

# Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix A - Included Sites Date: April 2012

0908 ref: 0558



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



Ownership Details:		Site	<b>Area:</b> 0.09ha
Private (dual ownership)		Grid	<b>Ref:</b> SP04136473
Current Land Use:			
Vacant - was in employment use			
Surrounding Land Uses:			
Character of Surrounding Area:			- 1 - 1 - 1 - 1
Previous Source: (e.g. BORLP3, UCS, BORLP3		rt, omission s	site, other)
New Source: (e.g. landowner, developer	etc)		
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:		Details:	4 dwellings under construction, 6 dwellings complete
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes Site under construction - no need to		suitability	

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	 Details
Yes: Site will be discounted	_ 3,0,1,0
No: Does the site fall within or significantly affect any other	

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

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

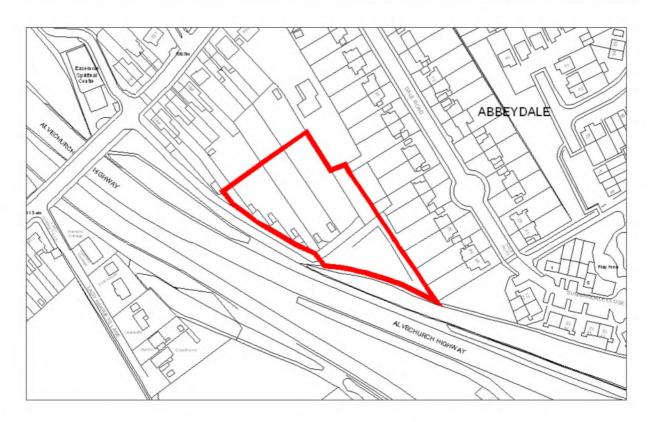
Stage C	
Availability	
Is the site immediately available for development?	0.00
Yes	$\checkmark$
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within <b>0 - 5 years</b>	$\checkmark$
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

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

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

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

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



Ownership Details:	= 7	Site Area:	0.43ha	
Private/Multiple		Grid Ref:	SP0471 680	)2
Current Land Use: Disused gardens				2 () 2 ()
Surrounding Land Uses: Residential				
Character of Surrounding Area:				
<b>Previous Source:</b> (e.g. BORLP3, UCS, W'BORLP3	YG Report, omi	ssion site, other)		
New Source: (e.g. landowner, developer etc	:)			- 1
Relevant Planning History: (including most recent ownership details)				
Detailed Planning Permission:	Detai	ls: 07/152 (lapsed	: - 24 dwelling d)	gs
Outline Planning Permission:				
Previous Local Plan Allocation:				
Additional Information/site notes: I discussion regarding a revised scheme	_	nsent lapsed	I. Landowner	s in

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

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

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

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

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	24 dwellings

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



Ownership Details:	Site Area: 5.68ha	
1 · · · · · · · · · · · · · · · · · · ·	1 -	
Private	<b>Grid Ref</b> : SP0393 6838	
Current Land Use:		
Site clearance / remediation complete. Installation	on of services underway	
Surrounding Land Uses: Employment		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Deta	ils: 06/484 & 06/541 - 255 dwellings (2 phases)	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes: 249 completions to date, 6 under construction		

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

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

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

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

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	6 dwellings with pp

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



Ownership Details:	Site Area: 0.19ha
• · · · · · · · · · · · · · · · · · ·	1 - 1
Private	<b>Grid Ref:</b> SP0393 6672
Current Land Use:	
Vacant	
Surrounding Land Uses: Residential	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, or BORLP3 windfall commitment  New Source: (e.g. landowner, developer etc)	nission site, other)
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:   Detailed	ails: 11/019 - 23 dwellings
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes: Ground works underway	

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

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

Details
✓

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

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	23 dwellings

# Redditch Borough Council Strategic Housing Land Availability Assessment HOUSING SITE ANALYSIS FORM Survey Date: Site Ref: LP13 Site Address: Land off Torrs Close N Garage Southcrest Wood

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

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

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

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	<u> </u>
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:  Less than 1.5km	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	7
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:  None	1
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
Ves and cannot be overcome	

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Tes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	2 0 100
No	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?  Sufficient infrastructure in place to serve development	
Sumdent infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	
INO access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	2 6166
No compatibility issues	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

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

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	$\checkmark$
Possibly, or with issues which can be resolved within 10	2
years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	6 dwellings

#### HOUSING SITE ANALYSIS FORM

#### **Site Address:**

Land adjacent to Castleditch Lane/Pheasant Lane

Site Ref:

**Survey Date:** 

LPX02

3.9.2008







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

Ownership Details:	Site Area: 0.52 ha	
Private	<b>Grid Ref</b> : SP04446495	
Current Land Use:  Open Space  Surrounding Land Uses:  Open Space and Residential  Character of Surrounding Area:	d low density dwellings and	
Peaceful residential area with mix of medium an parkland opposite	a low density aweilings and	
Previous Source: (e.g. BORLP3, UCS, WYG Report, or Additional LP3 Site  New Source: (e.g. landowner, developer etc)	nission site, other)	
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:	- 0	
Additional Information/site notes:		
Policy B(HSG).1 (19 dwellings) Situated close to the predominantly private residuet and fronting Oakenshaw Park. To the eas detached dwellings, to the south west, 3 bed detached	t of the site - very large 4 bed	

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

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	<b>√</b>
Yes:	
Opportunity to enhance/no significant adverse impact	Good hedgerows along west and south-eastern sides. This site borders Oakenshaw Spinney which is a "Special Wildlife Site".
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Details
$\checkmark$
Ditch which drains site runs along western hedge line. Fields act as a flood plain for Oakenshaw Spinney, soaking up water & preventing flash flooding through the wood &

Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

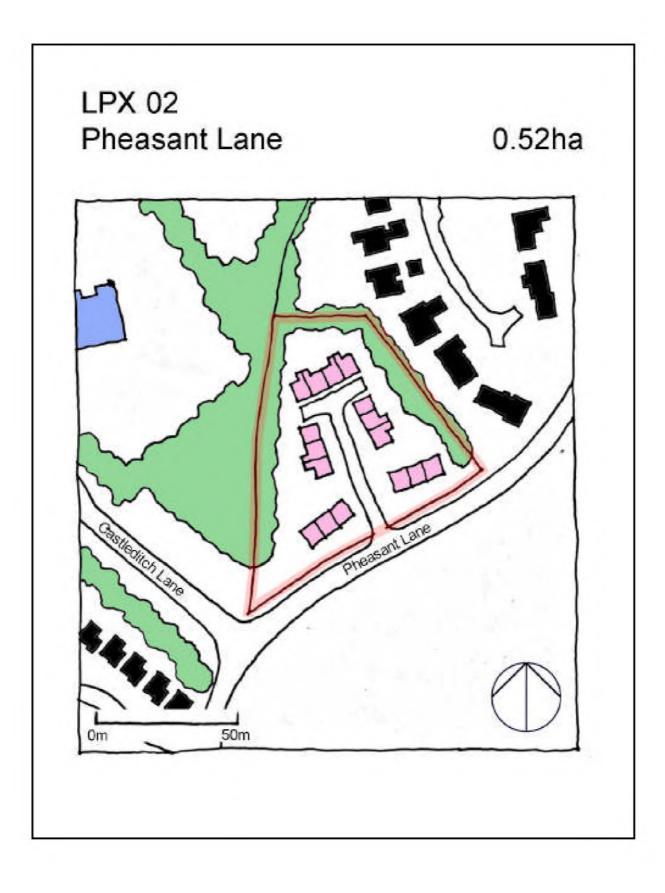
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – Further evaluation may be required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

Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	$\checkmark$
Between 400m and 800m (walking distance)	-
Over 800m (walking distance) or ineffective service	

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

O-maturinta ta Dalinama	
Constraints to Delivery	
Level of Contamination on Site:	
None	$\checkmark$
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically	
mitigated	
mugated	
Are there any Physical Constraints on site?	
No	$\checkmark$
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	$\checkmark$
A single TDO	
A single TPO Group TPO	
Is there a Public Right of Way on the site?	
is there a rubile right of way on the site:	
No	<b>V</b>
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	<b>√</b>
Vac but indication of nonlegament and initial processing	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Frankson and Land	
Employment Land Would development of the cite regult in the loss of	Detaile
Would development of the site result in the loss of employment land?	Details
No	<b>√</b>
	· · · · · · · · · · · · · · · · · · ·
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	✓

Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
nfrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	$\checkmark$
nsignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
s the site immediately available for development?	
Yes	<b>✓</b>
	·
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	$\checkmark$
Therefore available within <b>0 - 5 years</b>	· ·
ADR	
Therefore available within <b>5 - 10 years</b>	
Green Belt	
Therefore available beyond <b>10 years</b>	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
<u> </u>	See letter on P870(1)
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
	5 . "
Appropriate timeframe for development?	Details
0-5 years	<b>√</b>
5-10 years	
10years +	
10years + Potential Residential Yield	
Potential Residential Yield Appropriate Density	Total number of Dwellings



#### **HOUSING SITE ANALYSIS FORM**

#### **Site Address:**

Former Claybrook School, Matchborough

Site Ref:

Survey Date:

LPX04

27.8.08











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

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

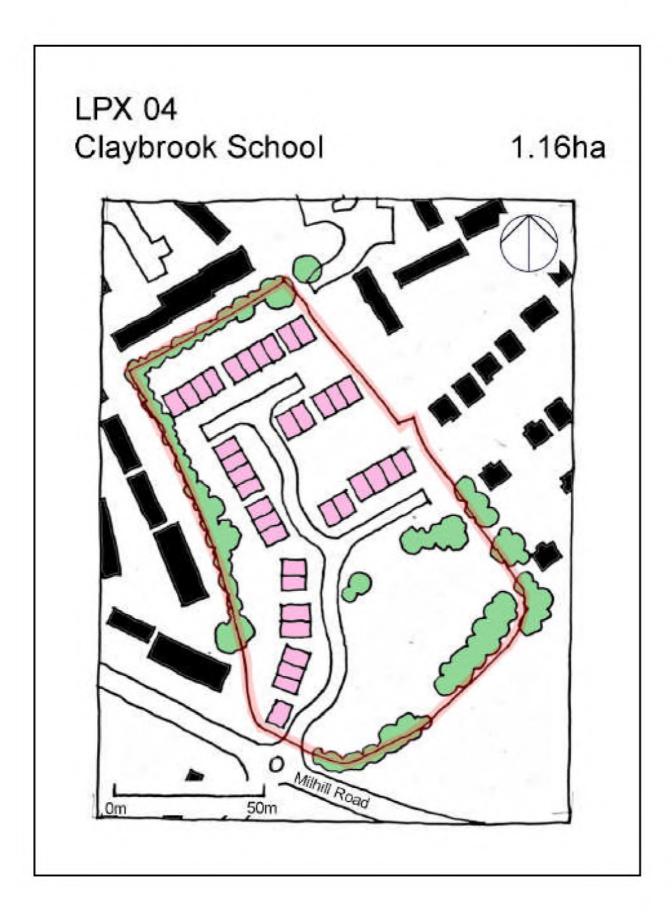
0		
Stage B		
Other Environmental Issues:		
Impact on the historic, cultural and built environment		
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – Further evaluation may be required prior to development	
Opportunity to enhance/no adverse impact	<b>√</b>	
Adverse impact/impact but could be mitigated		
Significant adverse impact that cannot be mitigated		
Sustainability:		
Access to Public Transport		
Is the site well related to a bus stop (or railway station)?	Details	
Less than 400m (walking distance)	<b>✓</b>	
Between 400m and 800m (walking distance)		
Over 800m (walking distance) or ineffective service		
Access to services and facilities		
Walking distance to nearest first school:	3	
Less than 1.5km	<b>√</b>	
Between 1.5km and 3km		
Over 3km		
Walking distance to nearest local retail facilities:		
Less than 800m	<b>✓</b>	
Between 800m and 1600m		
Over 1600m		
Walking distance to nearest health facilities:		
Less than 800m		
Between 800m and 1600m	<b>√</b>	
Over 1600m		

