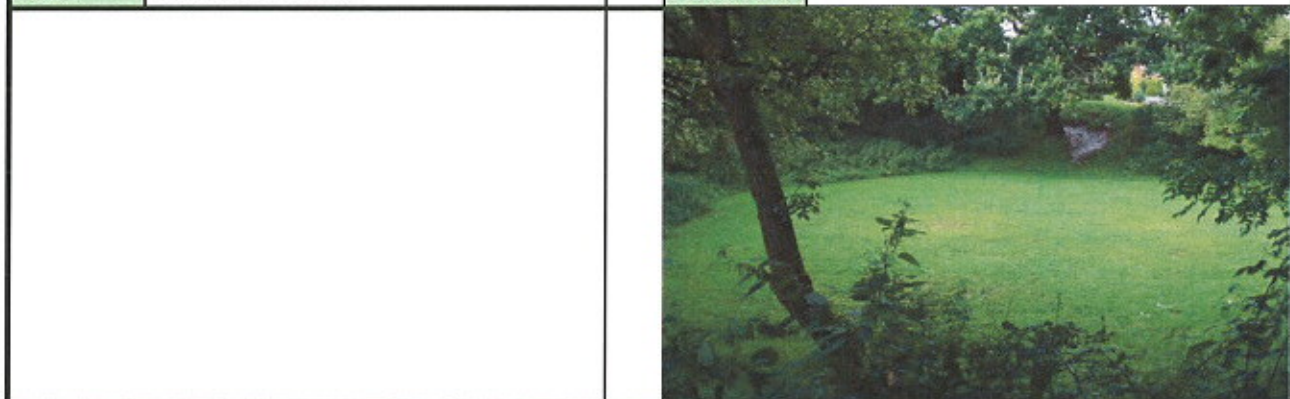
REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 82

Address Pebworth Close

Ward Church Hill Ward Flood Risk



Site Description

This small area of land is surrounded by mature trees and acts as a landscape buffer within the estate. The ground drops creating a bowl shaped grassed area.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are other local amenity areas. The site is accessible by foot only and is well used.

Is the Amenity Open Space Required?

The space has high amenity value.

Is there any ecological or amenity value to the site?

The site has some ecological value.

Is the site suitable for development? No

Potential Use Open Space

Access Constraints Yes Neighbour Constraints No

Physical Constraints Yes Good Market Moderate

Comments on Development Constraints

Access would need to be developed through one of the current properties and the site has several mature trees.


Overall Considerations

The site is not considered suitable for development.



6 SEMI NATURAL OPEN SPACE SUMMARY SHEETS

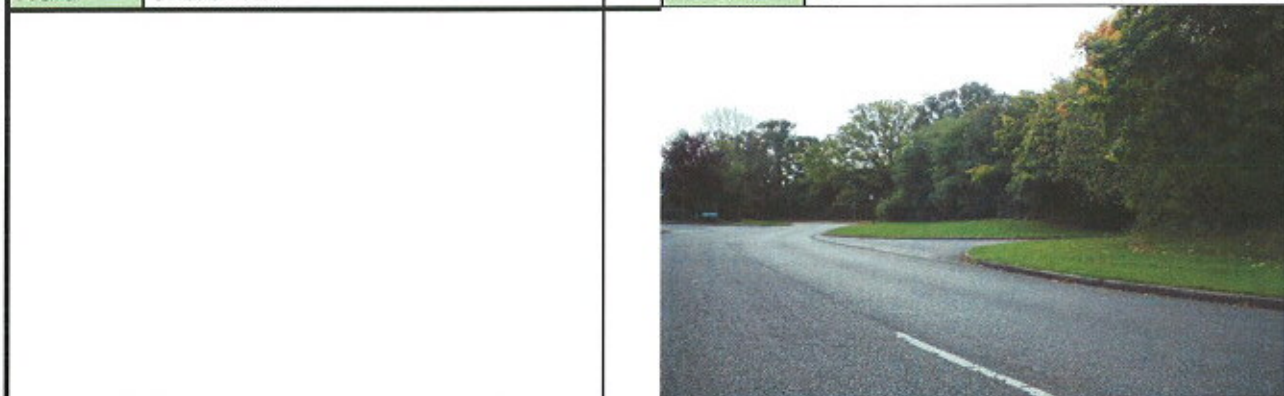
- 6.01 The survey sheets for all Low Vale Semi-Natural Opens Spaces reviewed are included overleaf.

<div> <div> <div>REDDITCH BOROUGH COUNCIL</div> <div>making a difference</div> </div> <div> <div>White Young Green</div> </div> </div> <div>REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW</div>													
Site Ref:													
Address	Dagnell End Lane												
Ward	Church Hill												
Flood Risk	No												
													
Site Description The site is a woodland landscape buffer separating Dagnell End Lane from the residential estate beyond. The site has strategic importance separating green belt from the suburban area of Church Hill.													
How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are limited other open spaces locally with good access to open countryside locally. The site is not very accessible and appears unused for recreation.													
Is the Semi Natural Space Required? The space has limited value as a natural habitat according to the ecology review.													
Is there any amenity value to the site? The site has significant amenity value as a highways buffer													
<table border="1"> <tr> <td>Is the site suitable for development?</td> <td>No</td> </tr> <tr> <td>Potential Use</td> <td>Open Space</td> </tr> <tr> <td>Access Constraints</td> <td>No</td> </tr> <tr> <td>Physical Constraints</td> <td>Yes</td> </tr> </table>	Is the site suitable for development?	No	Potential Use	Open Space	Access Constraints	No	Physical Constraints	Yes	<table border="1"> <tr> <td>Neighbour Constraints</td> <td>No</td> </tr> <tr> <td>Good Market</td> <td>Yes</td> </tr> </table>	Neighbour Constraints	No	Good Market	Yes
Is the site suitable for development?	No												
Potential Use	Open Space												
Access Constraints	No												
Physical Constraints	Yes												
Neighbour Constraints	No												
Good Market	Yes												
Comments on Development Constraints Trees and the sites purpose as a green buffer.													
Overall Comment The site has strategic landscape buffer importance													

Site Ref: 2

Address Tanhouse Lane

Ward Church Hill Flood Risk No



Site Description

The site is a thin landscape buffer alongside Tanhouse Lane. There is a small grassed area of landscaped trees at the northern part of the site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are significant alternative open spaces available locally. The site is accessible but not used beyond the public rights of way.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?

The site has significant amenity value as a highways buffer

Is the site suitable for development? No

Potential Use Open Space

Access Constraints No Neighbour Constraints No

Physical Constraints Yes Good Market Yes

Comments on Development Constraints

Trees and the sites purpose as a green buffer.

Overall Comment

The site has strategic landscape buffer importance



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref: 3

Address Wheelers Lane

Ward Batchley Ward

Flood Risk No



Site Description

The site is an agricultural open countryside site outside of the main settlement limits within the green belt.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are significant alternative opportunities for open space and recreation locally. The site is not accessible and appears unused.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?

The site has no amenity value by virtue of its location.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints No

Good Market Yes

Comments on Development Constraints

The site has no significant constraints.

Overall Comment

The site is protected by Green Belt policy and is subject to a review elsewhere in the Phase 2 study.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref:				4
Address	Carthorse Lane North			
Ward	Batchley Ward		Flood Risk	No



Site Description

The site is part of the open space provision for the Brockhill Estate. There are public rights of way running throughout the site. The area is landscaped and maintained.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are significant alternative opportunities for open space and recreation locally. The site is accessible and appears well used.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?

The site has significant amenity value and is used by local residents.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints	Yes	Neighbour Constraints	No
Physical Constraints	No	Good Market	Yes

Comments on Development Constraints

The site has limited access from Carthorse lane although alternative access to the north may be possible.

Overall Comment

The site is of high amenity value and therefore not considered suitable for development.

Site Ref: 5

Address Carthorse Lane South

Ward Batchley Ward

Flood Risk No



Site Description

The site is part of the open space provision for the Brockhill Estate. There are public rights of way running throughout the site. The area is landscaped and maintained.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are significant alternative opportunities for open space and recreation locally. The site is accessible and appears well used.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?

The site has significant amenity value and is used by local residents.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints No

Good Market Yes

Comments on Development Constraints

None

Overall Comment

The site is of high amenity value and therefore not considered suitable for development.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref: 6

Address Carthorse Lane West

Ward Batchley Ward

Flood Risk No



Site Description

The site is part of the open space provision for the Brockhill Estate. There are public rights of way running throughout the site. The area is landscaped and maintained with mature trees on site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are significant alternative opportunities for open space and recreation locally. The site is accessible and appears well used.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?

The site has significant amenity value and is used by local residents.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Yes

Comments on Development Constraints

Mature Trees.

Overall Comment

The site is of high amenity value and therefore not considered suitable for development.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref:				7
Address	Brockhill Drive			
Ward	Batchley Ward		Flood Risk	No



Site Description

The site is a landscape strip located alongside the main estate road running through the Brockhill development.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are significant alternative opportunities for open space and recreation locally. The site may have access issues and is in use as a buffer at present.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?

The site has significant amenity value as a highways buffer

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Yes

Comments on Development Constraints

Size is the main factor ruling out development

Overall Comment

Size is the main factor ruling out development

Site Ref: 14

Address Tunnel Drive

Ward Central Ward Flood Risk No



Site Description

The site is a mature woodland strip located to the rear of residential properties. The site rises from east to west.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are a limited number of alternative open space opportunities. The site can be accessed but does not appear to be used.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?

The site has amenity value providing green woodland habitat on a denser more traditional urban environment.

Is the site suitable for development? No

Potential Use Open Space

Access Constraints	Yes	Neighbour Constraints	No
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Physical Constraints	Partial	Good Market	Yes
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Comments on Development Constraints

The site is too narrow to accommodate development.

Overall Comment

The site is not developable by virtue of its size and shape and location to the rear of other properties.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref: 17

Address Fernehill Avenue

Ward Central Ward Flood Risk No



Site Description

The site is a small triangle of land situated on a gradient adjacent to other residential property.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are significant alternative opportunities for open space and recreation locally. The site is not accessible and appears unused.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?

The site has limited amenity value.

Is the site suitable for development? No

Potential Use Open Space

Access Constraints Yes Neighbour Constraints No

Physical Constraints Yes Good Market Yes

Comments on Development Constraints

The site is too small for significant development

Overall Comment

The site is too small for significant development



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref:	20		
Address	Bromfield Road		
Ward	Central Ward	Flood Risk	No



Site Description

The site is a mature woodland strip located to the rear of residential properties. The site drops steeply from east to west.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are a limited number of alternative open space opportunities. The site can be accessed but does not appear to be used.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?

The site has amenity value providing green woodland habitat on a denser more traditional urban environment.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints	Yes	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Yes

Comments on Development Constraints

The site is too steep to accommodate a residential property.

Overall Comment

The site is too constrained for development by virtue of the topography and provides a valuable contribution to the streetscene.

Site Ref:			
Address	Jersey Close		
Ward	Church Hill	Flood Risk	No



Site Description

The site is a small area of grass and hedgerow to the rear of existing residential property. The site can only be accessed by foot.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are significant alternative open spaces available locally. The site is accessible to pedestrians and well used.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?

The site has significant amenity value as a green footpath network.

Is the site suitable for development?	No
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Potential Use	Open Space
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Access Constraints	Yes	Neighbour Constraints	No
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Physical Constraints	No	Good Market	Yes
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Comments on Development Constraints

The public rights of way running through the site and lack of vehicular access make the site undevelopable.


Overall Comment

The public rights of way running through the site and lack of vehicular access make the site undevelopable.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW


White
Young
Green

Site Ref:				28
Address	Yvonne Road North			
Ward	Crabbs Cross	Flood Risk	No	
				
Site Description				
The site is part of a local linear woodland park which runs from north to south across the ward. Mature woodland and tarmac public rights of way run throughout the site.				
How does the site relate to Open Space Standards? Is it accessible? Is it Used?				
The site is well located in relation to other open spaces. The site provides key pedestrian links at a number of locations and appears well used.				
Is the Semi Natural Space Required?				
The space is an important woodland landscape and a key green linkage within the suburban area.				
Is there any amenity value to the site?				
The site has significant amenity value.				
Is the site suitable for development?		No		
Potential Use		Open Space		
Access Constraints	No	Neighbour Constraints	Yes	
Physical Constraints	Yes	Good Market	Yes	
Comments on Development Constraints				
Mature trees are the key constraint with public rights of way running throughout the site.				
Overall Comment				
The site is unsuitable for development				



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref:				29
Address	Yvonne Road South			
Ward	Crabbs Cross	Flood Risk	No	
				
Site Description				
The site is part of a local linear woodland park which runs from north to south across the ward. Mature woodland and tarmac public rights of way run throughout the site.				
How does the site relate to Open Space Standards? Is it accessible? Is it Used?				
The site is well located in relation to other open spaces. The site provides key pedestrian links at a number of locations and appears well used.				
Is the Semi Natural Space Required?				
The space is an important woodland landscape and a key green linkage within the suburban area.				
Is there any amenity value to the site?				
The site has significant amenity value.				
Is the site suitable for development?		No		
Potential Use		Open Space		
Access Constraints	No	Neighbour Constraints	Yes	
Physical Constraints	Yes	Good Market	Yes	
Comments on Development Constraints				
Mature Trees and public rights of way.				
Overall Comment				
The site is unsuitable for development				



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref: 31

Address Moorcroft Close

Ward Feckenham

Flood Risk No



Site Description

The site is a mix of grassed area and natural hedgerows and woodland. The space is part of the open space provision on Moorcroft Close with extensive view over open countryside.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well located in relation to other open spaces. The site is also accessible to local countryside. The site is highly accessible.

Is the Semi Natural Space Required?

The space is an important designed and integrated part of the estate.

Is there any amenity value to the site?

The site has significant amenity value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Partial

Good Market Yes

Comments on Development Constraints

The site is planned open space and is overlooked by several properties with view over the site to open countryside beyond

Overall Comment

The site is unsuitable for development



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref: 33

Address Castleditch Lane

Ward Crabbs Cross Flood Risk No



Site Description

This site is a very small area of grassed amenity space located on the corner of a road junction. There are pathways and insubstantial planting evident on site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are a significant number of alternative open space located locally. The site is accessible and appears well used.

Is the Semi Natural Space Required?

The space is a small area of semi-natural space providing adding to the green quality of the street scene.

Is there any amenity value to the site?

The site is of reasonable amenity value providing local people with good quality environment.

Is the site suitable for development? No

Potential Use Open Space

Access Constraints Yes Neighbour Constraints No

Physical Constraints Yes Good Market Yes

Comments on Development Constraints

The site is too small for significant development to take place.