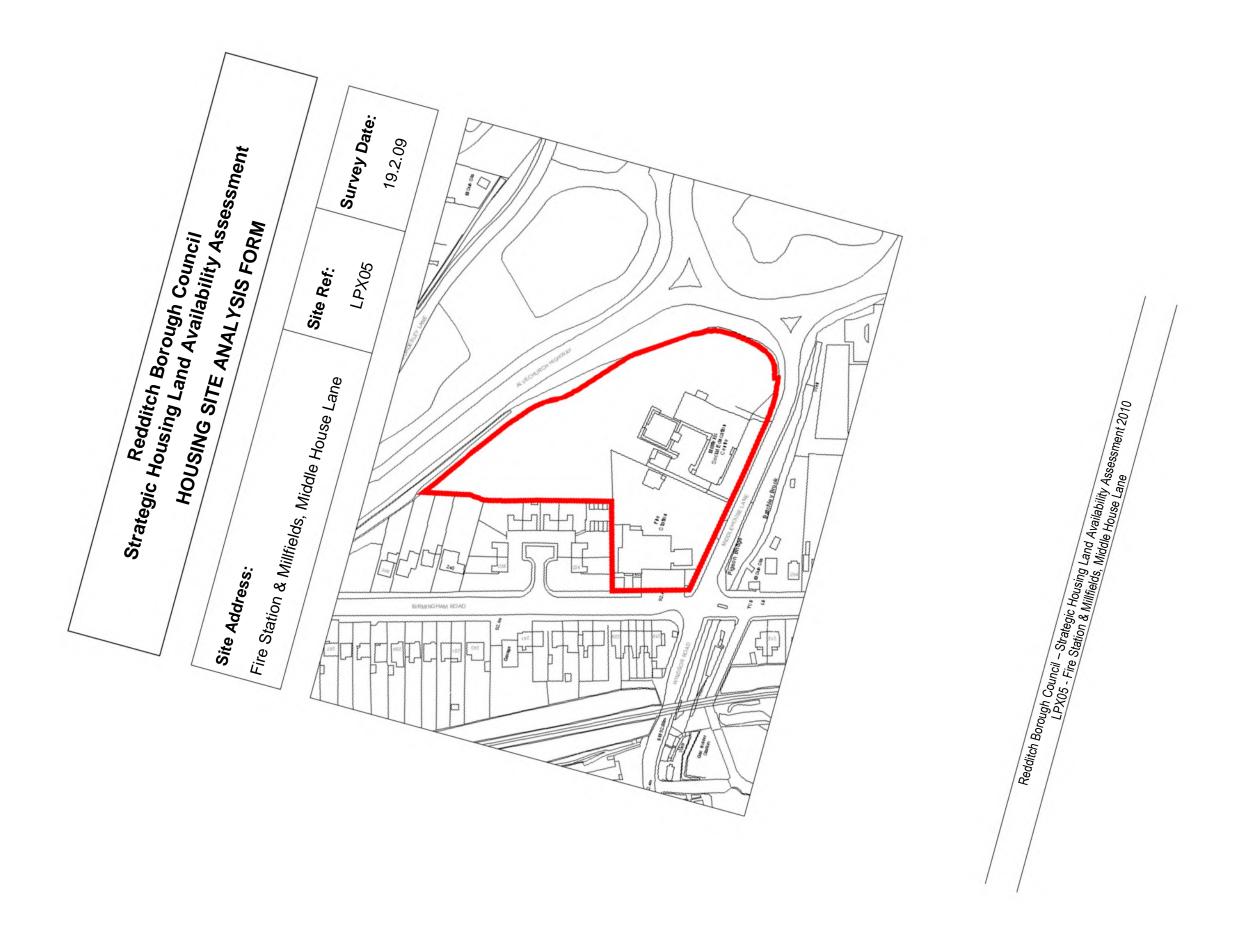
<b>✓</b>
<b>✓</b>
Warwick TPO 4 & 5

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

Employment Land	
Would development of the site result in the loss of employment land?	Details
No	<b>√</b>
	Y
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	<b>√</b>
Infrastructure constraints that would require investment	
to overcome but can probably be addressed by	
developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Dotailo
Access to unadopted road/track	
No access	Access an issue at this stage
Compatibility with adjoining uses	D. (. 7).
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	<b>✓</b>
Insignificant or moderate compatibility issues	
Residential development considered incompatible	
(discount site for residential)	

Store C		
Stage C Availability		
Is the site immediately available for d	evelonment?	
	evelopinient:	
Yes		<b>V</b>
No		T
What is the predominant land type or		Details
Brownfield or Greenfield within or adj	acent to a	$\checkmark$
settlement		
Therefore available within <b>0 - 5 years</b>		
ADR		
Therefore available within 5 - 10 year	rs	
Green Belt		
Therefore available beyond 10 years		
Achievability		
	site for	Details
Willingness of landowner to progress site for development		Details
	within 5 years	
Yes, or issues which can be resolved within 5 years		V
Possibly, or with issues which can be 10 years	resolved within	
No, issues which cannot be resolved		
Appropriate timeframe for develop	ment?	Details
0-5 years		
<u> </u>		<b>V</b>
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density	Total number of	of Dwellings
		36





Ownership Details:	Site Area: 1.36 ha
• 4	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Worcestershire County Council / RBC	<b>Grid Ref:</b> SP0415 6859
Current Land Use:	
Fire Station & Adult Learning Centre	
Surrounding Land Uses:	
Residential & Retail	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, on	nission site, other)
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:   Deta	ails:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	

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

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

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	$\checkmark$
	·
Adverse impact/impact but could be mitigated	
Navoros impassimpass but osula be imagaisa	
Significant adverse impact that cannot be mitigated	
olymneant adverse impact that earmor be imagated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	Details
Less than 400m (waiking distance)	$\checkmark$
Between 400m and 800m (walking distance)	
Detween 400m and 000m (waiking distance)	
Over 800m (walking distance) or ineffective service	
Over booth (walking distance) of inenective service	
Access to services and facilities	
Walking distance to nearest first school:	- 1
Less than 1.5km	
Less than 1.5km	✓
Between 1.5km and 3km	
Detween Lonn and Skill	
Over 3km	
Over Skill	
Walking distance to nearest local retail facilities:	
Less than 800m	
Less than outil	✓
Between 800m and 1600m	
Detween ooon and room	
Over 1600m	
Over 1000iii	
Walking distance to nearest health facilities:	
Less than 800m	
Less than overi	
Between 800m and 1600m	
Detween 600m and 1000m	✓
Over 1600m	
Over 1600m	

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

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

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

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

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

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

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10	$\overline{\hspace{1cm}}$
years	<u>*</u>
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	35



# Redditch Borough Council Strategic Housing Land Availability Assessment

## **HOUSING SITE ANALYSIS FORM**

**Site Address:** 

Former Ipsley School Playing Field

Site Ref:

LPX06

**Survey Date:** 

29.8.08







Ownership Details:		Site Area:
Worcestershire County Council		0.93 ha
		<b>Grid Ref</b> : SP0498 6575
Current Land Use:		
Vacant		
Surrounding Land Uses:		
Residential		*
Character of Surrounding Area:		- 41
Previous Source: (e.g. BORLP3, UCS,	WYG Re	eport, omission site, other)
Additional LP3 Site		
New Source: (e.g. landowner, developer	etc)	
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:		Details:
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes	3	
Policy B(HSG).1 (28 dwellings)		
See comment on LPX07. This site is completely inaccessible for amenity use at present.		

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

Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be	
explored)	
Zone 3 – High risk – Site will be discounted unless it	
can be demonstrated that mitigation can be	
successfully introduced	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environme	
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	HER – may require further
the site impact on the existing character of the	evaluation prior to development
Settlement?	development
Opportunity to enhance/no adverse impact	<b>√</b>
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Custoin shilituu	
Sustainability: Access to Public Transport	
Is the site well related to a bus stop (or railway	Details
station)?	Details
Less than 400m (walking distance)	<b>/</b>
and the state of t	<b>V</b>
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
	6

Less than 800m	
Between 800m and 1600m	<b>√</b>
Over 1600m	
Donathainta ta Dalinama	
Constraints to Delivery Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	$\checkmark$
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	$\checkmark$
A single TPO	
Group TPO	

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

Is there a Public Right of Way on the site?

No Yes

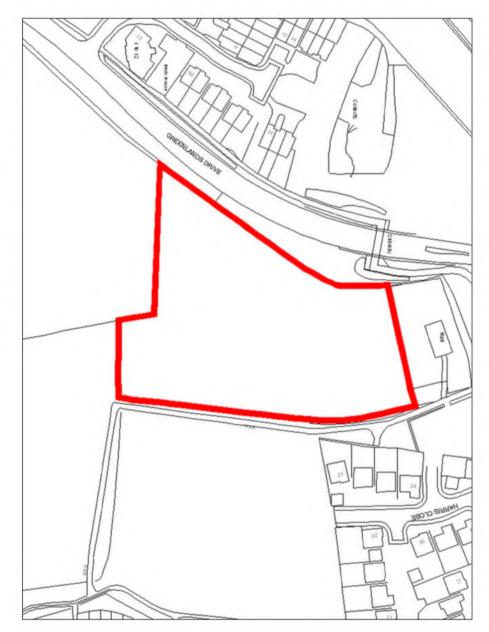
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Dotailo
No	
	<b>Y</b>
Yes - demonstrated that land will not come forward	
for employment uses	
Yes - land is not likely to come forward for	
employment uses	
Yes - land is likely to come forward for employment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

Stage C		
Availability		
Is the site immediately available for de	velopment?	
Yes		✓
No		
What is the predominant land type on t	he site?	Details
Brownfield or Greenfield within or adjace settlement	cent to a	<b>√</b>
Therefore available within <b>0 - 5 years</b>		
ADR Therefore available within 5 - 10 years		
Green Belt Therefore available beyond <b>10 years</b>		
Achievability		
Willingness of landowner to progress s development	ite for	Details
Yes, or issues which can be resolved within 5 years		✓
Possibly, or with issues which can be r	esolved within	
No, issues which cannot be resolved		
Appropriate timeframe for developm	nent?	Details
0-5 years		✓
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density	Total nu	ımber of Dwellings
, , , , , , , , , , , , , , , , , , , ,		31



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

Site Address: Land South of Scout Hut, Oakenshaw Road Site Ref: LPX07 Survey Date: 29.8.08







Ownership Details:	Site Area:	
Redditch Borough Council	1.02 ha	
	Grid Ref: SP0489 6577	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
_		
Open Space and Residential		
Character of Surrounding Area:		
5 1 1 0 0 4 5 1 1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
Predominantly 3 & 4 Bed detached dwellings		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
New Source: (e.g. landowner, developer etc)		
Relevant Planning History:		
(including most recent ownership details)		
Detailed Planning Permission:   Detail	s:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information letter notes		
Additional Information/site notes		
Policy B(HSG).1 (31 dwellings)		
Access may be via Harris Close, which is predor	•	
dwellings. This site should be developed in conju		
between the two sites is intimidating and routes better natural surveillance. This site is predomination		
useful amenity land and there are pitches adjace	•	
part of this development.	in which could be enhanced as	
part of this development.		
Access through scouts' car park into the site. Car park in poor state of repair. A		
comprehensive development scheme which included car park area may offer an		
alternative parking arrangement for the scout hut or at least fund re-surfacing		
work.		

Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	Bottanio
,	
Brownfield (previously developed) site that is within or	
adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or	
adjoining a settlement and is within Redditch Borough	<b>V</b>
adjoining a settlement and is within reduction beloagin	
Any site (either brownfield, Greenfield or Green Belt)	
that is not within, or adjoining any settlement and is	
within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary	
which may form part of a direction of growth for	
Redditch needs beyond the Redditch Borough	
Boundary	
(site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any of	
designated international, regional or local value, or affe flora or fauna? Does the site affect trees, hedgerows or	
woodland not subject to statutory protection?	areas or arrotorit
No: No significant adverse impact on biodiversity	
No. No significant adverse impact on blodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	✓ Good hedgerows all the
	way round the site,
	particularly thick
	hedgerows with mature
	trees on the west side (an
	important habitat)
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted	
unless it can be demonstrated that mitigation can be successfully introduced	- 1
Successivily introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	$\overline{\hspace{1cm}}$

<u> </u>	
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be	
explored)	
Zone 3 – High risk – Site will be discounted unless it	
can be demonstrated that mitigation can be	
successfully introduced	
Successiany maradassa	
Stage B	
Other Environmental Issues:	
	nt.
Impact on the historic, cultural and built environme	
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	
the site impact on the existing character of the	
Settlement?	
Opportunity to enhance/no adverse impact	✓ HER – further evaluation
	may be required prior to
	development
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
g and a second and a second and a second a secon	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway	Details
station)?	Details
,	
Less than 400m (walking distance)	<b>V</b>
Between 400m and 800m (walking distance)	
between 400m and 600m (walking distance)	
Over 000m (welling distance) or ineffective comice	
Over 800m (walking distance) or ineffective service	
Access to coming and facilities	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	<b>√</b>
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Between oom and room	<b>V</b>
Over 1600m	
Over room	

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

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

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

Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	$\checkmark$
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment uses	
Infractive Consoits	
Infrastructure Capacity	Dotoilo
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?  Sufficient infrastructure in place to serve development	
	<b>V</b>
Infrastructure constraints that would require investment	
to overcome but can probably be addressed by	
developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	<b>√</b>
Access to unadopted road/track	
Nagaras	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Dotails
No compatibility issues	_/
The companionity located	<b>v</b>
Insignificant or moderate compatibility issues	
mengament of mederate compatibility located	
Residential development considered incompatible	
(discount site for residential)	4 4

Stage C		
Availability		
Is the site immediately available for dev	elopment?	
Yes		
No		✓
What is the predominant land type on the	ne site? D	etails
Brownfield or Greenfield within or adjacent to a settlement Therefore available within <b>0 - 5 years</b>		<b>√</b>
ADR Therefore available within 5 - 10 years		
Green Belt Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress sidevelopment	te for D	etails
Yes, or issues which can be resolved within 5 years		✓
Possibly, or with issues which can be really years	esolved within	
No, issues which cannot be resolved		
Appropriate timeframe for developm	ent? D	etails
0-5 years		✓
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density Total number of Dwellings		wellings
		32

LPX 06/07 Oakenshaw Road

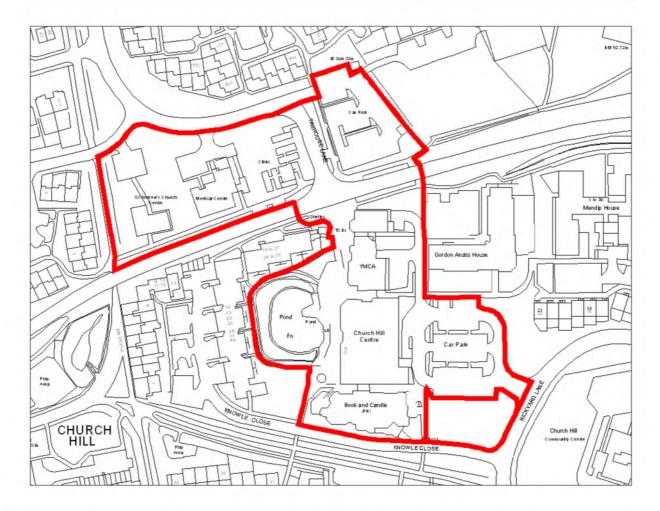
1.95ha



# Redditch Borough Council Strategic Housing Land Availability Assessment

## **HOUSING SITE ANALYSIS FORM**

Site Address:Site Ref:Survey Date:Church Hill District CentreCS0127.8.08







Ownership Details:	Site Area:
Redditch Borough Council	2.25 ha
	Grid Ref: SP0652 6864
Current Land Use:	
District Centre	× 2
Surrounding Land Uses:	
Residential	
Character of Surrounding Area:	
New town district centre – looking dated and in r	need of regeneration
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	-
Core strategy strategic site	
Core strategy strategie site	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History:	
(including most recent ownership details)	
Detailed Planning Permission:   Detai	ls:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes	