Overall Comment

The site is unsuitable for development due to its size and relative value to the streetscene.

Site Ref: 35

Address Patch Lane

Ward Crabbs Cross Flood Risk No



Site Description

The site is an areas of mature trees located on a sloping area of ground. The space forms part of the open space area for the local estate.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are a number fo alternative open spaces locally. The site is accessible and does appear used.

Is the Semi Natural Space Required?

The site plays a significan contribution to the local streetscene with mature trees and hedgrows located on site.

Is there any ammenity value to the site?

The site is of significant amenity value within the suburban context with the mature trees playing a significant role in creating a pleasant living environment.

It the site suitable for development? No

Potential Use Open Space

Access Constraints No Neighbour Constraints No

Physical Constraints Yes Good Market Yes

Comments on Development Constraints

The site has mature trees

Overall Comment

The site is unsuitable for development by virtue of the mature trees.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref:	40		
Address	Manor Lane		
Ward	Feckenham	Flood Risk	No



Site Description

The site is a small backland area or green space accessed through a farmyard gate beyond the community centre.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are relatively few alternative open spaces locally although access to open countryside is available. The site is not accessible with only a single track width evident beyond the gate. The site does not appear used.

Is the Semi Natural Space Required?

The space is a small area of semi-natural space.

Is there any amenity value to the site?

The site does not have significant amenity value given its location adjacent to open countryside.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints	Yes	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Yes

Comments on Development Constraints

The site is too small for significant development to take place.


Overall Comment

The site is unsuitable for development due to its size and poor access.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref:				44
Address	Oakham Close			
Ward	Oakenshaw	Flood Risk	No	
				
Site Description				
The site is a small landscaped area of the local estate providing a green area on the suburban streetscene.				
How does the site relate to Open Space Standards? Is it accessible? Is it Used?				
There are a number of alternative local open space areas. The site is accessible and in its limited capacity well used.				
Is the Semi Natural Space Required?				
The site plays a significant contribution to the local streetscene.				
Is there any amenity value to the site?				
The site plays a significant contribution to the local streetscene.				
Is the site suitable for development?		No		
Potential Use		Open Space		
Access Constraints	No	Neighbour Constraints	No	
Physical Constraints	Yes	Good Market	Yes	
Comments on Development Constraints				
The site is too small for significant development to take place.				
Overall Comment				
The site is unsuitable by virtue of its size and contribution to the local streetscene.				

Site Ref: 46

Address: Mercto Close

Ward: Oakenshaw

Flood Risk: No



Site Description

The site has several significant mature trees with footpaths running across the site. The space forms part of the open space provision for the local suburban estate.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are a number of alternative local open space areas. The site is accessible and well used.

Is the Semi Natural Space Required?

The site plays a significant contribution to the local streetscene.

Is there any amenity value to the site?

The site is on a high amenity vale linking the suburban area with the local wirehill woodland.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints: No

Neighbour Constraints: No

Physical Constraints: Yes

Good Market: Yes

Comments on Development Constraints

The site has mature high quality woodland.

Overall Comment

The trees remove any development potential from the site.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref: 48

Address: Old Forge Drive

Ward: Greenlands Ward Flood Risk: No



Site Description

The site is an overgrown and unmanaged landscaping strip alongside an industrial area.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are other open space opportunities available locally. The site can be accessed but is not used.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?

The site has amenity value as a designed part of the local industrial environment.

Is the site suitable for development? No

Potential Use: Open Space

Access Constraints	No	Neighbour Constraints	No
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Physical Constraints	Yes	Good Market	No
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Comments on Development Constraints

The site is too narrow to accommodate development.

Overall Comment

The site is not developable by virtue of its size.



REDDITCH B C - LOW VALUE SEMI NATUAL OPEN SPACE REVIEW

White
Young
Green

49

Site Ref:			
Address	Green Lane West		
Ward	Greenlands	Flood Risk	No



Site Description

The site is an overgrown strip of woodland and scrub located along Green Lane separating rural properties which are accessed from the road.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are limited open spaces locally but the site is rural in character. The site is not accessible and not used.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?

The site has amenity value as a landscaping buffer to the hospital situated to the north of Green Lane. The woodland strip assists in providing a rural feel to the locality .

Is the site suitable for development?	No		
Potential Use	Open Space		
Access Constraints	No	Neighbour Constraints	Yes
Physical Constraints	Partial	Good Market	yes

Comments on Development Constraints

The site is constrained by its size with only road frontage locations being considered developable.

Overall Comment

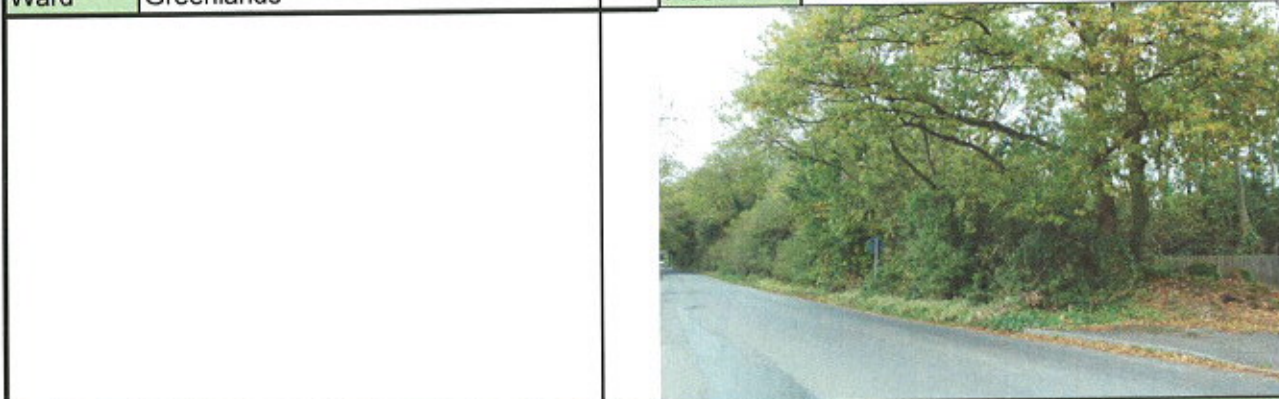
The site has amenity value as a landscaping buffer to the hospital situated to the north of Green Lane.

Site Ref: 50

Address Green Lane East

Ward Greenlands

Flood Risk No



Site Description

The site is an overgrown strip of woodland and scrub located along Green Lane separating rural properties which are accessed from the road.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are limited open spaces locally but the site is rural in character. The site is not accessible and not used.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?

The site has amenity value as a landscaping buffer to the hospital situated to the north of Green Lane. The woodland strip assists in providing a rural feel to the locality .

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints

Yes

Physical Constraints Partial

Good Market

yes

Comments on Development Constraints

The site is constrained by its size with only road frontage locations being considered developable.


Overall Comment

The site has amenity value as a landscaping buffer to the hospital situated to the north of Green Lane.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref:				51
Address	Lakeside			
Ward	Greenlands Ward	Flood Risk	No	
				
Site Description				
The site is an overgrown and unmanaged landscaping strip alongside and industrial area.				
How does the site relate to Open Space Standards? Is it accessible? Is it Used?				
There are other open space opportunities available locally. The site can be accessed but is not used.				
Is the Semi Natural Space Required?				
The space has limited value as a natural habitat according to the ecology review.				
Is there any amenity value to the site?				
The site has amenity value as a designed part of the local industrial environment.				
Is the site suitable for development?		No		
Potential Use		Open Space		
Access Constraints	No	Neighbour Constraints	No	
Physical Constraints	Yes	Good Market	No	
Comments on Development Constraints				
The site is too narrow to accommodate development.				
Overall Comment				
The site is not developable by virtue of its size.				



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref: 53

Address: Oakenshaw Road

Ward: Lodge Park

Flood Risk: No



Site Description

The site has several significant mature trees with footpaths running across the site. The space forms part of the open space provision for the local suburban estate with properties facing the site at close proximity.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are a significant number of alternative open spaces available. The site is well used and accessible by pedestrians.

Is the Semi Natural Space Required?

The site plays an important role in the streetscene with high quality mature trees.

Is there any amenity value to the site?

The site is of high amenity value with pedestrian linkages

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints: No

Neighbour Constraints: No

Physical Constraints: Yes

Good Market: Yes

Comments on Development Constraints

The site has mature high quality woodland.

Overall Comment

The site is too small to be a development opportunity with high quality mature woodland.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref: 54

Address Greenlands Drive North

Ward Lodge Park

Flood Risk No



Site Description

The site is part of Redditch's extensive highway landscape buffering separating suburban areas from the main highways network. The site has dense low value woodland.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are a number of alternative open space sites locally. The site is not accessible and not used for sport or recreation.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat.

Is there any amenity value to the site?

The site is a significant amenity value separating main dual carriageway roads from estates roads.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints

Yes

Physical Constraints Yes

Good Market

Partial

Comments on Development Constraints

The site is constrained by proximity to the main highway.

Overall Comment

The site is of strategic importance as a landscape buffer and has no development potential.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref: 55

Address Greenlands Drive South

Ward Lodge Park

Flood Risk No



Site Description

The site is part of Redditch's extensive highway landscape buffering separating suburban areas from the main highways network. The site has dense low value woodland.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are a number of alternative open space sites locally. The site is not accessible and not used for sport or recreation.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat.

Is there any amenity value to the site?

The site is a significant amenity value separating main dual carriageway roads from estates roads.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints

Yes

Physical Constraints Yes

Good Market

Partial

Comments on Development Constraints

The site is constrained by proximity to the main highway.

Overall Comment

The site is of strategic importance as a landscape buffer and has no development potential.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

62

Site Ref:			
Address	Matchborough Way		
Ward	Matchborough	Flood Risk	No



Site Description

The site is a large landscape buffer separating the A4189 from the Matchborough suburban estate. The site has a mix of mature trees and hedgerows.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are alternative open spaces nearby. The site forms a key part of the extensive highways verge at this location. The site is not specifically used or accessible.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?

The site has significant amenity value within the street scene.

Is the site suitable for development?	No		
Potential Use	Open Space		
Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Yes

Comments on Development Constraints

The semi-mature trees on site are a consideration.

Overall Comment

The site is not suitable for development and plays an integral part in the local street scene.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref: 63

Address Millhill Lane

Ward Matchborough Ward

Flood Risk No



Site Description

The site is a small area of mature trees and grassed area with local residential properties fronting onto the green.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are significant other opportunities to access and use open space locally. The site is accessible and well used.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?

The site has high amenity value as a designed part of the local suburban environment.

Is the site suitable for development? No

Potential Use Open Space

Access Constraints	Yes	Neighbour Constraints	Yes
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Physical Constraints	Yes	Good Market	Yes
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Comments on Development Constraints

The site is too small to design around the constraints placed on it by local residential properties.

Overall Comment

The site has high amenity value.

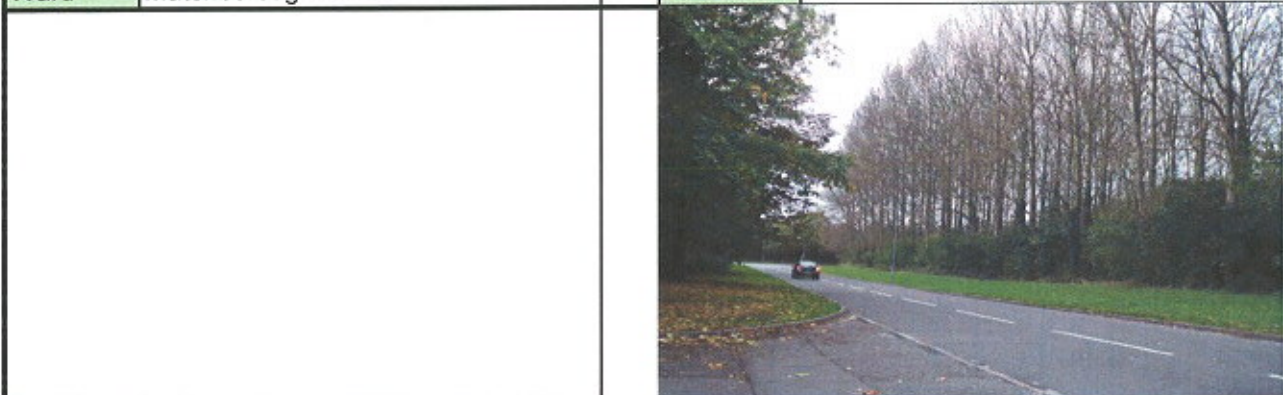


REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

66

Site Ref:			
Address	Matchborough Way		
Ward	Matchborough Ward	Flood Risk	No



Site Description

The site is a planting strip for the local industrial estate designed to integrate local buildings into the landscape.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are significant other opportunities to access and use open space locally. The site is accessible but not used.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?

The site has amenity value as a landscaping buffer providing significant green screening to the industrial estate beyond.

Is the site suitable for development?

No

Potential Use

Open Space


Access Constraints	No	Neighbour Constraints	Yes
Physical Constraints	Partial	Good Market	No

Comments on Development Constraints

The site has mature trees and is in an industrial and employment area.

Overall Comment

The site has amenity value as a landscaping buffer and is an employment location.

Site Ref:			
Address	Winyates Way South		
Ward	Church Hill	Flood Risk	No
			

Site Description
The site is a small area of woodland alongside a main highway. The site has a large mature tree restricting development potential.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
There are a range of alternative open spaces nearby. The site forms a key part of the extensive highways verge at this location. The site is not specifically used or accessible.

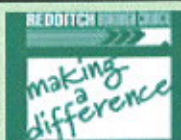
Is the Semi Natural Space Required?
The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?
The site has significant amenity value within the street scene.

It the site suitable for development?		No	
Potential Use		Open Space	
Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Yes

Comments on Development Constraints
The mature tree is the key constraint with land levels also needing to be addressed if the site was to be developed.