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

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

Constraints to Delivery	
Level of Contamination on Site:	
None	<b>√</b>
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	<b>√</b>
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	NT TPO's 5 & 8
Is there a Public Right of Way on the site?	
No	
Yes	✓
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	<b>√</b>
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	
Yes. No possibility of replacement provision	

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

Stage C		
Availability		
Is the site immediately available for dev	elopment?	
Yes		
No		✓
What is the predominant land type on the	ne site?	Details
Brownfield or Greenfield within or adjace settlement	ent to a	<b>√</b>
Therefore available within <b>0 - 5 years</b>		
ADR Therefore available within 5 - 10 years		
Green Belt Therefore available beyond <b>10 years</b>		
Achievability		
Willingness of landowner to progress si development	te for	Details
Yes, or issues which can be resolved within 5 years		<b>√</b>
Possibly, or with issues which can be re	esolved within	
No, issues which cannot be resolved		
Appropriate timeframe for developes	am10	Deteile
Appropriate timeframe for development?  0-5 years		Details
<u> </u>		,
5-10 years		
10years +		
Potential Residential Yield		
	Total number of	f Dwollings
Appropriate Density Total number of		57
31		31



# Redditch Borough Council Strategic Housing Land Availability Assessment

## **HOUSING SITE ANALYSIS FORM**

**Site Address:** 

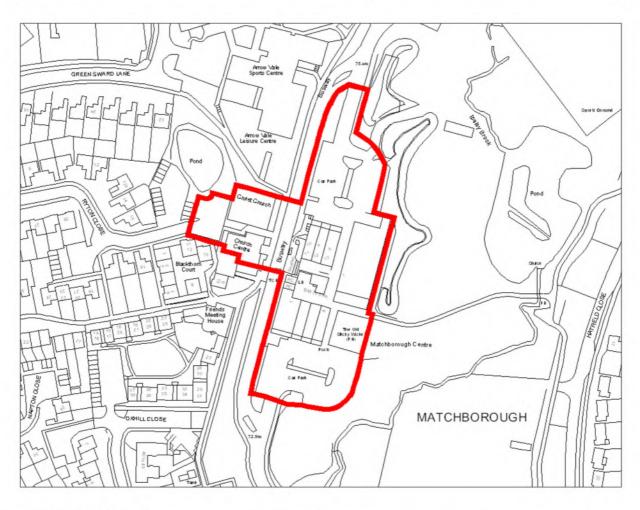
Matchborough District Centre

Site Ref:

CS03

**Survey Date:** 

27.8.08







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

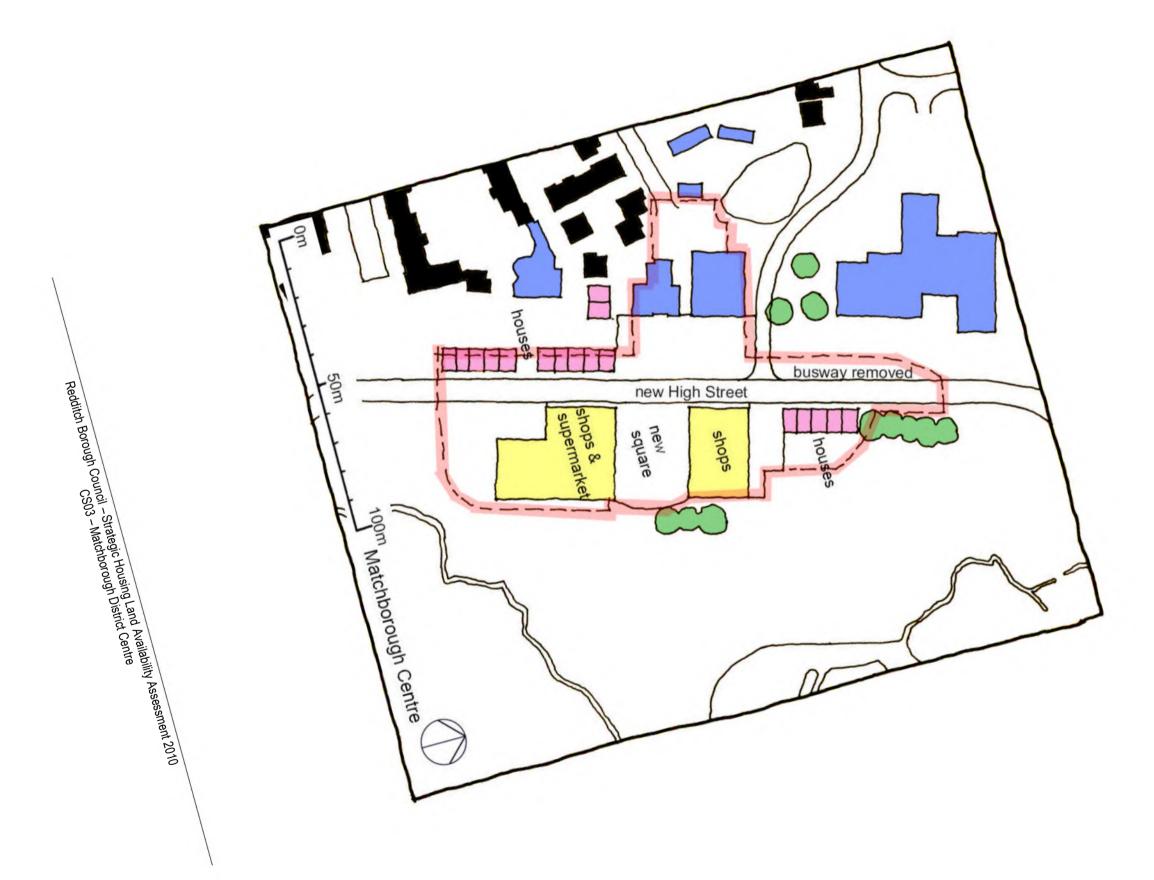
Ctago A	
Stage A Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	✓
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any or designated international, regional or local value, or affer flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection?	ect habitat for protected
No: No significant adverse impact on biodiversity	<b>✓</b>
Yes:	4
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>√</b>
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environmer	nt
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	<b>√</b>
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities Walking distance to nearest first school:	
Less than 1.5km	
2500 than Tiolan	¥
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	<b>✓</b>
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	<b>√</b>
Over 1600m	

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

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

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





### Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix A - Included Sites Date: April 2012

0908 ref: 0558



### Redditch Borough Council Strategic Housing Land Availability Assessment

### HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Marlfield Farm School, Redstone CloseWYG043.9.2008







Ownership Details:	Site Area: 1.41 ha	
Housing Association	<b>Grid Ref</b> : SP06210 6869	
Current Land Use:		
Demolished Primary School		
Surrounding Land Uses:		
Residential and Open Space		
Character of Surrounding Area:		
Mix of open space and residential – majority of residential is high density excorporation housing.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, o	mission site, other)	
WYG Report		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Det	ails: Planning consent granted 17/1/11	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
WYG Report – 29 Dwellings		
Site bounded on three sides by high density ex-corporation housing.		
Access via Redstone close, which is private semi-detached development. Due to surrounding high density housing, significant provision should be made for 'useful' open space as part of a comprehensive development scheme.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	<b>√</b>
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	ו
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadivaraity Candivaraity 9 Havitana	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	,
affect habitat for protected flora or fauna? Does the site	✓
affect trees, hedgerows or areas of ancient woodland not	
subject to statutory protection?	
No: No significant adverse impact on biodiversity	
Yes: Good hedgerows along west and south-eastern sides.	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	Good hedgerows and mature trees all around the north, west & south of site. These shall be protected as they are of high biodiversity value. Pond 29 to south of site has great crested newts (SP061685)
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓ ×
Yes:	
Zone 1 – Little or no risk	

Zone 2 – Low to medium risk (mitigation to be explored)

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

introduced

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	<b>√</b>
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	$\checkmark$
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	= = = =
1	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	$\checkmark$
Between 1.5km and 3km	
Over 3km	1 = 1
Walking distance to nearest local retail facilities:	
Less than 800m	1
Between 800m and 1600m	<b>√</b>
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

Constraints to Delivery	
Level of Contamination on Site:	
None	$\checkmark$
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	,
No	$\checkmark$
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	5 - 10
No	
A single TPO	
Group TPO	NT TPO 8
Is there a Public Right of Way on the site?	
No 🗸	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	3 0.00
Yes, but indication of replacement provision possible	1
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	✓
Employment Land	D
Would development of the site result in the loss of employment land?	Details
No	<b>√</b>
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
adequately served? Sufficient infrastructure in place to serve development	
Cambiont initialitation in place to solve development	V

Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	0.11
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	/
Billoot doodoo to maii/adoptod rodd	✓ Via Redstone Close
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	
No compatibility issues	V
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
one for residentially	
Stage C	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	<b>√</b>
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	Details
<u>.</u>	<b>✓</b>
Therefore available within 0 - 5 years	
ADR Therefore evallable within <b>F 10 years</b>	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
A = 1.1 1.11/4	
Achievability	<b>5</b>
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	<b>√</b>
Possibly, or with issues which can be resolved within 10	
1 m in the second of the secon	7.0
No, issues which cannot be resolved	
NO, ISSUES WHICH CAIHIOLDE LESOIVEU	
Appropriate timeframe for development?	Dataila
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	
-y	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
Appropriate Deliaity	79
	13

### Redditch Borough Council Strategic Housing Land Availability Assessment

### HOUSING SITE ANALYSIS FORM

**Site Address:** 

High Trees, Dark Lane

Site Ref:

**Survey Date:** 

WYG06

3.9.2008





Ownership Details:	Site Area: 0.7 ha
Private	Grid Ref: SP0380 6218
Current Land Use:	
Residential	
Surrounding Land Uses:	
Executive dwellings & traditional village settlement	ent development
Character of Surrounding Area:	
Rural lane with large 4 & 5 bed dwellings	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)
WYG Report	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:   Deta	dils: 09/259 1 demo and 7 new dwellings (6 net) – 1 com
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
WYG Report – 6 Dwellings.	
This area has seen a high level of infill/back land development over the last few years on adjacent land.	
Forms part of the Astwood Bank settlement and abuts Green Belt.	
Row of mature pines offers screening to and from Green Belt.	

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

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

Are there any Physical Constraints on site?	
No	<b>√</b>
	·
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	Borough of Redditch
Is there a Public Right of Way on the site?	
No	<b>✓</b>
Yes	
165	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	<b>√</b>
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Would development of the cite regult in the loca of	Details
Would development of the site result in the loss of employment land?	Details
No	<b>√</b>
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	D
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	
Sufficient infrastructure in place to serve development	<b>√</b>
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	

Highway Access	Details
Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	<b>√</b>
	•
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	<b>√</b>
N.	<u> </u>
No What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	Details
Therefore available within <b>0 - 5 years</b>	<b>V</b>
ADR	
Therefore available within <b>5 - 10 years</b>	
Green Belt	
Therefore available beyond 10 years	
A 11 1996	
Achievability Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	Details
<u> </u>	V
Possibly, or with issues which can be resolved within 10	1 7 7
years	+
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	√
·	V
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
- depositions and a second	6

### Redditch Borough Council Strategic Housing Land Availability Assessment

### HOUSING SITE ANALYSIS FORM

### **Site Address:**

Widney House & adjoining land, Bromsgrove Rd

### Site Ref:

RB003 (incl RB007 & RB038)

### **Survey Date:**

8.9.2008







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

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – Further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	Opportunity to enhance
Adverse impact/impact but could be mitigated	opposition of the contract of
Significant adverse impact that cannot be mitigated	1 J = 4
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	F1 = 19 = 10 = 10 = 10 = 10 = 10 = 10 = 1
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	<b>√</b>
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	7
Less than 800m	<b>√</b>
Between 800m and 1600m	
Over 1600m	
	<del> </del>
Constraints to Delivery	
Level of Contamination on Site:	
None	
Contamination that can be overcome through land	<b>√</b>
remediation	As employment uses in place, would need to

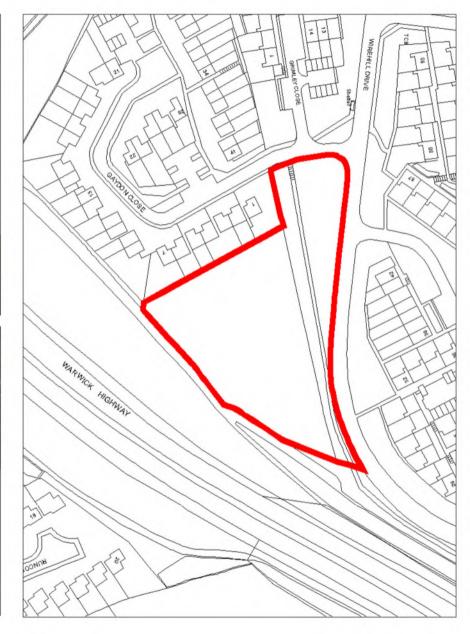
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	_/
	<b>V</b>
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	./
	V
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	<b>√</b>
	Public right of way is unlit, narrow and unappealing. Opportunity to incorporate a safer pedestrian route through the site as part of its design
Open Space & Recreation	7
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	<b>√</b>
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	<ul><li>✓ Widney Works not employment zoned in LP3</li></ul>
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	<b>√</b>
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	

Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	$\checkmark$
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	2
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	/
·	V
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
	V
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	<b>✓</b>
Therefore available within <b>0 - 5 years</b>	·
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	<b>√</b>
	· ·
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	<b>√</b>
5-10 years	
10years +	
Potential Residential Yield	
	Total number of Dwellings
Appropriate Density	Total number of Dwellings
	58

## Strategic Housing Land Availability Assessment Redditch Borough Council

# HOUSING SITE ANALYSIS FORM

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







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

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

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	<b>✓</b>
No: No significant adverse impact on biodiversity	
Yes: Good hedgerows along west and south-eastern sides.	
Opportunity to enhance/no significant adverse impact	Good hedgerows around the site and a good meadow area – could be developed as a wild flower meadow area.
	Need to retain hedgerow
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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

Stage B		
Other Environmental Issues:		
Impact on the historic, cultural and built environment	Ç	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER –further evaluation may be required prior to development	
Opportunity to enhance/no adverse impact	No adverse impact if land north of hedgerow left open	
Adverse impact/impact but could be mitigated		
Significant adverse impact that cannot be mitigated		
Sustainability:		
Access to Public Transport		
Is the site well related to a bus stop (or railway station)?	Details	
Less than 400m (walking distance)	✓	
Between 400m and 800m (walking distance)		
Over 800m (walking distance) or ineffective service		
Access to services and facilities		
Walking distance to nearest first school:		
Less than 1.5km	✓	
Between 1.5km and 3km		
Over 3km		
Walking distance to nearest local retail facilities:		
Less than 800m	- //	
Between 800m and 1600m	<b>√</b>	
Over 1600m		
Walking distance to nearest health facilities:	1	
Less than 800m		
Between 800m and 1600m	<b>√</b>	
Over 1600m		
Constraints to Delivery		
Level of Contamination on Site:		
None	✓	
Contamination that can be overcome through land remediation		
High level of contamination that cannot be realistically mitigated		

Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	$\checkmark$
	<b>*</b>
	Apparently land is made of
	unconsolidated soil from
	when highways were built -
	Investigation needed prior to
	development
Yes and cannot be overcome	
Are there TPOs on site?	
No	./
	V
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
•	
Yes. No possibility of replacement provision	✓ Currently used be local
	_
	kids – play football on the
	top of the site
Employment Land	<u></u>
Would development of the site result in the loss of	Details
employment land?	
No	_/
	V
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
res land is likely to come forward for employment uses	
International Control	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	<b>√</b>
	<b>Y</b>
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
arante	

Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	$\checkmark$
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	$\checkmark$
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	$\checkmark$
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	$\checkmark$
Therefore available within 0 - 5 years	
ADR Therefore available within <b>5 - 10 years</b>	
Green Belt	
Therefore available beyond 10 years	
A a let a contact to the contact to	
Achievability Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	√ √
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	✓ <b>————————————————————————————————————</b>
5-10 years	,
10years +	
Toyono .	· ·
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	15



### Redditch Borough Council Strategic Housing Land Availability Assessment

### HOUSING SITE ANALYSIS FORM

Site Address: Survey Date:

Land to the rear of Sandygate Close

UCS 2.16

29.8.2008







Ownership Details:	Site Area: 0.20 ha		
Redditch Borough Council	Grid Ref: SP0197 6681		
Current Land Use:			
Open Space			
Surrounding Land Uses:			
Residential			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)  New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)	tails:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:  Mix of flats and medium density housing – some possibly ex-council properties			

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

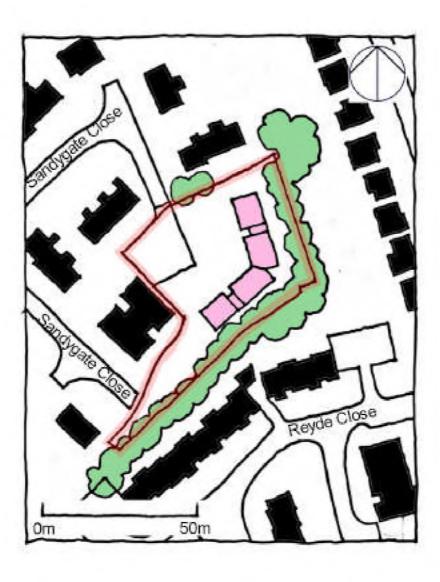
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	<b>√</b>
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	√ ·
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	T
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Constraints to Delivery	
Constraints to Delivery	
Level of Contamination on Site:  None	
	<b>✓</b>
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?	
No	✓
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	Footpath through site – tarmac & street lighting
Open Space & Recreation  Would the site result in the loss of these facilities?	Detaile
No	Details
NO .	<ul> <li>✓ Acts as a village green</li> <li>– good landscape/amenity</li> <li>space for local residents.</li> <li>No play facilities on site –</li> <li>open grassland</li> </ul>
Yes, but indication of replacement provision possible on, next to or near to the site as part of the	7
Development Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	

Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	V-
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	<b>✓</b>
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	<b>√</b>
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within <b>0 - 5 years</b>	✓
ADR	
Therefore available within <b>5 - 10 years</b>	
Green Belt	
Therefore available beyond 10 years	
Achievability	T
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	<b>√</b>
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	<b>√</b>
10years +	
Potential Residential Yield	,
Appropriate Density	Total number of Dwellings

## UCS 2.16 Sandygate Close

## 0.23ha



## Redditch Borough Council Strategic Housing Land Availability Assessment

#### HOUSING SITE ANALYSIS FORM

#### **Site Address:**

Playing field, Dingleside Middle School & Land to the rear of 1-11 Auxerre Avenue

Site Ref:

UCS 8.38

**Survey Date:** 

19.9.08







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

Stage A			
Conformity with Strategic Policy for		Details	
Development Distribution/Settlement			
Hierarchy			
Brownfield (previously developed) site			
that is within or adjoining a settlement			
and is within Redditch Borough			
Greenfield or Green Belt site which is		$\checkmark$	
within or adjoining a settlement and is			
within Redditch Borough			
Any site (either brownfield, Greenfield or			
Green Belt) that is not within, or			
adjoining any settlement and is within			
Redditch Borough – site will be			
discounted			
Any site which falls within the WYG			
Study Boundary which may form part of			
a direction of growth for Redditch needs			
beyond the Redditch Borough Boundary			
(site to be assessed under separate			
study)			
Biodiversity, Geodiversity & Heritage			
Is a scheduled Ancient Monument located	on the	Details - no	
site?			
Yes: Site will be discounted	•		
No: Does the site fall within or significantly	•		
other site of designated international, regio			
value, or affect habitat for protected flora or			
Does the site affect trees, hedgerows or are			
ancient woodland not subject to statutory p	rotection?		
No:		✓	
Yes:			
Opportunity to enhance/no significant adve	rse impact		
Significant adverse impact (mitigation to be	explored)		
Significant adverse impact – site will be dis			
unless it can be demonstrated that mitigation	on can be		
successfully introduced			
Land at risk of Flooding			
Is the site in an area of known flooding risk	?	Details	
No: Little/no risk of flooding		$\checkmark$	
Yes:			
Zone 1 – Little or no risk			
Zone 2 – Low to medium risk (mitigation to	he		
20110 2 LOW to mediani hak (miligation to			

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

Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	$\checkmark$
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	<b>√</b>
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	<b>√</b>
A single TPO	
Group TPO	

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

Is there a Public Right of Way on the site?

No Yes

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

Stage C		
Availability		
Is the site immediately available for de	velopment?	
Yes		
No		<b>√</b>
What is the predominant land type on	the site?	Details
Brownfield or Greenfield within or adja	cent to a	
settlement		
Therefore available within <b>0 - 5 years</b>		✓
ADR		
Therefore available within 5 - 10 years		
Green Belt Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress s development	site for	Details
Yes, or issues which can be resolved v	within 5 years	<b>√</b>
Possibly, or with issues which can be in 10 years	resolved within	
No, issues which cannot be resolved		
Appropriate timeframe for developm	nent?	Details
0-5 years		<b>√</b>
5-10 years		
10years +		T 1
Potential Residential Yield		
Appropriate Density	ppropriate Density Total number of Dwellings	
		220

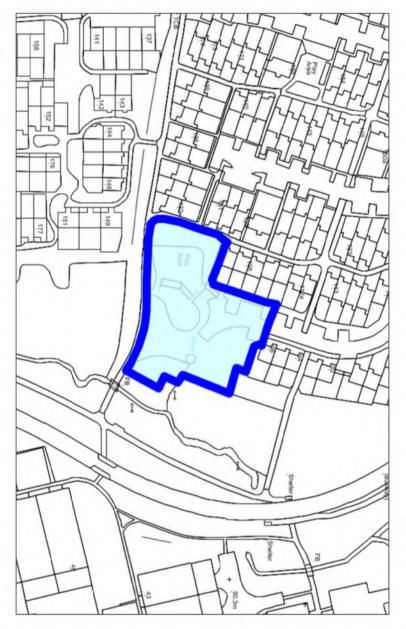
UCS 8.38 Dingleside Middle School

## 3.95ha



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

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







Ownership Details: Redditch Borough Council	<b>Site Area</b> : 0.31ha <b>Grid Ref</b> : SP0698 6848	
Current Land Use: Open Space		
Surrounding Land Uses: Residential		
Character of Surrounding Area:  Former Development Corporation housing – mix of public and private tenure		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)  Discounted from 2008/09 SHLAA due to flooding issues		
New Source: (e.g. landowner, developer etc)  Relevant Planning History: (including most recent ownership details)  Detailed Planning Permission: Details:  Outline Planning Permission:  Previous Local Plan Allocation:		
Additional Information/site notes:  Flat site comprising of a tarmac area (formerly a play area) some shrubs and mature trees.  Offers a natural extension to the existing Loxley Close		

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	$\checkmark$
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	$\checkmark$
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to complete and facilities	
Access to services and facilities  Walking distance to nearest first school:	7
Less than 1.5km	<b>√</b>
Between 1.5km and 3km	·
Over 3km	
Walking distance to nearest local retail facilities:	_ =
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	$\checkmark$
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	$\checkmark$
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	

Yes and cannot be overcome  Are there TPOs on site?  No  A single TPO  Group TPO  Is there a Public Right of Way on the site?  No − Access to disused play area only  Yes
No A single TPO Group TPO  ✓ NT No.5  Is there a Public Right of Way on the site? No – Access to disused play area only
A single TPO  Group TPO  ✓ NT No.5  Is there a Public Right of Way on the site?  No – Access to disused play area only
Group TPO  ✓ NT No.5  Is there a Public Right of Way on the site?  No – Access to disused play area only
Is there a Public Right of Way on the site?  No – Access to disused play area only
No – Access to disused play area only
<u> </u>
Ves
100
Open Space & Recreation
Would the site result in the loss of these facilities?  Details
No
Yes, but indication of replacement provision possible
on, next to or near to the site as part of the
Development
Yes. No possibility of replacement provision  √
Employment Land
Would development of the site result in the loss of Details
employment land?
No 🗸
Yes - <u>demonstrated</u> that land will not come forward for
employment uses
Yes - land is not likely to come forward for employment uses
Yes - land is likely to come forward for employment uses
Infrastructura Consolitu
Infrastructure Capacity
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?
Sufficient infrastructure in place to serve development
Infrastructure constraints that would require investment to
overcome but can probably be addressed by developer
contributions
Significant infrastructure constraints, i.e. strategic
infrastructure required which may require Government
grants
Highway Access
Can the site be accessed by vehicle from the highway?  Details
Direct access to main/adopted road   √
Access to unadopted road/track
No access

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

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

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

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

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



## Redditch Borough Council Strategic Housing Land Availability Assessment

## HOUSING SITE ANALYSIS FORM

01/6/80	20/0102	Clifton Close, Matchborough
Survey Date:	Site Ref:	Site Address:







Ownership Details:	Site Area: 0.15ha			
Redditch Borough Council	Grid Ref: SP0696 6592			
Current Land Use:				
Informal Open Space in front of ex-Developmen	t Corporation houses			
Surrounding Land Uses:				
Former Development Corporation housing – mix	of public and private tenure			
Character of Surrounding Area:				
Higher density residential				
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)				
New Source: (e.g. landowner, developer etc)				
Landowner				
Relevant Planning History: (including most recent ownership details)				
Detailed Planning Permission:   Details:				
Outline Planning Permission:				
Previous Local Plan Allocation:				
Additional Information/site notes:				

Stage A				
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details			
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough				
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓			
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted				
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)				
Biodiversity, Geodiversity & Heritage	5.1			
Is a scheduled Ancient Monument located on the site?	Details - No			
Yes: Site will be discounted				
No: Does the site fall within or significantly affect any other				
site of designated international, regional or local value, or				
affect habitat for protected flora or fauna? Does the site	$\checkmark$			
affect trees, hedgerows or areas of ancient woodland not				
subject to statutory protection?				