Overall Comment
The site is not suitable for development and plays a intergral part in the local stret scene.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW


White
Young
Green

Site Ref:	72		
Address	Winyates Way North		
Ward	Church Hill	Flood Risk	No
Site Description The site is a small area of woodland alongside a main highway. The site is adjacent to high value semi natural open space.			
How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are a range of alternative open spaces nearby with a significant green belt linking Ipsley Alders Marsh Nature Reserve and Arrow Valley running past the site.			
Is the Semi Natural Space Required? The space has limited value as a natural habitat according to the ecology review.			
Is there any ammenity value to the site? The site has limited amenity value			
It the site suitable for development?		No	
Potential Use		Open Space	
Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Yes
Comments on Development Constraints The size of the site limits the development potential combined with trees			
Overall Comment The size of the site limits the development potential combined with trees			



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref:				73
Address	Coster Lane			
Ward	Winyates	Flood Risk	No	
				
Site Description				
The site is a small area of woodland and hedgerow alongside a main highway providing an green buffer to the suburban development beyond.				
How does the site relate to Open Space Standards? Is it accessible? Is it Used?				
There are alternative open spaces nearby. The site forms a key part of the extensive highways verge at this location. The site is not specifically used or accessible.				
Is the Semi Natural Space Required?				
The space has limited value as a natural habitat according to the ecology review.				
Is there any ammenity value to the site?				
The site has significant amenity value within the street scene.				
It the site suitable for development?		No		
Potential Use		Open Space		
Access Constraints	No	Neighbour Constraints	No	
Physical Constraints	No	Good Market	Yes	
Comments on Development Constraints				
The semi-mature trees on site are a consideration.				
Overall Comment				
The site is not suitable for development and plays a intergral part in the local stret scene.				

Study Into The Future Growth Implications of Redditch Second Stage Report

November 2008



Appendix Two: Open Space Review: Ecology Report



Contents

Introduction	2
Methodology	3
Naturalness	3
Habitat Complexity	4
Protected and Notable Species	5
Designated sites	6
Habitat Connectivity	7
Area size	8
Sites occurring adjacent to statutorily designated sites	9
Ground Truthing (Site visits)	9
Results	11
Discussion of Results, Recommendations and Limitations	22
Results of the Desk-based Study	22
Results of the Ground Truthing Exercise	23
Limitations of the Desk-based Study	24
Summary	26
References	27
Bibliography	28



1 INTRODUCTION

Background

- 1.01 WYG Environment was commissioned by Redditch Borough Council (RBC) to conduct a desk-based study for the identification of the most valuable and least valuable areas for conservation and wildlife among sites identified as 'semi-natural' habitat by the land use assessment produced by Scott Wilson (2005). The assessment used in this report uses seven different criteria to assign a score indicative of each site's value for nature conservation, and which is relative to the value of other sites considered in the study. Plans 1, 2, 3, 4 and 5 show all sites considered by this investigation.
- 1.02 The assessment considers 74 individual land parcels in and around the town of Redditch, inside the jurisdiction of RBC. The areas are located in a landscape of a predominantly suburban nature, but sites can also be found in areas better described as farmland.
- 1.03 In the past, town planning in Redditch has been guided to incorporate natural features of the countryside in which it developed; the town has also benefited from several landscaping schemes. As a result, the town contains much land in a semi-natural state, and is recognised for its high quantity of open spaces in its urban and suburban confines.
- 1.04 The aim of the investigation is to inform RBC which land parcels previously categorised as 'semi-natural' are most suitable for development in terms of their ecological value (i.e. sites which are deemed to be least valuable for wildlife and nature conservation), based on information available from a variety of sources.

2 METHODOLOGY

Introduction

- 2.01 In order to assess their value for wildlife and conservation, each land parcel considered by this investigation (i.e., those previously categorised as 'semi-natural' – Scott Wilson, 2005) was assigned a value based on the following criteria: (i) naturalness; (ii) habitat complexity; (iii) presence of protected and notable species; (iv) designation status, i.e. statutory and non-statutory nature conservation sites; (v) site area size; (vi) and proximity to statutorily designated sites. Each criterion is fully explained with reasons for their consideration in the proceeding sections.
- 2.02 Sites were categorised into three classes based on their total scores: 'high conservation value', 'moderate conservation value' and 'low conservation value'. Appendix 1 provides a table containing all the scores. The results of the assessment are presented in Plans 1, 2, 3, 4 and 5. Results are also further discussed in section 3.

Naturalness

- 2.03 This criterion considers whether a particular site is actively subject to landscape management practices, such as frequent mowing, pruning or use of environmentally damaging products, and it assumes that sites which are managed in this way hold less biodiversity and are therefore least significant for wildlife and nature conservation. It is important to notice that 'management' here is defined differently to the type of traditional management used in rural landscapes and often discussed in ecological reports, where for example, the cutting of grass swards at adequate intervals and at the correct times of year do in fact increase biodiversity; another type of such management is coppicing, which results in a similar biodiversity-enhancing effect.
- 2.04 An attempt at assessing the level of management at a particular site was done by analysing aerial photographs available from internet resources, such as Google Earth (earth.google.com¹). Since all areas assessed had been previously categorised as 'semi-natural', most have been assessed as unmanaged and awarded the maximum

1.01 _____

¹ Accessed on 15th August 2008

score obtainable of one. Where it was evident from images that parts of a particular site were managed, such as mowing of road and walkway verges, increments of a quarter-point were rather subjectively deducted from one.

Habitat Complexity

- 2.05 In this assessment, habitat complexity is defined as the number of habitat types inside the confines of a particular area, and therefore a measure of habitat complexity was simply obtained by counting the number of habitat types contained within the site boundary, i.e. the habitat heterogeneity of a particular area is assumed to be equal to habitat complexity. It is assumed here, therefore, that the greater the number of habitats, the greater the area's value for wildlife and conservation, since a greater number of habitats would be expected to hold greater biological diversity. This relationship is generally accepted and has been shown to be true (e.g. Terborgh, 1977; Donovan *et al.*, 2005), though some authors have failed to find this relationship (e.g Roth, 1976); biogeographical and historical factors can obscure this relationship.
- 2.06 Nevertheless, an attempt at assigning each land parcel considered in this assessment a habitat complexity score has been made. The number of individual types of habitat was obtained by inspecting aerial photographs (Google Earth) and maps (ordnancesurvey.co.uk²). The following habitat types were discerned: woodland or scrub, grasslands or marsh, hedgerows or lines of trees, watercourses and ponds. A relative habitat complexity score of zero to one was assigned to each parcel considered by giving the score of one to the area with the highest habitat count. Each habitat type was assumed to possess equal weight as regards its value in the land parcels as habitat for wildlife or conservation. Aerial images can only provide a rough indication of the broad habitat types present in a particular area.

1.01

² Accessed on 15th August 2008

3 PROTECTED AND NOTABLE SPECIES

- 3.01 Species records provide useful evidence of an area's value for wildlife and conservation, and are available remotely (i.e., without the need for site survey); every effort was made to obtain as many records as possible. All records falling within approximately 1km of each site and which were obtainable from the National Biodiversity Network (NBN) internet resource (nbn.org.uk³) were collated, and a full consultation of the Worcestershire Biological Records Centre (WBRC) made. Additionally, presence information of species at particular sites was gleaned from designated site citations.
- 3.02 It is important to note that despite their importance in this assessment, this data does have limitations: (i) records only provide a snapshot of a species status at particularly location; (ii) their precision is often limited, and indeed most available data is only precise to the nearest 100m; (iii) records are sometimes of considerable age, and their usefulness in relation to the age of record is difficult to ascertain; (iv) moreover, records are rarely kept regarding the absence of a particular species at a location, and the absence of records at a particular location cannot be interpreted as a species' absence from that location.
- 3.03 For this assessment, the occurrence of particular notable or protected species (see Table 1) inside a site or within 100m of a site awarded that site a score of one. Each additional species was worth a further point score. The inclusion of records falling within 100m of a particular area should compensate for the imprecision of records and should also roughly consider a species' dispersal ability, since most species identified among the records are capable of dispersing across at least that distance. Moreover, unlike other categories where a relative score has been calculated, in this criterion each additional species counts as a point which reflects the weight of the evidence provided by species records.
- 3.04 Table 1 lists all designations considered in this assessment organised into statutory 'protected' designations and 'notable' non-statutory designations.

1.01 _____

³ Accessed 10th August 2008

Table 1. Lists of 'protected' and 'notable' designations.

Protected species	Notable species
Species listed under Schedules 5 and 8 of the <i>Wildlife & Countryside Act 1981</i> (as amended)	Locally Notable: as determined by the Worcestershire County Red Data Book <i>The Endangered Wildlife of Worcestershire</i> (1998) and the <i>Checklist of Worcestershire's Flora</i> (2001).
Species listed in Appendix 1 of the Convention of European Wildlife and Natural Habitats (the Bern Convention)	Red listed and rare species as assessed by criteria established by the International Union for the Conservation of Nature (IUCN).
Species listed in Appendix 1 of the Convention on the conservation of Migratory Species of Wild Animals (Bonn Convention)	Red listed and rare species not based on IUCN criteria. This assessment is based on the number of hectads (10km by 10km grid squares) species are known to occur in.
Species listed in Annex II of Council Directive 92/43/EEC (EC Habitats Directive).	Priority species of the Worcestershire Biodiversity Action Plan (Local BAP species)
Species listed in Annex I of Council Directive 79/409/EEC (the Birds Directive).	Priority species of the UK Biodiversity Action Plan (UK BAP species)

Designated sites

- 3.05 Site designations were identified by using Geographical Information Systems (GIS) databases provided by RBC and Natural England. It was assumed by this investigation that sites possessing any designation would have greater value for wildlife and conservation than those sites not possessing designations.
- 3.06 Points were awarded to sites such that each statutory designation was worth one point to reflect their weight in this assessment, (e.g. sites designated as both a Local Nature Reserve (LNR) and a Site of Special Scientific Interest (SSSI) would receive two points), while non-statutory designations were worth a maximum of one point, regardless of how many separate designations were possessed by each site (e.g. a site which is recognised as a Site of Ecological Importance and a Special Wildlife Site obtains the same score as a site which is only recognised as a Special Wildlife Site – a total of one).

**Table 2. List of statutorily and non-statutorily designated sites**

Statutorily designated sites (one point per designation)	Non-statutorily designated sites (one point per site regardless of how designations)
Site of Special Scientific Interest	Inventory of Ancient Woodland
Local Nature Reserve	Site of Ecological Importance
	Special Wildlife Sites
	Grassland Inventory.

- 3.07 The inclusion of known nature conservation sites in the assessment allowed for the identification of the top-end sites as regards nature conservation value, calibrating the score system.
- 3.08 No sites were identified possessing the following statutory designations: Marine Nature Reserves (MNR), National Nature Reserves (NNR), Areas of Outstanding Natural Beauty (AONB), Ramsar Sites, Special Protection Areas (SPA) and Special Areas of Conservation (SAC).

Habitat Connectivity

- 3.09 Habitat connectivity is widely recognised as a factor determining the distribution and populations dynamics of a species (e.g., Hanski, 1998; Tichendorf and Fahrig, 2000). Habitat connectivity plays an important role in urban and suburban landscapes, where habitat fragmentation is often considerable. Habitat areas and features within an urban environment are variously interconnected with other such features and areas, as well as the wider rural landscape. It can be generally assumed that the better connected an area is with other urban habitats and the wider rural landscape, the greater its value for wildlife and conservation.
- 3.10 Moreover, habitat connectivity and wildlife corridors are now recognised by the planning process as important features of the landscape. This is evident from the effort many district councils have made to identify these features of the landscape, mainly in response to Paragraph 12 of Planning Policy Statement 9, which stipulates

that planning should seek '*to conserve, enhance and restore the diversity of England's wildlife*' and avoid the '*fragmentation and isolation of natural habitats*'.

- 3.11 Habitat connectivity is a complex topic and many methods have been devised to quantify habitat connectivity (see Moilanen and Nieminen, 2002). Recent techniques use special modelling tools to measure functional connectivity, which considers the dispersal capabilities of individual species (Watts *et al.*, 2005).
- 3.12 In this assessment, only physical connectivity was considered, as a full functional connectivity assessment was deemed unfeasible given the time available to carry out the assessment. Each land parcel was inspected for physical connections with surrounding habitats through the use of aerial photographs, and a count was made. For example, if an area of woodland being considered was physically connected to gardens, two separate woodland areas and two hedgerows, the area assessed was given a score of five. Once all parcels were given a score, the highest score was assumed to be one and a proportional score was calculated for all other areas so that the value assigned to each area was relative to all other areas, with the best 'connected' habitats scoring one and most isolated scoring zero.
- 3.13 This method does have limitations, as it does not consider the specific ecological characteristics of each individual species, which would allow for a more robust assessment of functional connectivity. However, it is of some value to the assessment as a whole, ensuring that habitat connectivity has been considered.

Area size

- 3.14 The pattern of increasing biodiversity with sample area has been well understood for some time, and the concept is known as the species-area curve (Arrhenius, 1921; McIntosh, 1985). It is therefore assumed by this assessment that the larger an area of semi-natural habitat, the greater its biodiversity is likely to be and, therefore, the greater its value to wildlife and conservation.
- 3.15 The area of each semi-natural land parcel was calculated using ArcGIS Geographic Information System software. Each parcel was then given a score proportional to the largest land parcel, which was assigned the maximum score obtainable by this criterion of one.

Sites occurring adjacent to statutorily designated sites

- 3.16 Developments next to protected areas (such as SSSIs) can be a significant threat to the status of reserves. Areas of semi-natural habitats around a protected site act as a buffer. Pressure from adjacent developments can have a significant detrimental impact on a protected area due to factors such as increased human disturbance, noise and light pollution, and changes to local hydrology.
- 3.17 Therefore, to factor this potential constraint into this assessment, non-statutory designated areas of semi-natural habitat occurring directly adjacent to designated areas were assigned one score point. Statutory designations considered by this criterion were LNRs and SSSIs. No other statutory designation occurs in the assessment area and non-statutory designated sites are less likely to pose constraints to development as regards this criterion and therefore, have been excluded from this part of the assessment.

Ground Truthing (Site visits)

- 3.18 The desk-based assessment undertaken to determine the value of each land parcel as regards wildlife and conservation categorised each site into a 'low', 'moderate' or 'high' category. To test the robustness of the assessment and its results, nine sites – one from the 'high value' category, four from the 'moderate value' category and four from the 'low value' category, were visited. Sites were selected where the predicted value of the site did not appear to agree with the expectations of the ecologist based on the information gathered for each site during the desk-based study. An example is Site 64 which is of a linear nature and appeared likely to score well due its potential to be used as a wildlife corridor, but was only assigned a 'moderate' score by the desk-based assessment.
- 3.19 WYGE devised a method for a rapid assessment which was applied to all nine sites. The rapid assessment devised comprised a form which encouraged the surveyor to record information relevant to the desk-based study including statutorily protected species, Worcestershire BAP species and Locally Notable plant species (as defined in Table 1 section 2.4). The following information was recorded:
- direct evidence pertinent to protected or notable species, e.g. droppings, latrines, burrows, setts, shed skins;

- features and habitats likely to support protected and notable species, e.g. potential roosting sites, foraging habitat, hedgerows, ponds, water courses, invertebrate food plants;
- broad habitats types; and
- presence of locally notable plant species.

3.20 The results from this assessment for each of the nine sites visited are discussed individually in section 3.2, where a subjective assessment is made based on the evidence gathered and the experience of the ecologist, assigning each site visited a 'low', 'moderate' or 'high' score. A copy of the rapid assessment form used during the site visits is provided in Appendix 1.

4 RESULTS

Desk-based Assessment

- 4.01 The results of the assessment are presented graphically in Plans 1, 2, 3, 4 and 5. Appendix 1 Table 5 provides the scores awarded for each criterion as explained in section 2. Table 3, below, provides a summary of all final scores obtained by each site; refer to Plans 1, 2, 3, 4 and 5 for their locations.

Table 3. Summary table of final scores obtained by each site

Site	Score	Plan	Site	Score	Plan	Site	Score	Plan	Site	Score	Plan
0	2.1	2	20	1.4	1	40	2.0	3	60	4.4	2
1	7.1	2	21	2.7	1,3	41	5.2	3	61	3.0	2
2	0.9	2	22	4.5	2	42	7.4	3,4	62	3.5	2
3	0.8	1	23	3.0	2	43	2.9	3,4	63	1.8	2,4
4	1.0	1	24	4.1	2	44	2.4	3,4	64	2.8	2,4
5	2.1	1	25	5.1	2	45	2.8	4	65	4.9	2
6	1.7	1	26	2.6	2	46	2.2	3,4	66	1.4	4
7	1.8	1	27	1.3	2	47	3.4	1,3,4	67	5.1	1
8	4.5	1	28	2.4	3	48	1.6	2,4	68	7.3	1
9	6.4	1	29	2.0	3	49	2.2	4	69	4.3	1
10	8.7	1	30	3.1	3	50	2.2	4	70	1.8	2
11	7.2	1	31	1.7	3	51	1.9	2	71	6.9	2
12	2.8	1	32	2.8	3	52	3.3	2,4	72	1.5	2
13	7.4	1,3,4	33	1.6	3,4	53	1.7	1,3,4	73	2.1	2
14	1.9	1	34	4.6	3,4	54	1.8	1,2,3	74	3.5	2
15	3.6	1	35	1.8	3,4	55	1.8	1,3,4	-	-	-
16	3.8	1	-	-	-	56	4.0	1,4	-	-	-
17	0.8	1	37	4.4	3,4	57	9.1	3	-	-	-
18	2.8	1	38	12.6	5	58	4.3	2	-	-	-
19	4.0	1	39	3.3	3	59	7.6	2	-	-	-

- 4.02 The values are classed into 'low', 'moderate' and 'high' categories by using the Jenks algorithm for establishing 'natural' separations in the data set that best group similar values and maximise the difference between categories (Jenks, 1963). The method is widely used and recognised and is an automated feature of the GIS package ArcMAP by ESRI. Three categories were chosen for use in this assessment since it was agreed with WYG Planning and RBC that this would be the most convenient and useful number of categories for the purpose of the assessment.

Ground Truthing

- 4.03 The results of each site visit are discussed in detail in the proceeding headings, providing details of habitat compositions, notable evidence identified and notable habitat features. Table 4 provides a summary of how results from the ground truthing compare with results from the desk-based assessment (please refer to Plans 1, 2, 3, 4 and 5 for site locations).

Table 4. Comparison of results from the desk-based assessment and ground truthing

Site number	Remote results	assessment	Ground results	truthing
Site 3	Low		Low	
Site 8	Moderate		Low to Moderate	
Site 24 and 25	Moderate		Moderate to High	
Site 37	Moderate		High	
Site 39	Moderate		Moderate	
Site 64	Moderate		Moderate	
Site 71	High		Moderate to High	

- 4.04 It is important to note that the ground-truthing exercise was conducted outside the optimal survey period for some species, especially flora, (visits were made on 3rd and 4th of August) and should not be used as a full site ecological assessment and/or species survey. The evidence detailed below includes that which could be gathered during a brief walk-over of each site, with the aim of building an impression of the value of the site for conservation and wildlife. It was not within the scope of work to investigate every area of a site in the level of detail demanded by an extended Phase 1 habitat survey.

Site 3 (Plan 1)

- 4.05 The site can be described as a farmland field of semi-improved grassland with a sward dominated by creeping bent, with occasional false-oat grass (*Arrhenatherum elatius*), Yorkshire-fog (*Holcus lanatus*) and cock's-foot (*Dactylis glomerata*). The forb component comprises creeping buttercup (*Ranunculus repens*), timothy (*Phleum pratense*), creeping bent (*Agrostis stolonifera*), broad-leaved dock (*Rumex obtusifolius*), common ragwort (*Senecio jacobaea*), nettle (*Urtica dioica*), creeping

thistle (*Cirsium arvense*), white clover (*Trifolium repens*), dandelion (*Taraxacum officinale* agg.) and smooth sow-thistle (*Sonchus oleraceus*). Dominant stands of creeping thistle and nettle occur at certain locations inside the field.

- 4.06 The area of grassland habitat appears moderately suitable for reptiles; however, due to the lack of records identified in the site vicinity and the intensively-worked farmland and unsuitable suburban environment that surrounds the site, it appears that reptiles are unlikely to be inhabiting the site.
- 4.07 The site is bordered by a gappy species-poor hedgerow to the north-west. This hedgerow is approximately 2m to 3m tall and did not appear to be frequently managed. Its woody species composition includes dominant hawthorn (*Crataegus monogyna*) and some frequent hazel (*Corylus avellana*), blackthorn (*Prunus spinosa*), a rose (*Rosa* species) and elder (*Sambucus nigra*). Ground flora appears to be poor and similar to adjacent semi-improved grassland and includes nettle, spear thistle (*Cirsium vulgare*) and meadow buttercup (*Ranunculus acris*). This hedgerow can be tentatively classified as 'not important' under criteria set out by the *Hedgerow Regulations 1997*, though the hedgerow does appear to have potential to support nesting birds.
- 4.08 A steep bank lies outside of the site boundary to the east, adjacent to the road. This area is covered by scrub and some mature pedunculate oaks (*Quercus robur*) and ashes (*Fraxinus excelsior*). Other species present here include elder, hazel, hawthorn, holly (*Ilex aquifolium*), field maple (*Acer campestre*) and blackthorn. The ground layer is dominated by ivy (*Hedera helix*), but also includes occasional wood dock (*Rumex sanguineus*), creeping cinquefoil (*Potentilla reptans*), wood avens (*Geum urbanum*), lords-and-ladies (*Arum maculatum*), hedge mustard (*Alliaria petiolata*) and a small stand of dog's-mercury (*Mercurialis perennis*). The climber white bryony (*Bryonia dioica*) was identified along this hedgerow. No evidence of badgers (*Meles meles*) was identified along this bank during the brief site visit.

Summary

- 4.09 Based on the ground truthing exercise, the site is assessed to have low value for conservation and wildlife. The hedgerows and scrub hold potential to support common and widespread bird species; however, the poor semi-improved grassland identified within the confines of the area appears to be of limited value for conservation. The grassland contains low plant species diversity and appears to lack any species characteristic of notable grassland habitats; however, the habitat does appear to have some potential as foraging habitat for bats.

Site 8 (Plan 1)

- 4.10 This site appears to consist of a woodland habitat creation scheme and is frequently used by walkers. The habitat can be described as dense immature and planted woodland, which attempts to imitate the species composition found in typical lowland woodland. Pedunculate oak and ash are the dominant canopy species, while species such as rowan (*Sorbus aucuparia*) and silver birch (*Betula pendula*) occur occasionally. Understory species include hazel. The ground flora appears to be very poor, particularly where the woodland is immature. Some species do occur to the south where the woodland appears to be more established, such as hedge woundwort (*Stachys sylvatica*) and enchanter's nightshade (*Circaea lutetiana*).
- 4.11 Large mature pedunculate oaks occur in the area along the eastern boundary of the site. These trees hold good potential for tree roosting bats, possessing characteristics such as dislodged bark and rot-holes. Some trees are densely covered by ivy, which have been known to conceal potential features and even roosts. Beyond the western boundary lies a grazed field bordered by large mature oaks which also possess good potential for bats.
- 4.12 A path was identified at the southern end of the woodland, together with a recent latrine and some abandoned excavations, which were considered to have likely been originated by badgers. Paths were also identified running into other parts of the woodland, leading to signs of foraging by a mammal. This woodland can be generally regarded as good foraging habitat for badgers, and may also offer opportunities for sett creation. It is important to note that a full badger survey was not carried out and that the information provided here should not be interpreted as conclusive evidence that badgers are present on site.

- 4.13 As the woodland currently possesses a dense and low canopy, it offers good habitat for nesting birds such as chaffinches (*Fringilla coelebs*) and blue tits (*Cyanistes caeruleus*) which were heard on site; the area may also provide good foraging habitat for bats.
- 4.14 The hedgerow forming this western boundary appears to be the result of an attempt to recreate a species-rich hedgerow. A hedgerow also occurs along the eastern boundary of the site, which appeared to be composed of few woody species.
- 4.15 Species-poor grassland occurs along footpaths and along the western boundary hedgerow and is dominated by coarse grasses, such as cock's-foot and false-oat grass. This habitat may be considered suitable for reptiles, as it occurs adjacent to areas of scrub; however, the presence of a main road to the east of the area and the intensively farmed land to the west may limit the likelihood of this area supporting populations of reptiles.

Summary

- 4.16 Overall, the area is assessed to be of moderate value to conservation and wildlife, although its value is likely to increase as the woodland on site matures and supporting a greater diversity of species, particularly if the area is managed in a manner sympathetic to wildlife. Some potential ecological constraints have been identified, for example, badgers appear to be utilising the area and birds that are considered highly likely to nest in the canopy of the developing woodland and scrub.

Site 24 and 25 (Plan 2)

- 4.17 The site comprises a linear area of scrub and woodland with a footpath running along the centre of the area, which is flanked by managed amenity grassland, and appears to be subject to much disturbance from local residents. Species of the canopy include ash, white willow (*Salix alba*), elms (*Ulmus* species), common alder (*Alnus glutinosa*), aspen (*Populus tremula*), wild plum (*Prunus domestica*), crack willow (*Salix fragilis*), pedunculate oak, goat willow (*Salix caprea*), (*Salix cinerea*), field maple and wild cherry (*Prunus avium*). Hybrid poplars, which appear to have been planted, occur in dominant stands. The ground flora comprises wood avens, yellow archangel (*Lamium galeobdolon*), dog's mercury, nettle, red campion (*Silene dioica*), lords-and-ladies (*Arum maculatum*), hedgewound, meadowsweet (*Filipendula ulmaria*),

cock's-foot, nipplewort (*Lapsana communis*), herb-robert (*Geranium robertianum*), wood speedwell (*Veronica montana*), enchanter's nightshade, (*Dryopteris dilatata*), (*Dryopteris filix-mas*), ground-ivy (*Glechoma hederacea*), opposite-leaved golden-saxifrage (*Chrysosplenium oppositifolium*), hart's tongue fern (*Phyllitis scolopendrium*) and couch grass; some areas are dominated by ivy, while others by nettles or brambles. Species of the woodland mantle include hazel, blackthorn, hawthorn, osier (*Salix viminalis*), a rose (*Rosa* species) and dense stands of brambles (*Rubus fruticosus*). Some mature canopy trees possess features suitable for roosting bats. Abundant numbers of speckled wood butterflies were observed during the walkover of the area.

- 4.18 A shallow stream also runs through the centre of the woodland and scrub area. The water depth varies between approximately 5cm and 10cm and is quite turbid; its substrate comprises silt and exposed clay, as well as some coarse pebbles. The banks are very shaded and poorly vegetated, but often steep-sided (almost vertical in places). Characteristic riparian vegetation includes pendulous sedge (*Carex pendula*). A burrow was identified along this stream; however, its origin was not determined during this ground truthing exercise.
- 4.19 A small pond occurs adjoined to the area of woodland and grassland. This pond contains a bed of bulrush and its water surface is covered by duckweed (*Lemna* species). Other vegetation characteristic of this habitat occurs, including a water starwort (*Callitriche* species), celery-leaved buttercup (*Ranunculus sceleratus*) a sweet-grass (*Glyceria* species), pendulous sedge and soft-rush (*Juncus effuses*). A darter dragonfly (*Sympetrum* species) was identified along the margins of this pond. Additionally, moorhens (*Gallinula chloropus*) were observed inhabiting the pond.
- 4.20 The amenity grassland flanking the areas of woodland are highly managed, and possess a limited species composition restricted to perennial rye-grass (*Lolium perenne*) turf and common forbs characteristic of amenity grassland such as dandelion, white clover and greater plantain (*Plantago major*).

Summary

- 4.21 Overall, the sites are regarded as of moderate to high value for conservation and wildlife. The area contains nine species known to be indicative of ancient woodland: yellow archangel, dog's mercury, red campion, lords-and-ladies, herb-robert, wood speedwell, opposite-leaved golden-saxifrage and hart's-tongue fern. Moreover, the site forms a wildlife corridor linking areas of open space in Redditch to the wider countryside beyond the town boundaries; the site acts as both a woodland corridor and river corridor, facilitating the passage of wildlife characteristic of these habitat types. The site was considered to have limited potential to support protected or notable species. It is also subject to much disturbance from local residents who use the space as a play area and a location to dump garden waste.

Site 37 (Plan 3)

- 4.22 The majority of the site comprises mature semi-natural woodland, very likely to be of ancient origin. The canopy is diverse and tall, containing species such as silver birch, downy birch (*Betula pubescens*), pedunculate oak, rowan and alder; several large oaks occur within the woodland with features capable of supporting roosting bats. Understorey species include hazel, field maple and holly. The ground flora contains many of the species characteristic of ancient semi-natural woodland, such as wood sorrel (*Oxalis acetosella*), common figwort (*Scrophularia nodosa*), lords-and-ladies, honeysuckle (*Lonicera periclymenum*), a dog-violet, and wood sedge (*Carex sylvatica*), primrose (*Primula cf. vulgaris*), bluebells (*Hyacinthoides non-scripta*), yellow pimpernel (*Lysimachia nemorum*) and wood sage (*Teucrium scorodonia*), but also broad buckler fern, male fern and enchanter's nightshade; bracken and bluebells are often dominant in areas. Typical mosses of mature woodland also occur, including common haricap (*Polytrichastrum commune*) and common smoothcap (*Atrichum undulatum*). The wood also contains the remains of ancient earthworks, i.e. a wood-bank; this can be interpreted as evidence indicating that the wood is of ancient origin.
- 4.23 Small pools also occur throughout the area, supporting small amounts of water starwort (*Callitriche* species). A wet flush was also identified during the walkover, which support dense mats of bog-moss (*Sphagnum* species) under stands of bracken.

- 4.24 The site provides good potential habitat for dormice and the nightingale, which are both recognised as 'priority' species under the Worcestershire Biodiversity Action Plan. Moreover, the site provides good habitat for foraging and sett creation by badgers.