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

No: No significant adverse impact on biodiversity

Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)

Yes:

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	Details
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Opportunity to enhance/no adverse impact	<b>✓</b>
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Constained life.	
Sustainability:	
Access to Public Transport	D ( 1)
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	$\checkmark$
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	10
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	<b>√</b>
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	<b>√</b>
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	$\checkmark$
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No No	✓
Yes, but can be overcome	
Veg and connet be every	
Yes and cannot be overcome	

Are there TPOs on site?	
No	✓ Blanket TPO, but no
	· ·
A cingle TDO	trees within site boundary
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	✓
Yes	
Onen Space & Decreation	
Open Space & Recreation  Would the site result in the loss of these facilities?	Details
No Ves but indication of replacement provision possible	Informal open space only
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the Development	
•	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Details
No	
140	V
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Too land to likely to come forward for employment docc	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	<b>√</b>
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	<b>√</b>
Access to unadopted road/track	
7.00000 to unddopted road/track	

No access

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

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

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

Appropriate timeframe for development?	Details
0-5 years	$\checkmark$
5-10 years	11 (
10years +	

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



Redditch Borough Council - Strategic Housing Land Availability Assessment 2010

Cliston Close, Matchborough

Assessment 2010



## Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix A - Included Sites Date: April 2012

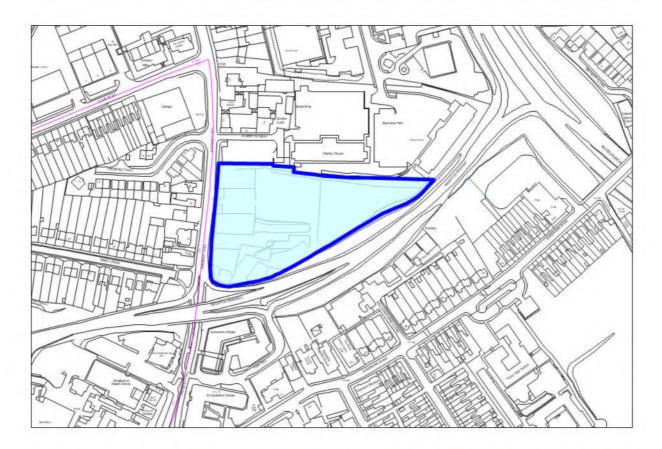
0908 ref: 0558



## Redditch Borough Council Strategic Housing Land Availability Assessment

## **HOUSING SITE ANALYSIS FORM**

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







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

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	$\checkmark$
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	<b>√</b>
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	$\checkmark$
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	$\checkmark$
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	<b>√</b>
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	$\checkmark$
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	$\checkmark$
Yes and cannot be overcome	
1 00 drid bulliot by overseine	

Are there TPOs on site?	
No	$\checkmark$
A cingle TDO	<u> </u>
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	$\checkmark$
Yes	
100	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
IVO	✓
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
res. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Details
No	
140	V
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
res - land is likely to come forward for employment uses	
Infrastructure Capacity	
	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
, ,	
adequately served?	
Sufficient infrastructure in place to serve development	$\checkmark$
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	./
2 ii oot accooo to maii ii aacptoa road	<b>V</b>
Access to unadopted road/track	
No access	

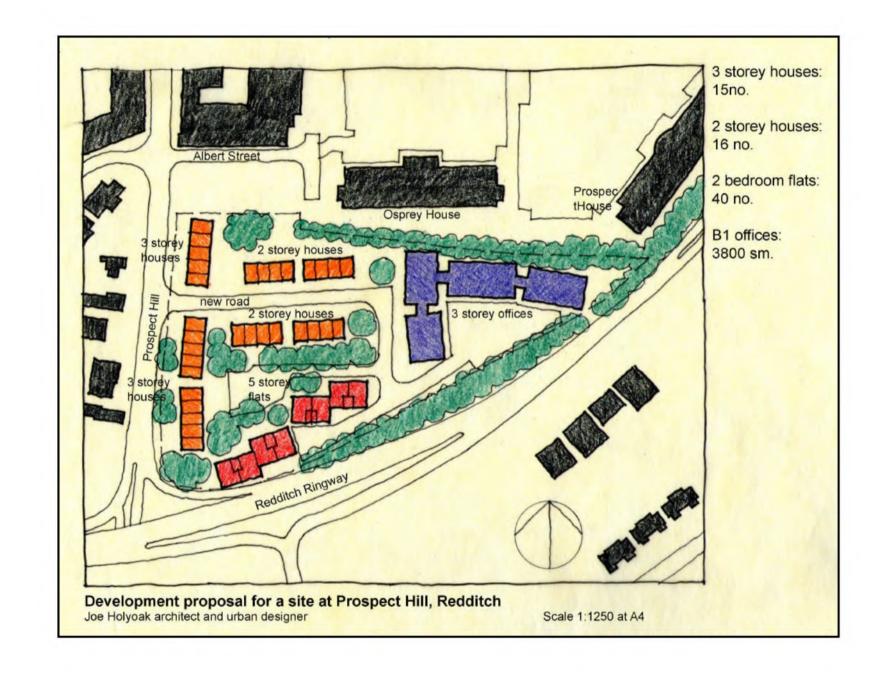
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	$\checkmark$
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site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

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

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

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

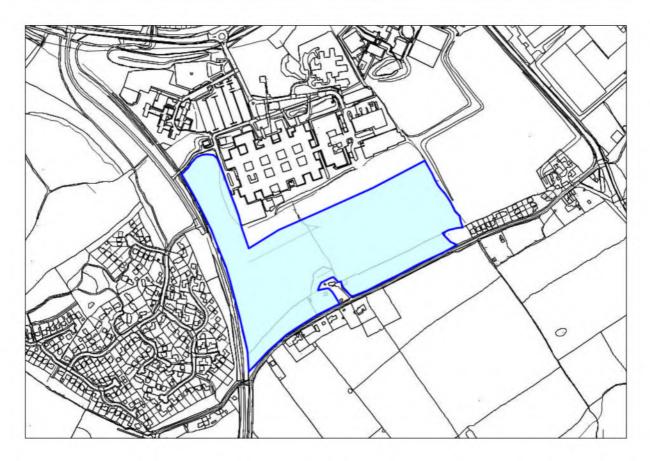
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
42-6 dwellings per hectare	71



## Redditch Borough Council Strategic Housing Land Availability Assessment

## **HOUSING SITE ANALYSIS FORM**

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







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

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

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

	site. Mitigation possible.
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	√ NT TPO No.27
Is there a Public Right of Way on the site?	
No	
Yes	<b>√</b>
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	✓
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	<b>√</b>
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infractive Constitu	
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	<b>√</b>
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

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

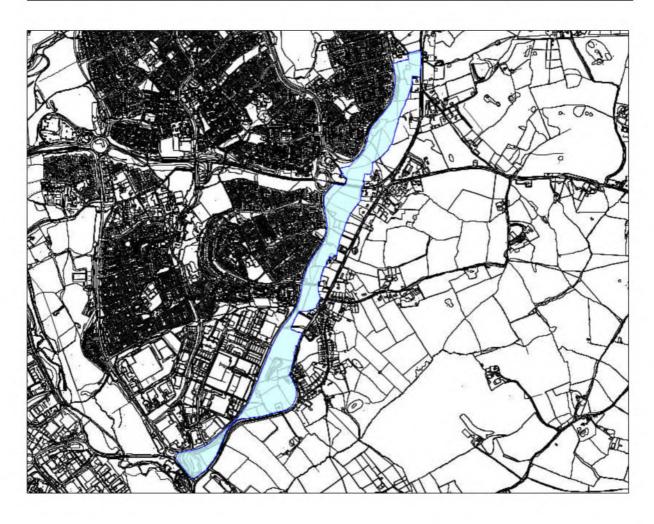
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	$\checkmark$
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	$\checkmark$
Therefore available within <b>0 - 5 years</b>	•
ADR	
Therefore available within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

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	145

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



Ownership Details:	Site Area: 33.43 ha	
HCA / some private ownership	Grid Ref: SP0812 6655	
Current Land Use:		
ADR – vacant land, including one or two residen	itial units	
Surrounding Land Uses:		
Residential, employment, village settlement and	green belt	
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
Borough of Redditch Local Plan No. 3		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Study of development potential currently being undertaken to better inform decisions regarding this site		

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

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

No	<b>√</b>
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ Warwick TPO No.s 2, 3, 4, 5 & 7
Is there a Public Right of Way on the site?	
No	
Yes	$\checkmark$
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	<b>✓</b>
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	
Employment Land	Dataila
Would development of the site result in the loss of employment land?	Details
No	
	<b>V</b>
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Informations Occupation	
Infrastructure Capacity Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	
grants Highway Access	
Highway Access Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓ ✓
Access to unadopted road/track	
No access	

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

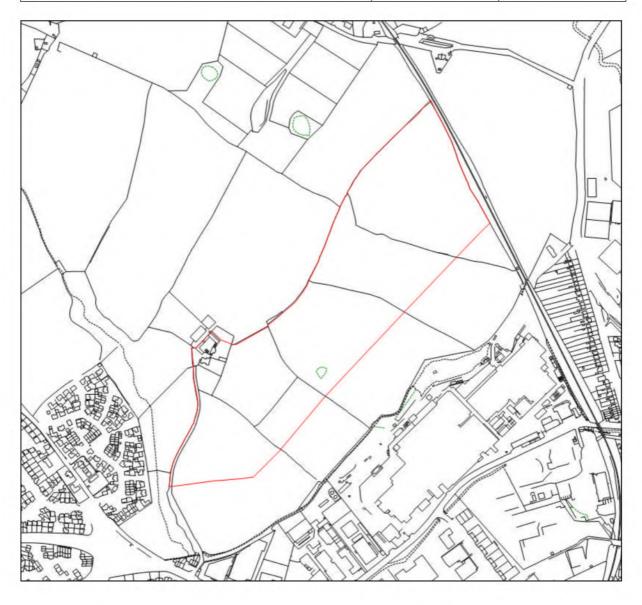
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	$\checkmark$
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
Therefore available within <b>0 - 5 years</b>	
ADR	$\checkmark$
Therefore available within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

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	200

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



Ownership Details:	Site Area: 16.4 ha	
West of railway – Persimmon Homes	Grid Ref: SP0363 6891	
Current Land Use:		
ADR – agricultural uses		
Surrounding Land Uses:		
Green Belt, employment, open space, residentia	al	
Character of Surrounding Area:		
Located on the edge of the town's built form, offinto the town. Adjacent employment areas compredominantly smaller industrial units plus large units mainly comprise the new Brockhill develop Batchley – 1950's council housing estate – both private tenures.	prise aging buildings, drop-forge company. Residential ment (completed early 2000's) and	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	nission site, other)	
Borough of Redditch Local Plan No. 3		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	2 336.113
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not	
subject to statutory protection?	
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	✓ Undulating landscape that requires a clever and sympathetic urban design strategy
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	<b>√</b>
Yes:	
Zone 1 – Little or no risk	

Zone 2 – Low to medium risk (mitigation to be explored)

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER indicates high sensitivity which may require further investigation prior to development
Opportunity to enhance/no adverse impact	<b>√</b>
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	Ç
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	<b>√</b>
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Between 1.5km and 3km	✓
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	,
Between 800m and 1600m	<b>√</b>
Over 1600m	
Walking distance to nearest health facilities:  Less than 800m	
2000 11011 000111	
Between 800m and 1600m	
Over 1600m	<b>√</b>
Constraints to Delivery	
Level of Contamination on Site:	
None	<b>√</b>
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	

Yes, but can be overcome	✓ Undulating landscape High pressure gas pipeline
Yes and cannot be overcome	riigir procedio gao pipolirio
Are there TPOs on site?	
No	
A circle TDO	
A single TPO Group TPO	./
<u>'</u>	✓ BOR TPO 98
Is there a Public Right of Way on the site?	Ī
Yes	
	V
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	✓ Structured open space
	provision would form part of
	any development proposal
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	<b>√</b>
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	✓ Highway and drainage
overcome but can probably be addressed by developer	issues are being addressed
contributions	by the developers as part of pre-application preparations
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants Highway Access	
Highway Access  Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	
	The state of the s

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

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

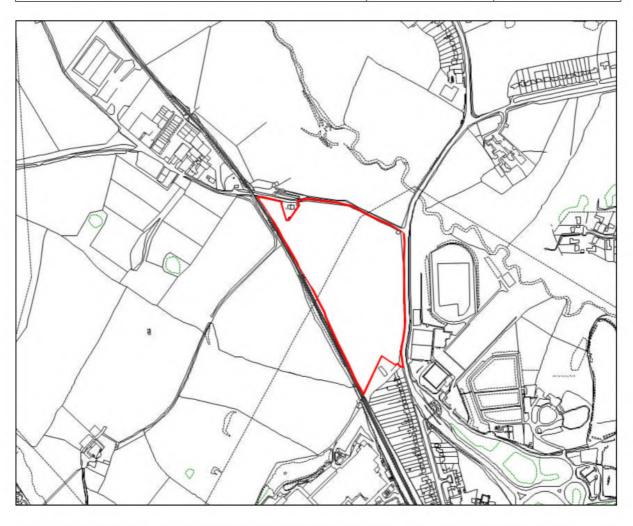
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	$\checkmark$
Possibly, or with issues which can be resolved within 10	
years	400
No, issues which cannot be resolved	1

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	425

#### HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Brockhill ADR – East of the railway2010/115/9/2011



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

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

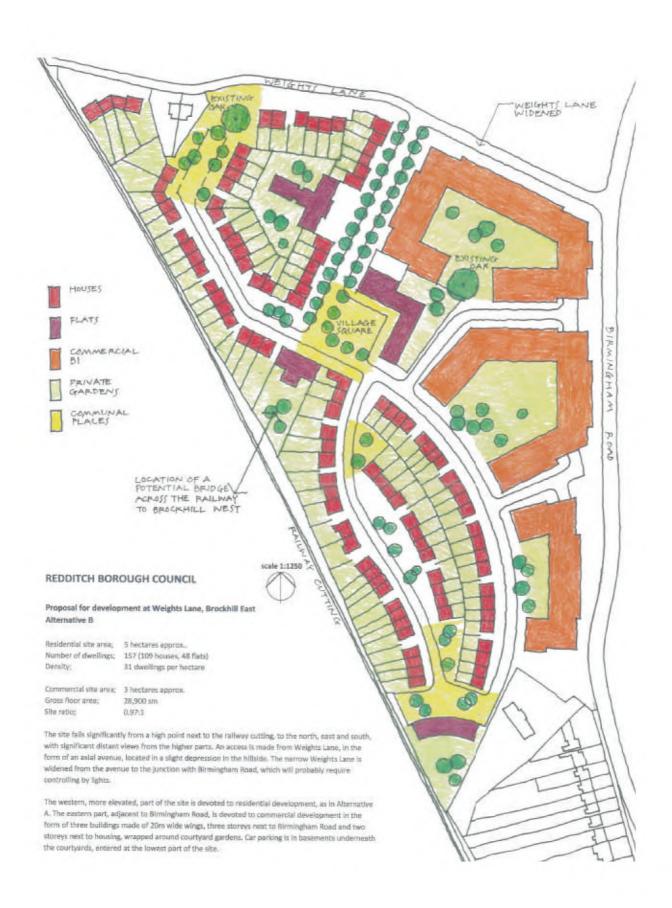
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER indicates high sensitivity which may require further investigation prior to development
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	✓
Significant adverse impact that cannot be mitigated	
Overtain ability v	
Sustainability:	
Access to Public Transport	Deteile
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	$\checkmark$
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	<b>√</b>
Constraints to Delivery	
Level of Contamination on Site:	
None	$\checkmark$
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	Consideration needs to be given to connectivity with land to the west of the railwar
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	<b>√</b>
Group TPO	
Is there a Public Right of Way on the site?	
No	<b>√</b>
Yes	
Open Space & Recreation	4
Would the site result in the loss of these facilities?	Details
No	<b>√</b>
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Dotailo
No	However, the site is expected to meet mixed use development needs
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
, , , , , , , , , , , , , , , , , , , ,	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	Need for major junction upgrades at A441/ Weights Lane and future provision of Bordesley Bypass needs to be integrated into the scheme
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	

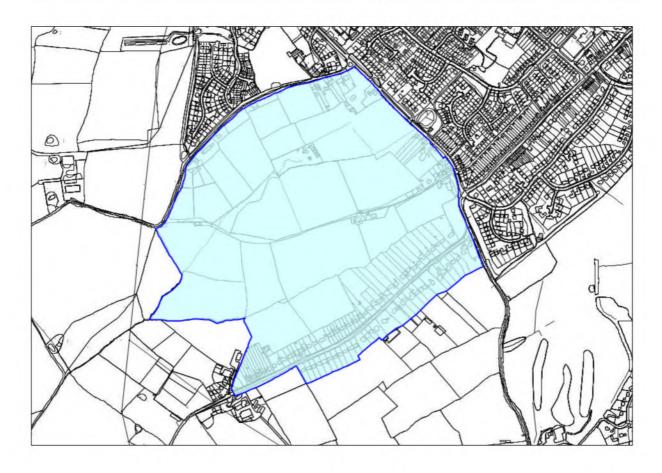
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	$\checkmark$
access to unadopted road/track	
o access	
compatibility with adjoining uses	
Vould development of the site for residential uses be	Details
ompatible with existing and/or proposed adjoining uses?	
o compatibility issues	$\checkmark$
nsignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
ite for residential)	
Stage C	
vailability	
the site immediately available for development?	
es	$\checkmark$
0	
/hat is the predominant land type on the site?	Details
rownfield or Greenfield within or adjacent to a settlement	
herefore available within <b>0 - 5 years</b>	
	$\checkmark$
ADR Therefore available within <b>5 - 10 years</b>	<b>√</b>
herefore available within <b>5 - 10 years</b> Freen Belt	<b>√</b>
herefore available within <b>5 - 10 years</b> reen Belt	<b>√</b>
Therefore available within 5 - 10 years Green Belt Therefore available beyond 10 years	<b>√</b>
Therefore available within 5 - 10 years Green Belt Therefore available beyond 10 years Achievability	V Potoilo
herefore available within 5 - 10 years reen Belt herefore available beyond 10 years  chievability //illingness of landowner to progress site for development	Details
herefore available within 5 - 10 years Freen Belt Therefore available beyond 10 years  Achievability Villingness of landowner to progress site for development Tes, or issues which can be resolved within 5 years	Details
reen Belt herefore available within 5 - 10 years reen Belt herefore available beyond 10 years  chievability //illingness of landowner to progress site for development es, or issues which can be resolved within 5 years	Details
chievability illingness of landowner to progress site for development es, or issues which can be resolved within 5 years consistly, or with issues which can be resolved within 10	Details
reen Belt herefore available beyond 10 years  chievability  fillingness of landowner to progress site for development es, or issues which can be resolved within 5 years  ossibly, or with issues which can be resolved within 10 ears	Details
herefore available within 5 - 10 years Green Belt Therefore available beyond 10 years	Details  Details
herefore available within 5 - 10 years reen Belt herefore available beyond 10 years  chievability //illingness of landowner to progress site for development es, or issues which can be resolved within 5 years ossibly, or with issues which can be resolved within 10 ears o, issues which cannot be resolved	<b>√</b>
herefore available within 5 - 10 years reen Belt herefore available beyond 10 years  chievability /illingness of landowner to progress site for development es, or issues which can be resolved within 5 years ossibly, or with issues which can be resolved within 10 ears o, issues which cannot be resolved  ppropriate timeframe for development?	<b>√</b>

Appropriate timetrame for development?	Details
0-5 years	
5-10 years	<b>√</b>
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	200



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



Ownership Details:	Site Area: 47.71 ha		
Multiple Owners	Grid Ref: SP0152 6613		
Current Land Use:			
Agriculture			
Surrounding Land Uses:			
Agriculture and residential			
Character of Surrounding Area:			
The Webheath ADR is located on the edge of Redditch and is currently in agricultural use. The site is characterised by its undulating rural landscape with mature trees and hedgerows situated throughout the site. Residential property is situated throughout the site. Residential property is situated to the north, east and southern boundaries and comprises mainly of newer, private, large detached properties.			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
Borough of Redditch Local Plan No. 3			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:   Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	0
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	Phase 1 Habitat Survey completed by site owner
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully	
introduced	
Land at viels of Flooding	
Land at risk of Flooding  Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Details
No. Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be	711
demonstrated that mitigation can be successfully introduced	

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

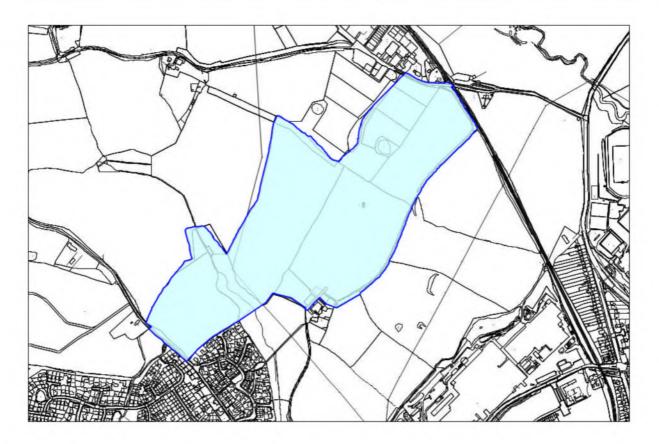
Yes, but can be overcome	Biodiversity	
Yes and cannot be overcome		
Are there TPOs on site?		
No		
A single TPO		
Group TPO	✓ BOR TPO No.72	
Is there a Public Right of Way on the site?		
No		
Yes	✓	
Open Space & Recreation		
Would the site result in the loss of these facilities?	Details	
No	Structured open space provision would form part of any development proposal	
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development		
Yes. No possibility of replacement provision		
Employment Land		
Would development of the site result in the loss of employment land?	Details	
No	$\checkmark$	
Yes - <u>demonstrated</u> that land will not come forward for employment uses		
Yes - land is not likely to come forward for employment uses		
Yes - land is likely to come forward for employment uses		
Infrastructure Capacity		
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details	
Sufficient infrastructure in place to serve development		
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	Highway and drainage issues would need to be addressed by the developers as part of preapplication preparation	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants		
Highway Access		
Can the site be accessed by vehicle from the highway?	Details	
Direct access to main/adopted road	<b>√</b>	
Access to unadopted road/track		

Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	,
No compatibility issues	<b>√</b>
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
Therefore available within 0 - 5 years	
ADR	<b>√</b>
Therefore available within 5 - 10 years  Green Belt	
Therefore available beyond <b>10 years</b>	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	<b>✓</b>
· ·	V
Possibly, or with issues which can be resolved within 10	$\checkmark$
years	· ·
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	√ <sub>(234)</sub>
5-10 years	√ <sub>(366)</sub>
10years +	, ,
	1
Potential Residential Yield	
Appropriate Density	Total number of Dwellings

No access

234 & 366

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



Ownership Details:	Site Area: 27.73 ha		
Multiple owners	<b>Grid Ref</b> : SP0329 6894		
Current Land Use:			
Green Belt - agricultural			
Surrounding Land Uses:			
Land on northern edge of the Borough, adjacent employment.	to ADR, and Brockhill estate and		
Character of Surrounding Area:			
Located at the edge of the town's built form, offering one of the main access points into the town. Nearby employment areas comprise aging buildings, predominantly smaller industrial units plus large drop-forge company. Residential units mainly comprise the new Brockhill development (completed early 2000's) and Batchley – 1950's council housing estate – both providing a mix of public and private tenures.			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)  New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:   Deta	ils:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

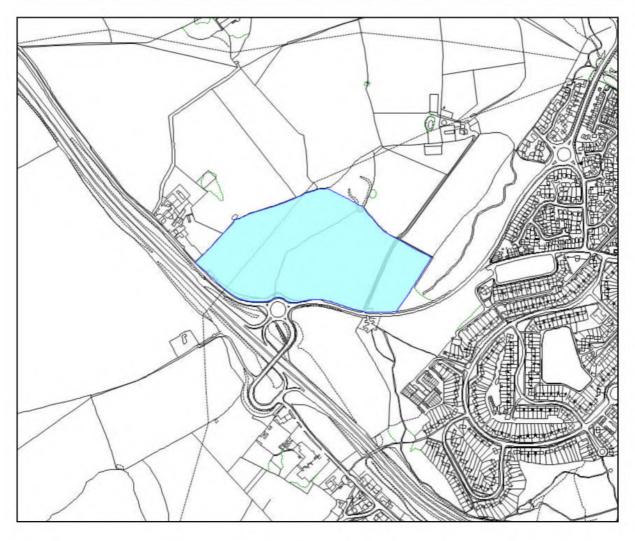
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch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

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

	I
No	
Yes, but can be overcome	✓ Undulating landscape High pressure gas pipeline
Yes and cannot be overcome	J   2222 2 J222   1
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ BOR TPO 98
Is there a Public Right of Way on the site?	
No	$\checkmark$
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Structured open space provision would form part of any development proposal
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	<b>√</b>
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses	
Tee land is likely to come forward for employment deed	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	Highway and drainage issues are being addressed by the developers as part of pre-application preparations
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	

Access to unadopted road/track	At present access only from Weights Lane. However this would alter to 'green' as site would be phased after development of the ADR and adequate /improved highway access would be provided as part of ADR development
No access	
Compatibility with adjoining uses	
Compatibility with adjoining uses  Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	$\checkmark$
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within <b>0 - 5 years</b>	
ADR	
Therefore available within 5 - 10 years	
Green Belt Therefore available beyond 10 years	<b>√</b>
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	<b>√</b>
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	Dotails
	,
5-10 years	<b>√</b>
10years +	
Detential Decidential Viola	
Potential Residential Yield	Total number of Durallings
Appropriate Density	Total number of Dwellings 400

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



Ownership Details: Multiple owners	Site Area: 9.86 ha (updated 2011)  Grid Ref: SP0161 6775		
Current Land Use:			
Green Belt – agricultural use			
Surrounding Land Uses:			
Green belt, Special Wildlife Site, Local Nature R	eserve, Residential		
Character of Surrounding Area:			
Predominantly undulating Green Belt at the north western entrance to the town. Site separated from nearby housing by community woodland and other wildlife/wooded sites. Nearby housing comprises of the new Brockhill development (completed early 2000's) and Batchley – 1950's council housing estate – both providing a mix of public and private tenures.			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)  Detailed Planning Permission:   Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER
impact on the existing character of the Settlement?	Protected – No
	Sensitivity - Unknown
Opportunity to enhance/no adverse impact	$\checkmark$
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
- ig. m. ca. n. davoroo m. pao mar oa m. n. o o m. n. garoa	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
	2010110
Less than 400m (walking distance)	V
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	$\checkmark$
D 4 51 101	<u> </u>
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	$\checkmark$
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Loos than oom	7
Between 800m and 1600m	<b>√</b>
	· ·
Over 1600m	
Constraints to Delivery	<u> </u>
Level of Contamination on Site:	
None	$\checkmark$
Contamination that can be overcome through land	-
remediation	100
Terriediation	0 0 0
High level of contemination that connet be realistically	+
High level of contamination that cannot be realistically	1 11
mitigated	
Are there any Physical Constraints on site?	
No	1
140	
Yes, but can be overcome	
103, but can be overcome	✓ Undulating landscape
	High pressure gas pipeline
Yes and cannot be overcome	

Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	$\checkmark$
Open Space & Recreation	5
Would the site result in the loss of these facilities?	Details
No	Structured open space provision would form part of any development proposal
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	$\checkmark$
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	Highway and drainage issues would need to be addressed by the developers as part of any pre-application preparations
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	/
	Some issues regarding access upgrades at