Summary

- 4.25 Overall, this area of ancient semi-natural woodland is regarded as of high value for wildlife and nature conservation. It was found to support 11 species characteristically found in ancient woodlands, including notable species, namely bluebells, yellow pimpernel, wood sage and wood sorrel; bluebells are protected in the UK under the *Wildlife & Countryside Act 1981* (as amended).
- 4.26 The southern arm of the site consist of the edge of improved farmland fields, with a few mature trees and a small band of woodland, as well as a hedgerow intersecting this 'limb' across the centre. This area is of limited value for wildlife and conservation, particularly if compared to the adjoining ancient semi-natural woodland.

Site 39 (Plan 3)

- 4.27 This site comprises a relatively large area of semi-natural woodland. The ground flora is poor and restricted to common and widespread woodland species, such as lords-and-ladies, hedge woundwort, wood avens, ground ivy, herb-robert, broad buckler fern, male fern and stinking iris (*Iris foetidissima*); brambles, nettles and wood avens are notably abundant in places. Canopy species include rowan, silver birch, pedunculate oak, ash, field maple, crack willow, wild cherry, field maple, a lime (*Tilia* species), alder and sycamore (*Acer pseudoplatanus*). Understorey shrubby species identified included elder, raspberry (*Rubus idaeus*), hazel and hawthorn. Very large mature oaks are present in the woodland, and these possess good features for roosting bats, such as rot-holes and loose bark.
- 4.28 A small woodland pond was identified; however, this was found to be heavily shaded possessing marginal plant species diversity restricted to creeping buttercup and some shrubs overhanging the water surface.
- 4.29 An active five-entrance badger sett was identified at the site. The active status of the sett was confirmed by the presence of fresh spoil heaps and paw-prints. A second

sett possessing three entrances was also identified in the woodland; however, this sett did not appear to be in active use.

Summary

- 4.30 Overall, this area is regarded to have moderate value for wildlife and conservation. It is was found to support an active population of badgers and is likely to support other wildlife typical of woodland. A total of four floral species indicative of woodland of ancient origin were identified on site; however, most are not notable but common and widespread. No species considered to be locally notable were identified in the area.
- 4.31 The name of the area implies that the site was previously managed as coppice woodland. It was evident during the site survey that this had not been managed in such a way for a considerable period of time. It is possible that upon reinstatement of coppicing, the conservation value of the woodland would increase as species within the seed-bank emerge. A full investigation of the history of the site may better reveal its potential as a site for nature conservation.

Site 64 (Plan 4)

- 4.32 This site forms another linear area of semi-natural woodland, similar to that seen at Site 24 and 25, with an associated footpath and ditch. Canopy species include sycamore, hybrid poplar, oak, ash, wild cherry, hybrid poplar, larch and crack willow, white willow, weeping willow (*Salix × sepulcralis*) and chestnut (*Castanea sativa*). Woodland mantle and understorey species include elder, a rose, hawthorn, blackthorn, hazel and wild plum. Species of the ground flora include pendulous sedge, common figwort, hedge woundwort, red campion, broad buckler fern, yellow archangel, lords-and-ladies, enchanter's nightshade; ivy, brambles, nettle and herb-robert are dominant in areas. Some species, such as tutsan (*Hypericum androsaemum*), also occur as likely garden escapes, and saplings of sycamore smother the ground flora in parts. Large trees suitable for roosting bats appear to be absent in this area of woodland. A flock of long-tailed tits were heard within the woodland.
- 4.33 A ditch is present through the centre of the woodland area. This ditch possesses shallow banks approximately 50cm to 1m tall, which are heavily shaded by woodland trees and shrubs. Marginal vegetation bordering the ditch is limited, but includes

pendulous sedge. The ditch widens in parts to form pools which support some aquatic vegetation.

- 4.34 Well managed amenity grassland flanks the footpath that runs along the centre of the woodland area. The sward is dominated by perennial rye-grass, with some forbs characteristic of amenity swards, such as greater plantain, dandelion and white clover.

Summary

- 4.35 This site is assessed with moderate value for conservation and wildlife. Parts of the site may comprise remnants of ancient semi-natural woodland, given that species such as common figwort, hedge woundwort, red campion, yellow archangel and lords-and-ladies occur there. Long-tailed tits were observed foraging along the strip. These birds are often found in woodland and farmlands, and their presence indicates that the area is used as a wildlife corridor. However, the site is subject to much disturbance, including local residents dumping garden waste in the area, which may have a negative impact on the conservation value of the site.

Site 71 (Plan 2)

- 4.36 Site 71 is similar in structure and species composition to Sites 24 and 25: a band of semi-natural woodland, with a stream and footpath occurring along the middle of the area. Much waste appears to be dumped on site. Canopy species present include common lime (*Tilia × europaea*), field maple, pedunculate oak, false acacia (*Robinia pseudoacacia*), ash, sycamore, apple (*Malus* species), hybrid poplar, larch, wild cherry, alder, red oak (*Quercus robur*), white willow, Italian alder (*Alnus incana*) and goat willow. Woodland mantle and understorey species include snowberry (*Symphoricarpos albus*), hazel, elder, hawthorn, burnet rose (*Rosa spinosissima*) and dogwood (*Cornus sanguinea*). Some large trees occur with good potential to support roosting bats. Species of the ground layer include, abundant to dominant ivy, nettle and bramble; lords-and-ladeis, male-fern (*Dryopteris filix-mas*), bittersweet (*Solanum dulcamara*), wood avens, herb-robert, dog's mercury, enchanter's nightshade (*Circaea lutetiana*), an iris (*Iris* species), a dog violet (*Viola riviniana* or *V. reichenbachiana*) and red campion.

- 4.37 Amenity grassland flanks the footpath in some areas. The sward of these grasslands is dominated by perennial rye-grass and other species such as cock's-foot and annual meadow-grass (*Poa annua*); among the forbs are selfheal (*Prunella vulgaris*), creeping buttercup and white clover.
- 4.38 The stream running down the centre of the area possesses steep and very shaded banks. Vegetation along the stream is very limited but includes *Deschampsia cespitosa* and pendulous sedge.

Summary

- 4.39 The area is assessed to have moderate to high value for wildlife and nature conservation. It contains six species indicative of ancient semi-natural woodland: lords-and-ladies, herb-robert, dog's mercury, a dog violet and red campion. Moreover, the area is likely to operate as a wildlife corridor, connecting areas of open space in the town of Redditch to wider countryside, particularly as regards birds and riparian invertebrates and is also likely to be used as foraging habitat by bats. The locally notable burnet rose was recorded in the area. This species has a scattered distribution status in Worcestershire, and therefore secures this site's conservation value at moderate to high (Fraser, *et al.*, 1998).

5 DISCUSSION OF RESULTS, RECOMMENDATIONS AND LIMITATIONS

Results of the Desk-based Study

- 5.01 The assessment identified 11 areas as 'high' value to conservation and wildlife, 32 areas with 'moderate' value and 31 areas with 'low' value. With a few exceptions (discussed later in this section), the areas categorised as of 'low' value for conservation and wildlife are likely to pose the least constraints to any proposed developments. Areas falling in the 'moderate' category are believed to be more likely to pose constraints than 'low' value sites and it is considered that those areas categorised with 'high' value for nature conservation are highly likely to pose constraints to any development plans, particularly as most possess statutory nature conservation designations.
- 5.02 'Low' value areas are typically relatively small in size (less than 10,000 m²) and lacking records supporting the presence of protected and notable species, with a few exceptions where bats and great crested newts had been reported to occur (these are discussed further elsewhere in this section). In other categories, some sites assessed to be of 'low' value fared better than might have been expected. For example, Site 51 obtained high scores in the categories of naturalness and habitat complexity, but overall was categorised as low.
- 5.03 Areas categorised as of 'moderate' value are typically in the mid-sized range (between 10,000 and 50,000 m²) and possessing habitat complexity at the mid to high range. Moreover, several were found to have associated records indicating the likely presence of protected or notable species. A total of eight of these sites occur adjacent to statutory designated sites, and two sites (Sites 15 and 41) possess the statutory designation of LNR. In the categories of naturalness and connectivity, moderate sites are spread fairly evenly.
- 5.04 Most 'high' value sites are relatively large (greater than 50,000 m²) protected by statutory nature conservation designations and possess a suite of records reporting the occurrence of protected and notable species. The only exception to this trend within the high value category is sites 71, which, although is not designated, scores highly in most other categories.

- 5.05 Several sites identified as of 'low' or 'moderate' value were shown by the desk-based assessment to contain, or at least be known to have contained, populations of great crested newts: sites 5, 22, 26, 58 and 67. Any plan to develop these sites should consider this evidence carefully, and professional advice from a suitably qualified ecologist sought at an early stage. Great crested newts and their habitat are protected under the *Wildlife & Countryside Act 1981* (as amended).
- 5.06 Moreover, several sites identified as of 'low' or 'moderate' value were shown by the desk-based assessment to support, or at least known to have supported, populations of common pipistrelle bats: sites 22, 24, 25, 28, 30, 61 and 65. Additionally, an instance of Daubenton's bats has been reported at or near site 65. Again, any plan to develop these sites should consider this evidence carefully, and professional advice from a suitably qualified ecologist sought at an early stage. Great crested newts and their habitat are protected under the *Wildlife & Countryside Act 1981* (as amended).
- 5.07 Further still, two site (sites 16 and 56) identified by the assessment as of 'moderate' value for conservation or wildlife possessed an associated record of the slow-worm, a reptile protected under the *Wildlife & Countryside Act 1981* (as amended).

Results of the Ground Truthing Exercise

- 5.08 Generally, the subjective value assessments based on the results from the ground-truthing exercise appear to agree with the results of the desk-based study. It should be noted that the sites visited were not a random sample of sites, but a selection of sites for which the predicted score did not match the subjective opinion of the ecologist undertaking the desk-based study prior to any visits.
- 5.09 The ground-truthing exercise identified several pieces of evidence which were not identified by the desk-based study. Some notable examples are provided below.
- High value woodland habitat at Site 37, where ancient woodland was identified by the ground assessment;
 - presence of badgers in some woodland areas, namely Site 8 and 39;
 - the habitat creation scheme found at Site 8, where an attempt is being made to establish a potentially valuable woodland hedgerow; and
 - the presence of the locally notable burnet rose at site 71.

- 5.10 The desk-based assessment did not identify the likely ancient woodland present at Site 37. Ancient woodland habitat is recognised as a 'priority' habitat by the Worcestershire Biodiversity Action Plan. The Worcestershire Biological Records Centre notes that many small areas of ancient natural woodland in Worcestershire are not listed in the Inventory of Ancient Semi-Natural Woodland published by the Forestry Commission, as one of the inventory's assessment criterion determines that a woodland can only be listed where it is at least one hectare in size; many ancient semi-natural woodlands occurring throughout Worcestershire are smaller than this, according the Worcestershire Biological Records Centre.

Limitations of the Desk-based Study

- 5.11 It is important to recognise that the assessment does have limitations inherent of all types of ecological desk-based studies. These limitations are discussed below.
- For a category to score high in the assessment, it must score high in a range of categories. The assessment does not comprehensively attempt to assign a weight to each category. This means that where good evidence supports a potential constraint at a particular site, this site may still be assigned as a 'low' value site. Examples are shown where records of protected species, such as common pipistrelles and great crested newts, are present in sites assessed with 'low' or 'moderate' value.
 - The existence of a record of a particular protected species associated with a particular site cannot be used to unequivocally determine the value of a site (though it is interpreted as good evidence in this assessment). To determine the value of a site for a particular protected species, full surveys must be undertaken to determine the status of a particular species at the site in accordance with recognised guidance. For example, common pipistrelle bats often forage a variety of habitats and species records may occur for foraging individuals at a particular site; however, roosting bats are likely to pose a more significant constraint to future development than foraging bats.
 - The use of occurrence records have several limitations, as mentioned previously in this report: (i) records only provide a snapshot of a species status at a particular location; (ii) their precision is often limited, and indeed most are available data is

only precise to the nearest 100m; (iii) records are sometimes of considerable age, and their usefulness in relation to the age of record is difficult to ascertain; (iv) moreover, records are rarely kept regarding the absence of a particular species at a location, and the absence of records at a particular location cannot be interpreted as a species' absence from that location.

- The assessment was reliant on aerial photography to assign scores in several of the categories. Examples of limitations inevitable when using aerial images include:
 - (i) The aerial images represent a snapshot of the site at a particular point in time; changes may have happened to the landscape since the images were created. This may affect the accuracy of scores in the categories naturalness, habitat complexity and habitat connectivity, all of which were determined by aerial images.
 - (ii) The images can also only provide a broad indication of the habitat types present at the location. It is not possible to discern areas of high quality grassland from areas of poor improved grassland.
 - (iii) More fundamental distinctions can also be missed. For example areas of advance scrub cannot be discerned from areas established woodland with a great deal of confidence. This limitation influences the habitat complexity score assigned to each category.
- The assessment of habitat connectivity considers only physical links between habitats; it does not attempt to consider the ecology of individual species' to make assessment of the 'functional connectivity' of each individual area of habitat.
- A full site survey during the ground-truthing site visits was outside the scope of work and this must be borne in mind when interpreting results. The information discussed in section 3.2 provides an account of the evidence collected during a rapid assessment of each site.

- Moreover, conditions on the day may have influenced the likelihood of encountering evidence which would support the subjective assessment of a site's value for conservation. Some important examples include:
 - (i) Woodlands are best surveyed at during the spring months when characteristic woodland flora is most evident.
 - (ii) Grasslands are best surveyed during the summer months when the identification of grasses is easiest and a larger number of forbs are in flower.
 - (iii) Invertebrates generally become less active as temperatures drop below 17 °C, particularly during overcast and wet days.
 - (iv) Animals such as reptiles and amphibians become increasingly less active during the Autumn months (when the ground-truthing exercise was conducted), decreasing the probability of a sighting.

Summary

- 5.12 The assessment identified 11 areas as 'high' value to conservation and wildlife, 32 areas with 'moderate' value and 31 areas with 'low' value, and it is considered that 'low' value sites are likely to pose less constraints than 'moderate' or 'high' value sites to any proposed development.
- 5.13 The results of the desk-based study provide a useful guide based on the limited existing information available to inform any future land-use plans. However, it cannot replace dedicated ecological surveys, a conclusion supported by the occasional disparity between the desk-based study results and the ground-truthing results, and by the limitations discussed above.
- 5.14 Therefore, it is recommended that full site ecology surveys are undertaken at every site previously identified as 'semi-natural', even those identified by this assessment as land of low value for wildlife and conservation to inform development proposal. Desk based studies normally comprise only the first stage of a site's ecological investigation, and the results from this study should be used in the same manner.