Access to unadopted road/track

No access

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

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

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

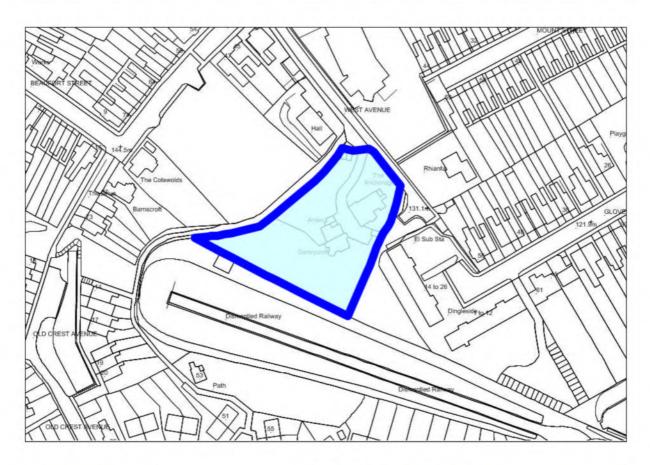
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	
10years +	✓

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

# Redditch Borough Council Strategic Housing Land Availability Assessment

# **HOUSING SITE ANALYSIS FORM**

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







Ownership Details:	Site Area: 0.35 ha		
Multiple owners	<b>Grid Ref</b> : SP0419 6705		
Current Land Use:			
Day Nursery (Sure Start)			
Surrounding Land Uses:			
Residential, sport & youth Centre, day nursery, r	residential care home		
Character of Surrounding Area:			
Located within one of the older parts of Redditch at the end of a quiet no-through road. In close proximity to town centre facilities. This part of Redditch runs along one of the main ridgeways through the town and is therefore quite steep. This is also reflected across the site. There is some mature tree planting in and around the site which may potentially reduce the capacity.			
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)		
New Source: (e.g. landowner, developer etc)			
Landowner			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:   Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	$\checkmark$
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	× 0
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	Details
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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

Yes, but can be overcome	<ul><li>Existing tenants</li></ul>
Yes and cannot be overcome	
Are there TPOs on site?	
No	$\checkmark$
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	<b>√</b>
Yes	
On an On and O Brancation	
Open Space & Recreation	D - 1 - 11 -
Would the site result in the loss of these facilities?	Details
No	✓
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	<b>√</b>
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	Dotaile
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

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

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

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

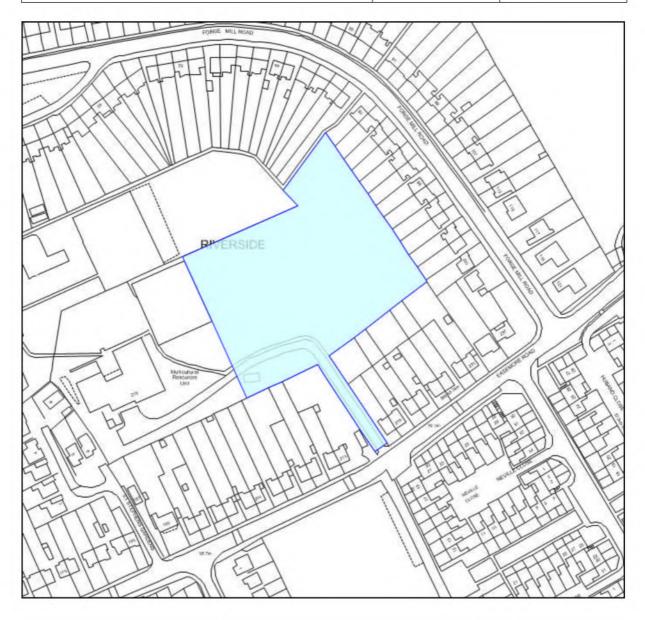
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	<b>√</b>
10years +	

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

# Redditch Borough Council Strategic Housing Land Availability Assessment

#### HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Former St. Stephen's School playing field2011/0213/6/2011



Ownership Details:	Site Area: 0.96 ha	
wcc	Grid Ref: SP0489 6837	
Current Land Use:		
Restricted open space		
Surrounding Land Uses:	3 P	
Residential		
Character of Surrounding Area:		
1960s private and council housing estates		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Landowner		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER Protected – No Sensitivity - Unknown
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	$\checkmark$
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities:	1
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

Constraints to Delivery	
Level of Contamination on Site:	1-5-c
None	<b>✓</b>
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	<b>√</b>
	Road access limits site capacity to 22 dwellings
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No 🗸	
Yes	
Open Space & Recreation	ų.

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

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

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	$\checkmark$
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?  Direct access to main/adopted road	Details
Access to unadopted road/track	Access road would limit development capacity to 22 dwellings
No access	

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

Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	√ mid 2012
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within <b>0 - 5 years</b>	$\checkmark$
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	$\checkmark$
Possibly, or with issues which can be resolved within 10	2 - 1
years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	22





# Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix A - Included Sites Date: April 2012

0908 ref: 0558





# Redditch Borough Council Strategic Housing Land Availability Assessment

#### **HOUSING SITE ANALYSIS FORM**

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

Site Address: Brockhill East	<b>Site Ref:</b> 2011/03

Ownership Details:	Site Area:	
Private	1.0 Ha	
	( )	
	Grid Ref:	
	SP0317 6833	
Current Land Use:	7	
Open Space		
Surrounding Land Uses:		
Residential, open space, ADR, Green Belt		
Character of Surrounding Area:		
1950s former council estate, 2000s private hou	sing and agricultural land	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc) Developer		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   ☐ Detailed Planning Permission: ☐ Detailed Permission: ☐ De	ails: 10/008 – 14 dwellings	
Outline Planning Permission:		
Previous Local Plan Allocation:	A.	

Stage A	
Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within or	
adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or	<b>✓</b>
adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt)	
that is not within, or adjoining any settlement and is	
within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary	
which may form part of a direction of growth for	
Redditch needs beyond the Redditch Borough	
Boundary	
(site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
woodland not subject to statutory protection?  No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	Biodiversity issues dealt with at planning appeal
Significant adverse impact (mitigation to be explored)	o.p.p.co.ii
Significant adverse impact – site will be discounted	
unless it can be demonstrated that mitigation can be	
successfully introduced	
I and at violant Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Details ./
110. Entire/file flok of flooding	V
Yes:	2
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it	
can be demonstrated that mitigation can be	

successfully introduced

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

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

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

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

included in planning

appeal

Compatibility with adjoining uses		
Would development of the site for resid	dential uses be	Details
compatible with existing and/or propos	ed adjoining	
uses?		
No compatibility issues		✓
Insignificant or moderate compatibility	issues	
. ,		
Residential development considered in	compatible	
(discount site for residential)		
Store C		
Stage C		
Availability	volonmont?	
Is the site immediately available for de	velopment?	
Yes		✓
No		
What is the predominant land type on t		Details
Brownfield or Greenfield within or adjace	cent to a	✓
settlement		
Therefore available within <b>0 - 5 years</b>		
ADR		
Therefore available within 5 - 10 years		
_		
Green Belt		
Therefore available beyond 10 years		
A a la tarrachatitus		
Achievability  William and of landowner to progress a	ito for	Details
Willingness of landowner to progress s development	ille ioi	Details
Yes, or issues which can be resolved v	vithin 5 vears	
		<b>Y</b>
Possibly, or with issues which can be r	esolved within	
10 years		
No, issues which cannot be resolved		
Appropriate timeframe for developm	nont?	Details
Appropriate timeframe for developm 0-5 years	ICIIL!	Details
,		<b>V</b>
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density	Total number of	f Dwellings

14



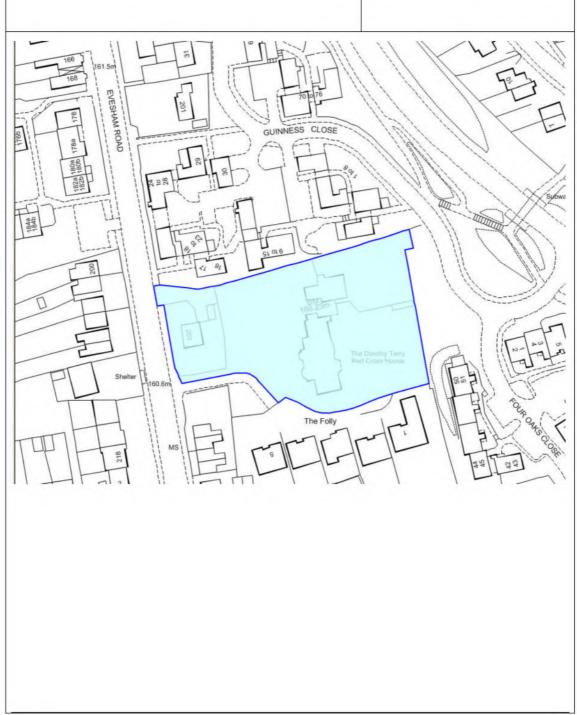
# **Redditch Borough Council Strategic Housing Land Availability Assessment**

#### **HOUSING SITE ANALYSIS FORM**

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

**Site Address:** Site Ref: Former Dorothy Terry House, Evesham Road

2001/04



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

Stage A			
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details		
Brownfield (previously developed) site that is within or	✓		
adjoining a settlement and is within Redditch Borough			
Greenfield or Green Belt site which is within or			
adjoining a settlement and is within Redditch Borough			
Any site (either brownfield, Greenfield or Green Belt)	10.		
that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted			
Any site which falls within the WYG Study Boundary			
which may form part of a direction of growth for			
Redditch needs beyond the Redditch Borough			
Boundary	I		
(site to be assessed under separate study)			
Biodiversity, Geodiversity & Heritage			
Is a scheduled Ancient Monument located on the site?	Details		
Yes: Site will be discounted	Details		
res. One will be discounted			
designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?			
No: No significant adverse impact on biodiversity	✓		
No: No significant adverse impact on biodiversity  Yes:	<b>√</b>		
	<b>√</b>		
Yes:	<b>✓</b>		
Yes: Opportunity to enhance/no significant adverse impact			
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)			
Yes:  Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted			
Yes:  Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced			
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced  Land at risk of Flooding			
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced  Land at risk of Flooding Is the site in an area of known flooding risk?	Details		
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced  Land at risk of Flooding	Details		
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced  Land at risk of Flooding Is the site in an area of known flooding risk?	✓ Details		
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced  Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding	Details ✓		
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced  Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding  Yes: Zone 1 – Little or no risk  Zone 2 – Low to medium risk (mitigation to be	Details 🗸		
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced  Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding  Yes: Zone 1 – Little or no risk	Details 🗸		
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced  Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding  Yes: Zone 1 – Little or no risk  Zone 2 – Low to medium risk (mitigation to be explored)  Zone 3 – High risk – Site will be discounted unless it	Details 🗸		
Yes:  Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced  Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding  Yes: Zone 1 – Little or no risk  Zone 2 – Low to medium risk (mitigation to be explored)	Details		

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

Constraints to Delivery	
Level of Contamination on Site:	
None	<b>✓</b>
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	<b>✓</b>
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	BOR TPO No.76
Group TPO	
Is there a Public Right of Way on the site?	
No	<b>√</b>
Yes	2

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

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

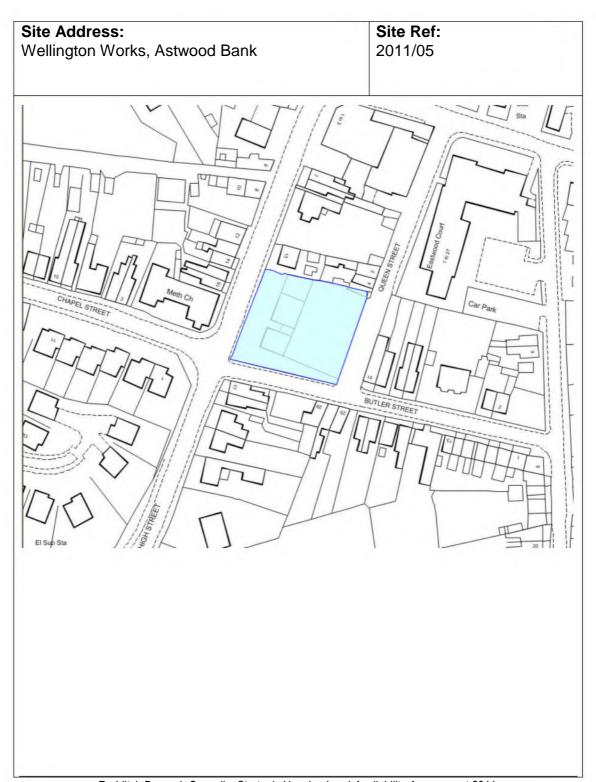
Stage C		
Availability		
Is the site immediately available for dev	elopment?	
Yes		$\checkmark$
No		
What is the predominant land type on the	ne site?	Details
Brownfield or Greenfield within or adjace		<b>√</b>
settlement		<b>Y</b>
Therefore available within <b>0 - 5 years</b>		
ADR		
Therefore available within 5 - 10 years		
0 0 1		
Green Belt		
Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress si	te for	Details
development		
Yes, or issues which can be resolved within 5 years		✓
Possibly, or with issues which can be re	esolved within	
10 years		
No, issues which cannot be resolved		
Appropriate timeframe for developm	ent?	Details
0-5 years		<b>√</b>
· ·		•
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density	Total number of	Dwellings
1, 1, 200 = 00000,		2 (41 net)