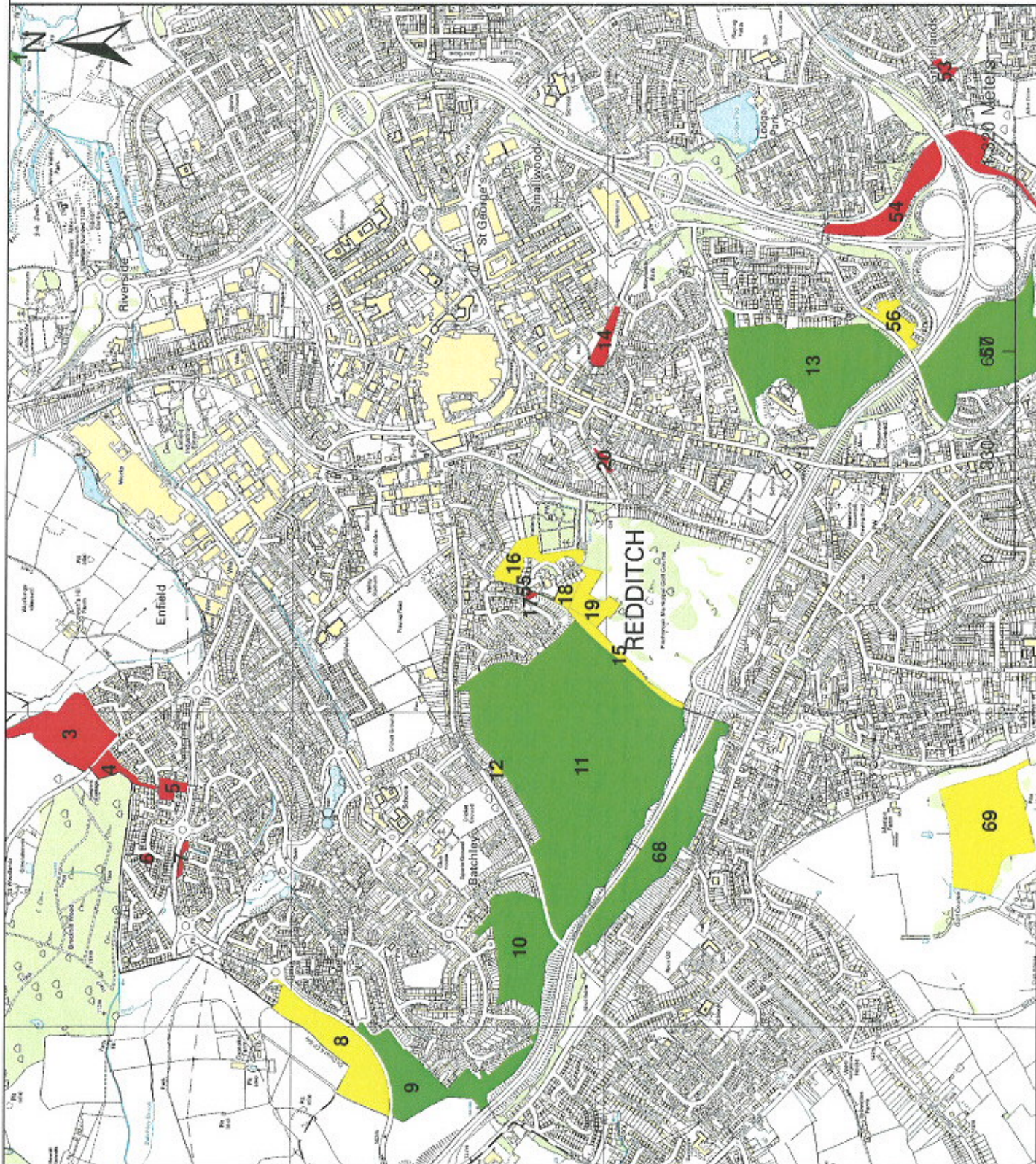
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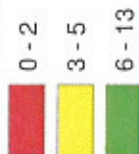
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Legend

Semi-natural Open Spaces Assessment Categories



Executive Park
Avalon Way
Ardley
Leicester
LE17 7GR

Tel: 0145 2428100
Fax: 0145 2428002
email: info@whiteyounggreen.co.uk

White
Young
Green

Environmental

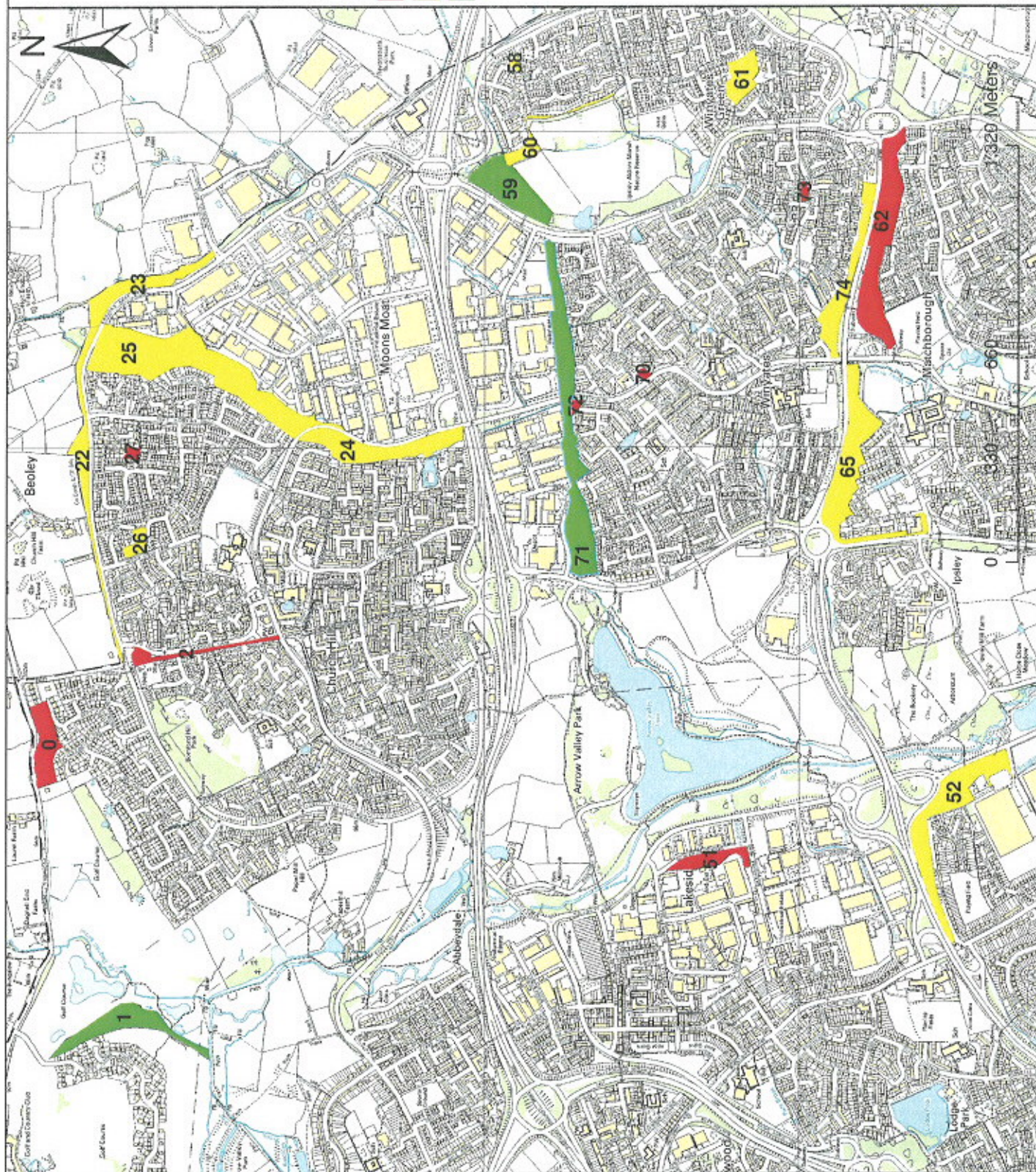
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Open Spaces

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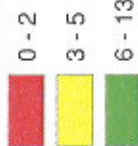
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Base map provided by:



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Semi-natural Open Spaces Assessment Categories



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FAX: 0116 2481102
email: enquiries@wyg.com

White
Young
Green

Environmental

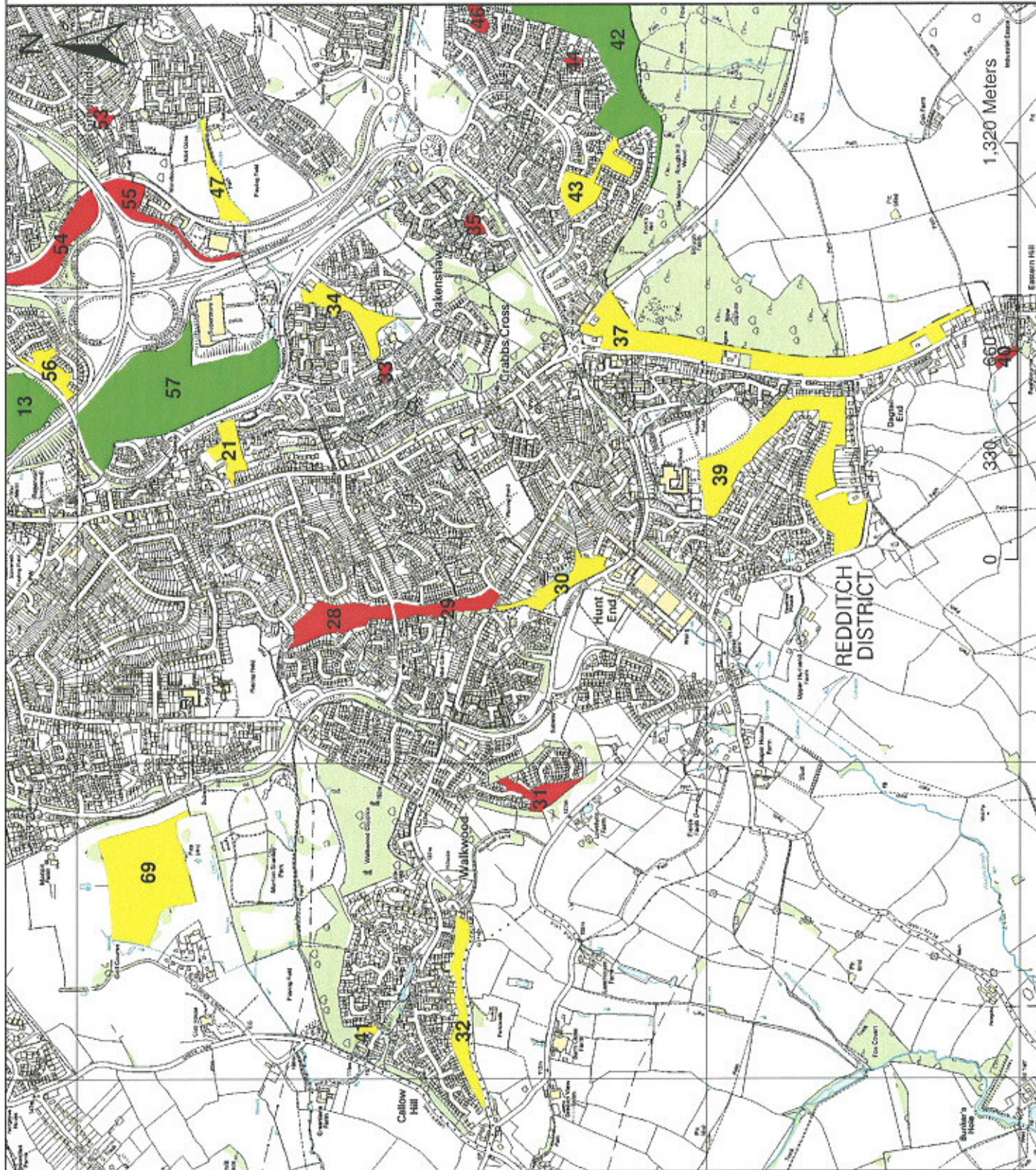
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Open Spaces

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Project No:	Issue:	Type:	Revision No.	Revision		
A047897	38	05				

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Semi-natural Open Spaces Assessment Categories



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White
Young
Green

Environmental

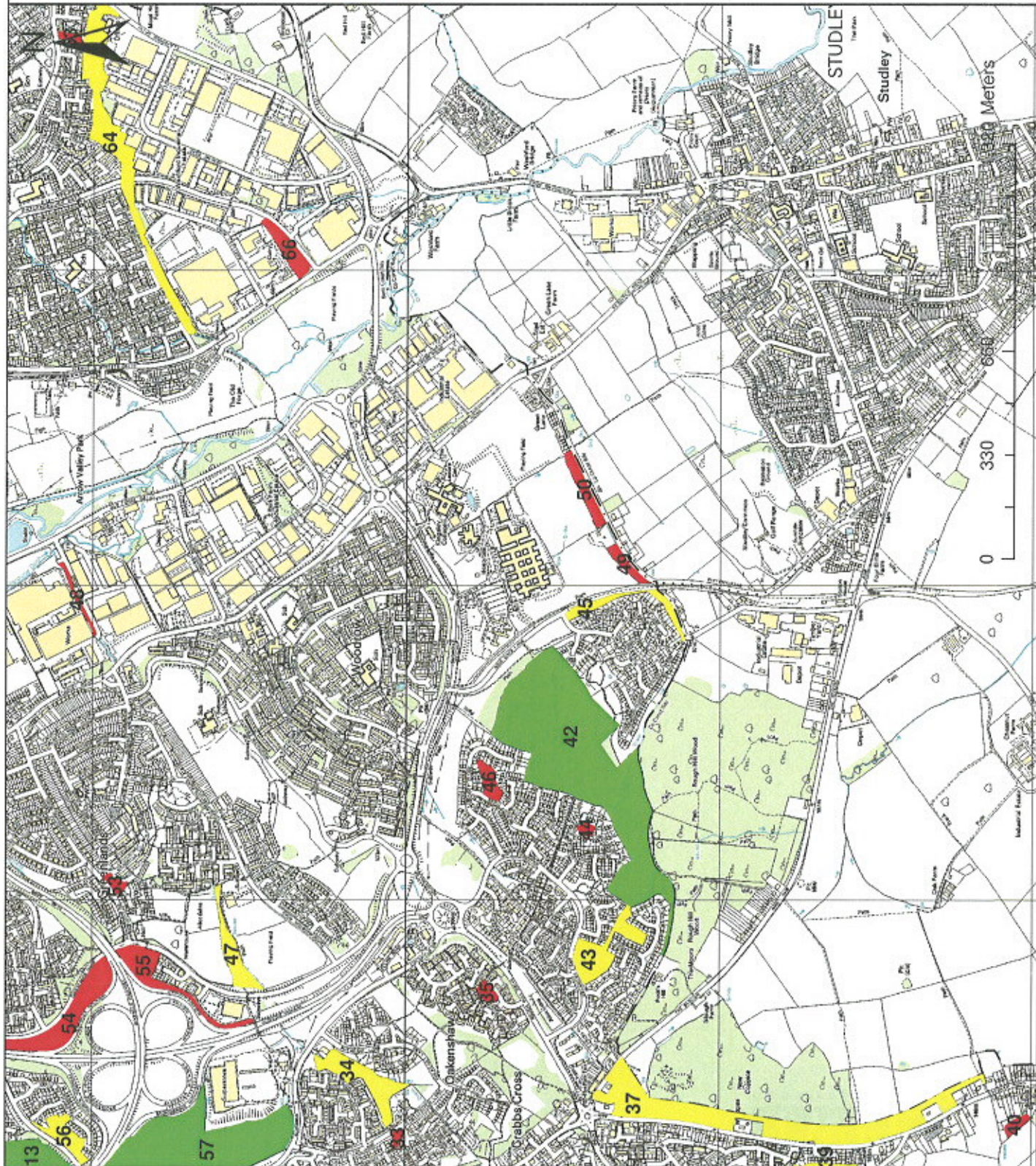
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Open Spaces

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Project No:	Office	Type	Drawing No.	Revision		
A047897	38	05				

Base map provided by:



Legend

Semi-natural Open Spaces Assessment Categories



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 1st Floor, 254/100
 Avon Way
 Austerly
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 LE17 7GR

Tel: 0116 254100
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 Email: info@whiteyounggreen.co.uk

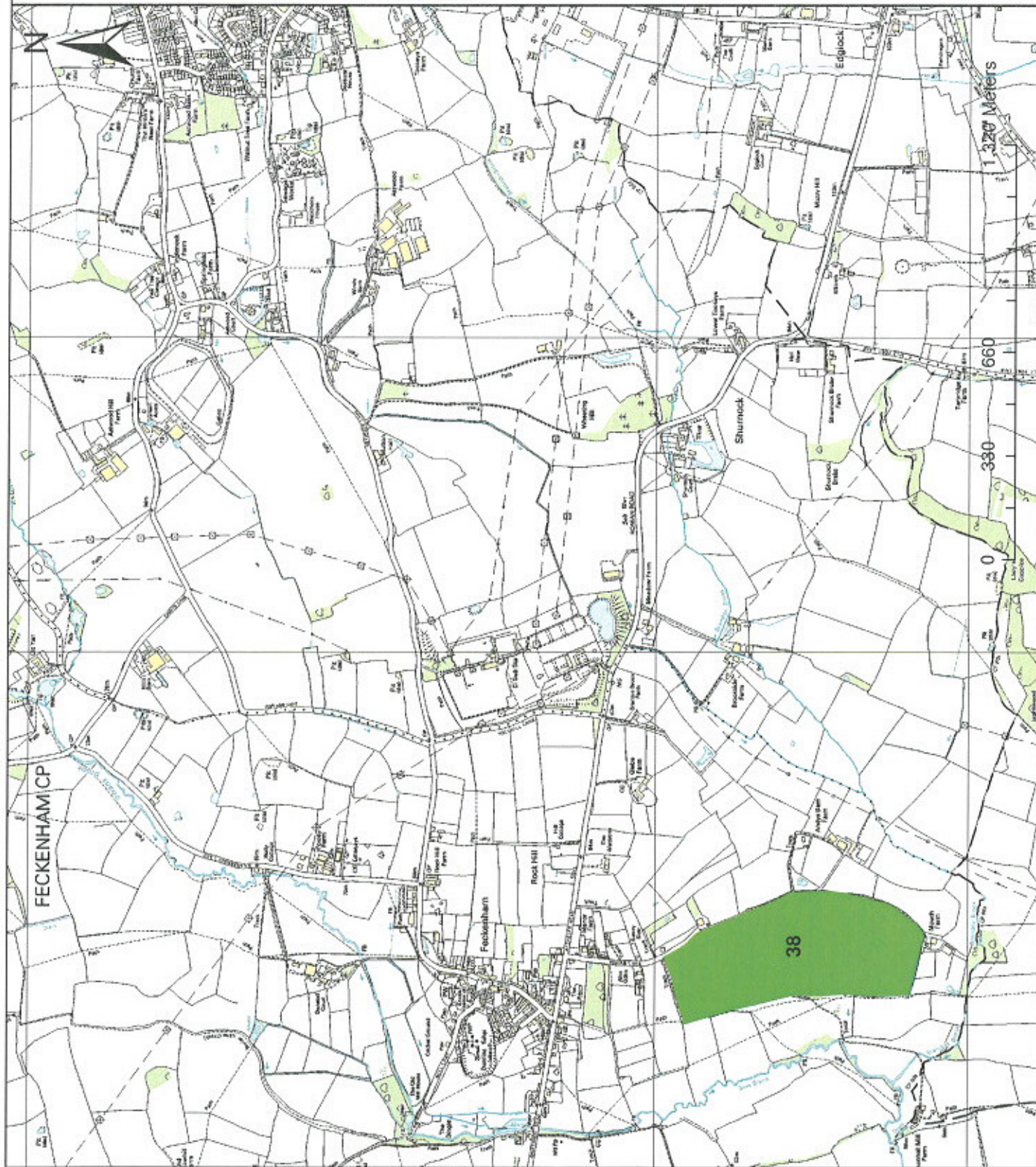
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Project:
 Redditch Assessment of Conservation Value of
 Open Spaces

Drawing Title:

Plan 4

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Project No:	Office:	Type:	Drawing No:	Revision:	
A047897	38	05			
Date may provided by:					



Legend

Semi-natural Open Spaces Assessment Categories



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White
Young
Green

Environmental

Project
Redditch Assessment of Conservation Value of
Open Spaces

Drawing Title:

Plan 5

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See map provided at:



Study Into The Future Growth Implications of Redditch Second Stage Report

November 2008



Appendix Three: Sustainability Matrix

Study Into The Future Growth Implications of Redditch Second Stage Report

Sustainability Matrix



This sustainability matrix has been produced in tandem with the Growth Implications for Redditch Stage 2 study. The matrix is designed to ensure each growth scenario explored during the study has been evaluated against agreed sustainability criteria. These criteria have been developed having regard to the full SA process employed by the council to review the draft Core Strategy DPD's large and Strategic Sites.

Outlined below are the 18 objectives which constitute the Sustainability Appraisal Objectives. These objectives are taken from the SA Framework which was developed and refined through consultation on the LDF Scoping

Report:

1. To manage waste in accordance with the waste hierarchy: reduce, reuse, recycle, compost, recovery, disposal;
2. To reduce causes of and adapt to the impacts of climate change;
3. To reduce the need to travel and move towards more sustainable travel patterns;
4. To develop a knowledge-driven economy, with the appropriate employment land, infrastructure and skills base whilst ensuring all share the benefits urban and rural;
5. To provide opportunities for communities to participate in and contribute to decisions that affect their neighbourhood and quality of

- life, encouraging pride and social responsibility in the local community;
6. To promote and support the development of new technologies, of high value and low impact, especially resource efficient technologies and environmental technology initiatives;
7. To protect and improve the quality of water, soil and air and water resources;
8. To ensure development does not occur in high-risk flood prone areas and does not adversely contribute to fluvial flood risks or contribute to surface water flooding in all other areas;
9. To improve the vitality and viability of Town and District Centres and the quality of, and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio - economic status or educational attainment;
10. To safeguard and strengthen landscape and townscape character and quality;
11. To conserve and enhance biodiversity and geodiversity;
12. To improve the health and well-being of the population and reduce inequalities in health;
13. To provide decent affordable housing for all, of all the right quality and tenure for local needs, in clean, safe and pleasant local environments;
14. To raise the skills levels and qualifications of the workforce;

Study Into The Future Growth Implications of Redditch Second Stage Report

Sustainability Matrix



15. To reduce crime, fear of crime and anti-social behaviour;
16. To conserve and enhance the architectural, cultural and archaeological heritage and seek well-designed, resource efficient, high quality built environment in new development proposals;
17. To ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural lands, land of Green Belt value, maximising use of previously developed land and reuse of vacant buildings, where this is not detrimental to open space and biodiversity interest;
18. To promote resource efficiency and energy generated from renewable energy and low carbon sources.

The objectives set out above were used to test 5 development options considered as part of the Growth Implications for Redditch Stage 2 report. All of the options to meet housing targets include the urban capacity figure of 2430 identified through Redditch BC's SHLAA process.

It should be noted that only Option 2 would meet the higher NLP growth option preferred growth option of 9100 dwellings. Options 1, 3, 4 and 5 meet the requirements of current preferred RSS housing figure of 6,600.

These development options are set out below:

1. Option 1 – Bordesley Park developed to meet the current RSS preferred growth option. This option requires 6,600 dwellings to be accommodated within and around Redditch. Urban capacity has been measured through the SHLAA identifying a requirement to develop 4,170 houses on previously undeveloped land outside of the current settlement limits.
2. Option 2 – Bordesley Park developed to meet the NLP growth option target of 9,100 dwellings. Urban capacity has been measured through the SHLAA identifying a requirement to develop 6,670 houses on previously undeveloped land outside of the current settlement limits.
3. Option 3 – All 3 ADR's and 2,814 dwellings at Foxlydiate – Meeting the RSS preferred option requiring the development of 4,170 on previously undeveloped land across 4 locations including part development of the Foxlydiate SUE.
4. Option 4 – All Foxlydiate SUE, Webheath and the A435 ADR – Meeting the RSS preferred option requiring the development of 4,170 on previously undeveloped land across 3 locations.
5. Option 5 – All Foxlydiate SUE, Brockhill West ADR and A435 ADR - Meeting the RSS preferred option requiring the development of 4,170 on previously undeveloped land across 3 locations.

Study Into The Future Growth Implications of Redditch Second Stage Report



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
To manage waste in accordance with the waste hierarchy: reduce, reuse, recycle, compost, recovery, disposal	Will it reduce the production of waste and manage waste in accordance with the waste hierarchy?	Significantly						This is not affected by scale or location of development.
		To a small extent						
		No						
		Neutral	✓	✓	✓	✓	✓	
Reduce causes of and adapt to the impacts of climate change	Will it reduce emissions of greenhouse gases?	Significantly						The assessment is linked to criteria to reduce the need to travel, where there would be less emissions from vehicles for shorter journey times and the potential for introducing low carbon technology. The Bordesley Park option 1 and 2 offer the greatest potential to reduce green house gas emissions by virtue of its location and scale. The size and concentration of development in one location also maximises the potential for shared low carbon technologies.
		To a small extent	✓	✓				
		No			✓	✓	✓	
		Unknown						
	Does it promote patterns of spatial development that are adaptable to and suitable for predicted changes in climate?	Significantly						None of the development sites advocate development at locations which would specifically be affected by climate change. Floor risk, which would have the most significant potential to impact on the development, can be accommodated within open space areas on all of the development options examined.
		To a small extent						
		No	✓	✓	✓	✓	✓	
		Unknown						

Study Into The Future Growth Implications of Redditch Second Stage Report



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
To reduce the need to travel and move towards more sustainable travel patterns	Will it reduce the need to travel?	Significantly because of its location						<p>This can be assessed in two ways. The first is if the site is within the urban area, near to a transport interchange, near to multi-modal access or within the Town Centre. The second relates to the potential for new and alternative public transport infrastructure to be provided. Option 1 and 2 by virtue of its location and good potential links into the wider Redditch pathway and cycleway system offers the best opportunity to reduce the need to travel.</p> <p>All other development options are further removed from the town centre with limited potential to reduce people's need to travel. Good public transport links at these locations would be required to mitigate the increased travel demands created by residential development way from central locations.</p>
		Extensively through its transport provision						
		To a small extent because of its location	✓	✓				
		To a small extent through its transport provision						
		No			✓	✓	✓	
	Will it provide opportunities to increase sustainable modes of travel?	Yes						<p>This can be assessed in two ways. The first is if the site is within the urban area, near to a transport interchange, near to multi-modal access or within the Town Centre. The second relates to the potential for new and alternative public transport infrastructure to be provided. Option 1 and 2 by virtue of its location and good potential links into the wider Redditch pathway and cycleway system offers the best opportunity to reduce the need to travel.</p> <p>Sustainable transport is easier to facilitate where development is concentrated so options 3, 4 and 5 do not maximise the chances of increasing sustainable modes of travel.</p>
		Possibly	✓	✓				
		No			✓	✓	✓	
		Unknown						

Study Into The Future Growth Implications of Redditch Second Stage Report



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Does it focus development in existing centres, and make use of existing infrastructure to reduce the need to travel?	Significantly because it is within or adjacent to an existing centre						This assessment focuses on the requirement to create new communities to meet regional housing growth targets.
		Significantly because it is near existing infrastructure						
		To a small extent because it is fairly near to an existing centre or existing infrastructure						
		No	✓	✓	✓	✓	✓	
Develop a knowledge-driven economy, with the appropriate employment land, infrastructure and skills base whilst ensuring all share the benefits urban and rural	Will it contribute towards urban and rural regeneration?	Yes						Development of Greenfield land does not contribute towards urban regeneration and development at any of these locations will not regenerate the rural communities locally.
		No	✓	✓	✓	✓	✓	

Study Into The Future Growth Implications of Redditch Second Stage Report



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Will it provide opportunities for businesses to develop and enhance their competitiveness?	Significantly						Focussing growth and increasing population and therefore demand for local services has the potential to impact positively on local business. Location of the development is not likely to influence the success of meeting this objective.
		To a small extent	✓	✓	✓	✓	✓	
		Unknown						
	Will it support the shopping hierarchy?	Yes	✓	✓	✓	✓	✓	Focussing growth and increasing population in and around Redditch will increase demand for retail and improve town centre viability. New urban expansion sites will create new local centres which mirrors the current shopping hierarchy.
		To a small extent						
		No						
	Will it help to improve skills levels in the workforce?	Yes						Development of additional dwellings will not directly impact on skills levels in the workforce.
		To a small extent						
		No	✓	✓	✓	✓	✓	
	Will it support tourism?	Yes						Development of additional dwellings will not directly impact on tourism in the area.
		To a small extent						
		No	✓	✓	✓	✓	✓	
		Unknown						