# Redditch Borough Council Strategic Housing Land Availability Assessment

## **HOUSING SITE ANALYSIS FORM**

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



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

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or	✓
adjoining a settlement and is within Redditch Borough  Greenfield or Green Belt site which is within or	
adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt)	
that is not within, or adjoining any settlement and is	
within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for	
Redditch needs beyond the Redditch Borough	
Boundary	
(site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	1 2 222
<b>No</b> : Does the site fall within or significantly affect any of designated international, regional or local value, or affect	
flora or fauna? Does the site affect trees, hedgerows or	·
woodland not subject to statutory protection?	areas or arrelent
No: No significant adverse impact on biodiversity	✓
	<b>✓</b>
No: No significant adverse impact on biodiversity  Yes:  Opportunity to enhance/no significant adverse impact	<b>√</b>
No: No significant adverse impact on biodiversity  Yes:  Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)	<b>√</b>
No: No significant adverse impact on biodiversity  Yes:  Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)  Significant adverse impact – site will be discounted	<b>✓</b>
No: No significant adverse impact on biodiversity  Yes:  Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be	<b>✓</b>
No: No significant adverse impact on biodiversity  Yes:  Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)  Significant adverse impact – site will be discounted	
No: No significant adverse impact on biodiversity  Yes:  Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be	
No: No significant adverse impact on biodiversity  Yes:  Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	Details
No: No significant adverse impact on biodiversity  Yes:  Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced  Land at risk of Flooding	✓ Details
No: No significant adverse impact on biodiversity  Yes:  Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced  Land at risk of Flooding Is the site in an area of known flooding risk?  No: Little/no risk of flooding	✓ Details
No: No significant adverse impact on biodiversity  Yes:  Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced  Land at risk of Flooding Is the site in an area of known flooding risk?  No: Little/no risk of flooding  Yes:	✓ Details
No: No significant adverse impact on biodiversity  Yes:  Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced  Land at risk of Flooding Is the site in an area of known flooding risk?  No: Little/no risk of flooding	Details ✓
No: No significant adverse impact on biodiversity  Yes:  Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced  Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding  Yes: Zone 1 – Little or no risk  Zone 2 – Low to medium risk (mitigation to be	Details ✓
No: No significant adverse impact on biodiversity  Yes:  Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced  Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding  Yes: Zone 1 – Little or no risk	Details 🗸
No: No significant adverse impact on biodiversity  Yes:  Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced  Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding  Yes: Zone 1 – Little or no risk  Zone 2 – Low to medium risk (mitigation to be	Details 🗸
No: No significant adverse impact on biodiversity  Yes:  Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced  Land at risk of Flooding Is the site in an area of known flooding risk?  No: Little/no risk of flooding  Yes: Zone 1 – Little or no risk  Zone 2 – Low to medium risk (mitigation to be explored)	Details ✓
No: No significant adverse impact on biodiversity  Yes:  Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)  Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced  Land at risk of Flooding  Is the site in an area of known flooding risk?  No: Little/no risk of flooding  Yes:  Zone 1 – Little or no risk  Zone 2 – Low to medium risk (mitigation to be explored)  Zone 3 – High risk – Site will be discounted unless it	Details 🗸

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

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

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

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

Stage C		
Availability		
Is the site immediately available for dev	elopment?	
Yes		✓
No		·
What is the predominant land type on the	ne site?	Details
Brownfield or Greenfield within or adjace		
settlement	lorit to a	<b>-</b>
Therefore available within <b>0 - 5 years</b>		
ADR		
Therefore available within 5 - 10 years	7 7	
Green Belt		
Therefore available beyond 10 years		
A a la facca la filita a		
Achievability	4. 4	Details
Willingness of landowner to progress si development	te ioi	Details
Yes, or issues which can be resolved w	ithin 5 years	
Tes, or issues which can be resolved w	itilii 5 years	<b>V</b>
Possibly, or with issues which can be re	esolved within	
10 years	Soorvoa Within	
. o years		
No, issues which cannot be resolved		
Appropriate timeframe for developm	ent?	Details
0-5 years		$\checkmark$
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density	Total number of	Dwellings
		7



### **HOUSING SITE ANALYSIS FORM**

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

Site Address: Birchfield Road	<b>Site Ref:</b> 2011/06
	The state of the s

Ownership Details:	Site Area:
Private	0.86 ha
	Grid Ref:
	SP0162 6740
Current Land Use: Green Belt	
Surrounding Land Uses: Green Belt, I	residential, major road network
Character of Surrounding Area: Establishing of the Borough	olished residential area on the urban
Previous Source: (e.g. BORLP3, UCS, WYG	Report, omission site, other)
New Source: (e.g. landowner, developer etc) Core Strategy boundary reviews	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:	Details:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Comments:	in the Course Builting a large of
Green Belt land that is currently the sub	
It is anticipated that redefining the Gree this land as an anomaly in terms of a de	•
this land being de-designated as Green	•

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

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

Constraints to Delivery	
Level of Contamination on Site:	- 1
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	✓
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	<b>√</b>
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
$\checkmark$	
Yes	

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

Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	✓
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment	
uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require	
investment to overcome but can probably be	
addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	D. (. 7)
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	_/
	•
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No ✓	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a	
settlement	
Therefore available within 0 - 5 years	4
ADR	
Therefore available within 5 - 10 years	
Green Belt	<b>√</b>
Therefore available beyond 10 years	

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	22



### **HOUSING SITE ANALYSIS FORM**

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



Ownership Details:	Site Area: 0.56 ha
RBC	Grid Ref: SP0489 6837
Current Land Use:	
Former public swimming baths	
Surrounding Land Uses:	
Residential and employment	
Character of Surrounding Area:	
1950s council housing estate and aging industri	al estate
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)
New Source: (e.g. landowner, developer etc)	
Landowner	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:   Deta	ails:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	HER indicates that the site is of unknown potential, but there is potential for palaeoenvironmental remains along the brook edge
Opportunity to enhance/no adverse impact	<b>√</b>
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	<b>√</b>
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	1
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	<b>✓</b>
Over 1600m	

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

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

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

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

Total number of Dwellings 14

**Potential Residential Yield** 

Appropriate Density



### **HOUSING SITE ANALYSIS FORM**

Site Address:Site Ref:Survey Date:Lowans Hill Farm, Brockhill2012/0214/5/2012



Ownership Details:	Site Area: 0.52 ha	
Private	Grid Ref: SP0327 6868	
Current Land Use:		
Former farm buildings		
Surrounding Land Uses:		
Green Belt, ADR, agricultural uses and resident	ial	
Character of Surrounding Area:		
Located on the edge of the towns built form and surrounded by farmland. The nearby residential units mainly comprise the new Brockhill development (completed early 2000s) and Batchley – 1950s council housing estate – both providing a mix of public and private tenures.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)	
New Source: (e.g. landowner, developer etc)		
Landowner		
Relevant Planning History: (including most recent ownership details)		
1	ails: 11/087 – 6 dwellings. Barn conversions and rebuild farmhouse following demolition due to fire	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	HER indicates that there are undesignated heritage assets on site, for which there is an opportunity to enhance
Opportunity to enhance/no adverse impact	<b>√</b>
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	5
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	✓
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	<b>√</b>
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	<b>√</b>
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	<b>✓</b>

Constraints to Delivery	- (1
Level of Contamination on Site:	
None	<b>√</b>
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	✓
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
•	
No V	
Yes	3   1

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

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

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

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	6



### Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix B - Excluded Sites

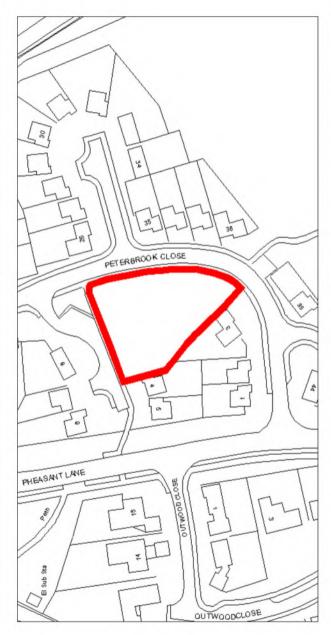
Date: April 2012

0908 ref: 0558



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

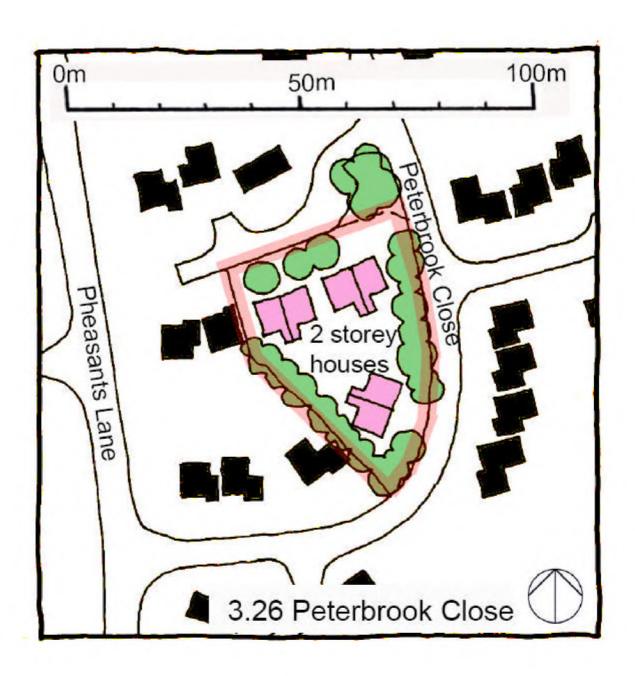
Survey Date: 3.9.2008 WYG02 Site Ref: Peterbrook Close Site Address:





Redditch Borough Council – Strategic Housing Land Availability Assessment 2010 WY G02 – Peterbrook Close

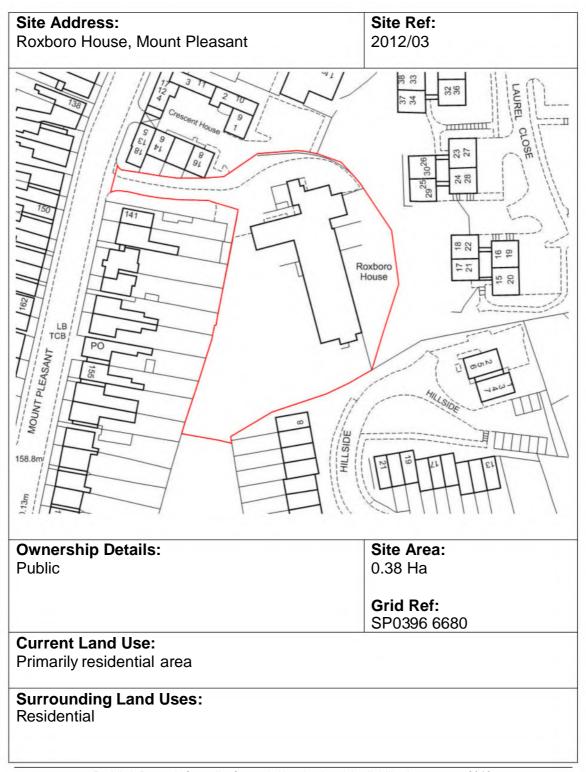
Ownership Details:	Site Area: 0.16 ha	
Redditch Borough Council	Grid Ref: SP0458 6508	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Residential	<u> </u>	
Character of Surrounding Area:		
Predominantly surrounded by 3 & 4 Bed detached	ed dwelling	
Previous Source: (e.g. BORLP3, UCS, WYG Report,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





### **HOUSING SITE ANALYSIS FORM**

**Survey Date: 14/5/12** 



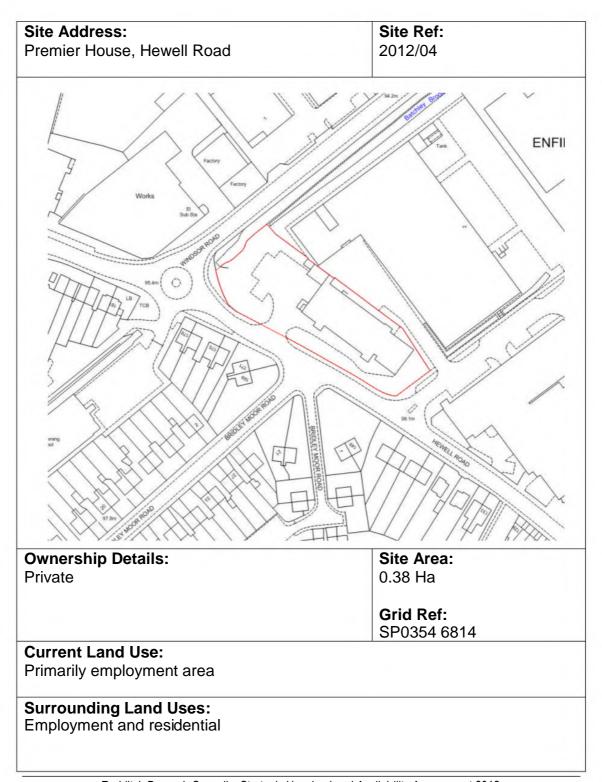
Character of Surrounding Area:			
Victorian/ Edwardian terrace/villa s	tyle prop	perties with on street parking	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
<b>New Source:</b> (e.g. landowner, developer Landowner	etc)		
Relevant Planning History: (including most recent ownership details)			
<b>Detailed Planning Permission:</b>	_ I	Details:	
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/ site note This site has been declared unsuita	_	neet its current housing needs due	

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



### **HOUSING SITE ANALYSIS FORM**

**Survey Date: 11/5/12** 



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

#### Additional Information/ site notes:

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

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



### **HOUSING SITE ANALYSIS FORM**

**Survey Date: 11/5/12** 

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

Surrounding Land Uses: Residential ribbon development along the A441 and open farmland, washed over by Green Belt		
Character of Surrounding Area: Residential ribbon development separating the Redditch urban area from the village of Astwood Bank, flanked by open farmland		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc) Landowner		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:   Details:		
Outline Planning Permission:		
Previous Local Plan Allocation: □		
Additional Information/ site notes: Site located within south west Green Belt. Development in this location is currently not under consideration as part of the development plan review. It is therefore considered unacceptable for inclusion in the SHLAA		