Study Into The Future Growth Implications of Redditch Second Stage Report

Sustainability Matrix



SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
Promote and support the development of new technologies, of high value and low impact, especially resource efficient technologies and environmental technology initiatives	Does it encourage innovative and environmentally friendly technologies?	Yes						There is increased potential for ensuring innovative and environmentally friendly technologies with a concentration of a single large SUE such as Bordesley Park. Further initiatives would be evaluated as part of an urban expansion site development briefs and master planning.
		To a small extent						
		No						
		Unknown	✓	✓	✓	✓	✓	
	Does it promote and support the development of new technologies, of high value and low impact?	Yes						This relates more to the development of commercial and employment sites.
		To a small extent						
		No	✓	✓	✓	✓	✓	
		Unknown						
Protect and improve the quality of water, soil and air and water resources	Will it provide opportunities to improve or maintain water quality/water resource?	Yes						This is not specifically relevant to any of the development options. All appropriate measures would be put in place at the development master planning stage.
		To a small extent						
		No						
		Unknown	✓	✓	✓	✓	✓	

Study Into The Future Growth Implications of Redditch Second Stage Report



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
Ensure development does not occur in high-risk flood prone areas and does not adversely contribute to fluvial flood risks or contribute to surface water flooding in all other areas	Does it protect the floodplain from inappropriate development?	Yes - no impacts/not on or near the floodplain						Floodplains have been mapped for each of the development options and suitable mitigation and avoidance measures will be employed to ensure development does not impact on areas affected by flooding.
		Yes - positive mitigation measures in place	✓	✓	✓	✓	✓	
		No						
	Does it take account of all types of flooding?	Yes	✓	✓	✓	✓	✓	All flood zones have been taken into account for all sites.
		To a small extent						
		No						
	Does it promote Sustainable Urban Drainage Systems where appropriate?	Yes	✓	✓	✓	✓	✓	Development of SUDS schemes are a key design element of any new residential development and are expected to be employed at a detailed design stage.
		No						
		Unknown						

Study Into The Future Growth Implications of Redditch Second Stage Report



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
To improve the vitality and viability of Town and District Centres and the quality of, and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	Will proposals enhance the provision of local services and facilities?	Significantly	✓	✓				For Bordesley Park option 1 and 2 the opportunities are maximised for enhancing and providing local services which meet the needs of local people. To a lesser extent the smaller Foxlydiate SUE also looks to improve local services for the northwest area of Redditch. Developing on all smaller sites will result in fewer opportunities to provide local services and facilities.
		To a small extent				✓	✓	
		No			✓			
		Unknown						
	Will it contribute to rural service provision across the Borough?	Significantly						None of the sites reviewed are separate rural sites and none of the development options will offer specific benefits to the rural communities.
		To a small extent						
		No	✓	✓	✓	✓	✓	
		Unknown						

**Study Into The Future Growth Implications of Redditch
Second Stage Report
Sustainability Matrix**



SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Will it enhance accessibility to services by public transport?	Yes	✓	✓				The concentration of development at one location closest to the town centre offers the maximum potential to improve and integrate public transport links.
		To a small extent				✓	✓	
		No			✓			
		Unknown						
Safeguard and strengthen landscape and townscape character and quality	Will it safeguard and strengthen landscape and townscape character and quality?	Yes	✓					<p>The impact on landscape, townscape and the current urban form is a key consideration for any of the urban expansion sites. Developing into open countryside will have a pronounced impact on the current settlement form and surrounding landscape.</p> <p>Development of Option 1 or 2 at Bordesley Park has been assessed for landscape impact and by virtue of the land form is considered to be the least impactful location in accommodating both RSS preferred option and the growth scenario. Its location to the north of Redditch has the least impact with relatively few properties affected by development on the site. The Foxlydiate site is not contained within the landscape to the same extent as Bordesley Park.</p> <p>The A435 ADR as a development option would have a significant impact on the eastern settlement boundary with the town perceptibly moving into the open countryside as development moves out to meet the road itself. The Brockhill ADR to the north of Enfield Industrial Estate would have significant impact on the skyline.</p> <p>The Webheath ADR is more contained although there is no obvious development boundary with the site seemingly spilling into the open countryside. Good quality landscapes here would also be affected.</p>
		To a small extent		✓				
		No			✓	✓	✓	
		Unknown						

**Study Into The Future Growth Implications of Redditch
Second Stage Report
Sustainability Matrix**



SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
To conserve and enhance biodiversity and geodiversity	Will it help to safeguard the Borough's biodiversity and geodiversity?	Yes - not related to sites of biodiversity or geodiversity interest						Greenfield development will be required to accommodate both the RSS preferred option and Growth Option. The avoidance of areas of high quality natural habitats will maximise the potential for sites of nature importance to be retained as part of future masterplanning exercise. Option 1 and 2 have relatively few areas of natural habitat with the significant majority of the site being open agricultural land. Areas of flood risk around the watercourses offer the most significant concentration of deciduous woodland. The current fishing ponds also have significant ecological potential. It is envisaged that these areas would be included within the open spaces provision on site with the key features retained and enhanced. The Foxlydiate site is a similar area of agricultural land although there is a substantial increase in the quantity of mature hedgerows and woodland across the site when compared with Bordesley. Webheath ADR also provides a similar ecological landscape to Foxlydiate with a mix of mature trees and watercourses along field boundaries. The A435 ADR has substantial areas of mature woodland. Planting has been introduced and the semi-natural environment offers a more a broader range of habitat than more common agricultural environments. Brockhill ADR has a limited impact on natural habitats with the sites agricultural use and relative size limiting the impact.
		To a small extent - mitigation measures in place	✓	✓				
		No			✓	✓	✓	
		Unknown						

**Study Into The Future Growth Implications of Redditch
Second Stage Report**

Sustainability Matrix



SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Will it protect sites and habitats designated for nature conservation?	Yes - not related to sites designated for nature conservation	✓	✓	✓	✓	✓	<p>The masterplanning of this site would offer greater insight into the potential for introducing ecological diverse and high quality features. As a general approach the development at Bordesley offers the most potential with sizable water features on site and an overall scale and size which offers the greatest chance of accommodating biodiversity within the sites open space.</p> <p>The higher growth option at Bordesley requires more open space and therefore offers greater potential for more natural habitat areas alongside recreational open space facilities. Development of all ADR sites creates the least opportunity to provide for natural habitats. As a principal each sites relative size and requirement for informal and formal play facilities limits the potential to introduce natural habitat features of any size.</p> <p>The Foxlydiate site is dissected by the Bromsgrove highway and already offers more natural habitat space than Bordesley Park. Full development of the site could offer improvements to these habitats but when viewed relatively to the other development options these opportunities are not as numerous.</p>
		To a small extent - mitigation measures in place						
		No						
		Unknown						
	Will it help to achieve targets set out in the Biodiversity and Geodiversity Action Plans?	Yes						This can only be assessed if it is known what measures to ensure targets in the Worcestershire and Redditch BAP are to be implemented as part of any development scheme.
		No						
		Unknown	✓	✓	✓	✓	✓	

**Study Into The Future Growth Implications of Redditch
Second Stage Report
Sustainability Matrix**



SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
To improve the health and well-being of the population and reduce inequalities in health	Will it improve access to health facilities across the Borough?	Yes - it is close to a health facility						None of the options evaluated are in close proximity to the Alexandra Hospital. Any provision of GP facilities would be introduced as part of a master plan with the SUEs at Bordesley and Foxlydiate offering the best opportunities for accommodating new facilities.
		Yes - mitigation measures in place						
		No						
		Unknown	✓	✓	✓	✓	✓	
	Will it promote healthier lifestyles?	Significantly						The potential for leisure facilities and creation of good car alternatives at Bordesley will assist in promoting healthier lifestyles. For other more fragmented development options the promotion of active and healthier lifestyles through walking or cycling to the town centre is not so easy to achieve.
		To a small extent	✓	✓				
		No			✓	✓	✓	
		Unknown						
	Does it mitigate against noise pollution?	Yes						Noise issue would need to be assessed as part of a development proposal.
		No						
		Unknown	✓	✓	✓	✓	✓	
	Does it mitigate against light pollution?	Yes						Any extensions to the urban area will exacerbate light pollution issues. Mitigation measures would need to be considered at detailed design stage.
		No						
		Unknown	✓	✓	✓	✓	✓	

Study Into The Future Growth Implications of Redditch Second Stage Report



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
Provide decent affordable housing for all, of all the right quality and tenure for local needs, in clean, safe and pleasant local environments	Will it provide opportunities to increase affordable housing levels within urban and rural areas of the Borough?	Yes	✓	✓	✓	✓	✓	The provision of affordable housing will be improved through the development of any of the sites considered. There are fewer competing costs elements such as contamination or mitigation measures to overcome in bringing any of the large sites forward.
		No - residential development may not be appropriate for this site						
		No - there is no affordable housing provision						
		Unknown						
	Will it provide affordable housing access to a range of housing tenures and sizes?	Yes	✓	✓	✓	✓	✓	The provision of affordable housing will be improved through the development of any of the sites considered. There are fewer competing costs elements such as contamination or mitigation measures to overcome in bringing any of the large sites forward.
		No - residential development may not be appropriate for this site						
		No - there is no affordable housing access to a range of housing tenures and sizes						
		Unknown						

Study Into The Future Growth Implications of Redditch Second Stage Report



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Does it seek to provide high quality, well-designed residential environments?	Yes	✓	✓	✓	✓	✓	Development at all of the sites offers an opportunity to deliver a high quality, well designed residential environment.
		No - residential development may not be appropriate for this site						
		No - high quality/well designed environment not to be incorporated						
		Unknown						
To raise the skills levels and qualifications of the workforce	Will it provide opportunities to further develop educational and attainment facilities within the Borough?	Yes						Not relevant.
		No	✓	✓	✓	✓	✓	
		Unknown						

**Study Into The Future Growth Implications of Redditch
Second Stage Report**

Sustainability Matrix



SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
Reduce crime, fear of crime and anti-social behaviour	Does it promote mixed development that encourages natural surveillance?	Yes - mixed use development and demonstrable natural surveillance						Development options are not mixed uses development sites. All relevant standards for designing out crime would be introduced as part of the proposal although large mixed use areas do not form a part of the options indentified.
		To a small extent - mixed use development						
		No	✓	✓	✓	✓	✓	
		Unknown						
Conserve and enhance the architectural, cultural and archaeological heritage and seek well-designed, resource efficient, high quality built environment in new development proposals	Does it provide opportunities for sustainable construction?	Yes	✓	✓	✓	✓	✓	This can only be assessed at a detailed stage although sustainable construction techniques will be implemented as part of any development scheme.
		No						
		Unknown						

Study Into The Future Growth Implications of Redditch Second Stage Report



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Will it enhance the Borough's Conservation Areas?	Site not in or adjoining Conservation Area	✓	✓	✓	✓	✓	Conservation areas will not be affected by development of the options identified.
		Adverse effect on Conservation Area						
		Improve or no affect						
		Unknown						
	Will it help safeguard the Borough's Listed Buildings?	Site not listed or adjacent to listed building(s)	✓	✓	✓	✓	✓	Listed buildings will not be affected by development of the options identified.
		Adverse effect on Listed Building(s)						
		Improve or no effect						
		Unknown						

Study Into The Future Growth Implications of Redditch Second Stage Report



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Does it improve the quality of the built environment?	Yes	✓	✓	✓	✓	✓	The introduction of modern well design residential environments constructed to the latest code for sustainable homes standards offers the opportunity to ensure the best quality designs are employed.
		No						
Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural lands, land of Green Belt value, maximising use of previously developed land and reuse of vacant buildings, where this is not detrimental to open space and biodiversity interest	Will it safeguard the Borough's mineral resources?	Yes	✓	✓	✓	✓	✓	Details on mineral resources are not known at this time.
		No						

Study Into The Future Growth Implications of Redditch Second Stage Report



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Will it maximise the use of Previously Developed Land?	Yes - It is on PDL and at high density or mixed uses	✓	✓	✓	✓	✓	The development of all existing urban capacity identified within the SHLAA is an integral part of each development option.
		To a small extent - it is on PDL						
		No						
	Will it protect the Borough's open spaces of recreational and amenity value?	Yes	✓	✓	✓	✓	✓	The stage 2 Growth Implications for Redditch study has thoroughly evaluated open space provision including the development potential of low quality spaces. All development options are predicated on the basis of development at densities which will allow recreational and amenity land of high value to be retained within the town and provided within the development options.
		No						

Study Into The Future Growth Implications of Redditch Second Stage Report



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Will it preserve the openness of the Green Belt?	<p>Not on/adjacent to Green Belt land</p> <p>Yes - compliant with PPG2</p> <p>No - there would be harm to Green Belt land</p>	✓	✓	✓	✓	✓	<p>To achieve both the preferred RSS target and the growth target development will need to occur on greenbelt land. A review of the SHLAA shows an urban capacity of 2,430 has been identified.</p> <p>Meeting the RSS target would require 4,170 units developed outside of the current settlement limits with the growth option increasing this number to 6,670. An allowance has been made for the potential offsetting of non greenbelt land through the reallocation of Redditch's ADRs. For example, Bordesley Park Option 1 would allow for the inclusion of all 3 ADR sites into the Greenbelt which in turn offsets a proportion of greenbelt land lost to that development.</p> <p>The offsetting process would mean that the loss of Greenbelt land is broadly similar for each development option.</p>
	Will it help to protect the Borough's agricultural land from adverse developments?	<p>Yes - not on agricultural land</p> <p>To a small extent - on agricultural land with mitigation measures in place</p> <p>No - there would be harm to agricultural land</p>	✓	✓	✓	✓	✓	There will be loss of agricultural land for all development options pursued.

Study Into The Future Growth Implications of Redditch Second Stage Report



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
Promote resource efficiency and energy generated from renewable energy and low carbon sources	Will it encourage opportunities for the production of renewable and low carbon energy?	Yes – significant opportunity	✓	✓				The larger the development sites the better the opportunity for integrating renewable and low carbon technologies. The development of Bordesley offers the potential to concentrate all development within one large site which in turn gives the maximum potential for employing new technologies.
		Yes – potential opportunity				✓	✓	
		No			✓			
	Will it promote greater energy efficiency?	Yes	✓	✓	✓	✓		All new residential development is expected to meet the highest standards with guidance coming from the Code for Sustainable Homes suggesting zero carbon communities by 2016. As meeting either the RSS preferred option or growth option will involve planning beyond the 2016 period all development will conform to the required standards.
		No						
		Unknown						
	Will it encourage opportunities to achieve energy efficiency measures above the minimum standard, as defined by the Code for Sustainable Homes?	Yes						Development on any of the sites is expected to deliver the required standard as a minimum.
		No						
		Unknown	✓	✓	✓	✓	✓	
								This can only be assessed if it is known whether each option will incorporate measures to achieve above the minimum standard, as defined by the Code for Sustainable Homes.