

Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix A - Included Sites Date: April 2011

0908 ref: 0558



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



Ownership Details:		Site	Area: 0.09ha		
Private (dual ownership)		Grie	d Ref: SP04136473		
Current Land Use:					
Vacant - was in employment use					
Surrounding Land Uses:					
Character of Surrounding Area:					
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3					
New Source: (e.g. landowner, developer	etc)				
Relevant Planning History: (including most recent ownership details)					
Detailed Planning Permission:		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 assess suitability					

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

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

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school: Less than 1.5km	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	Į.
Over 1600m	
Walking distance to nearest health facilities:	* 1
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site: None	
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	1 - 1
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	
Onen Space & Bearastian	
Open Space & Recreation Would the site result in the loss of these facilities?	Details
No	Details
140	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
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	
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	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	
and the second s	

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

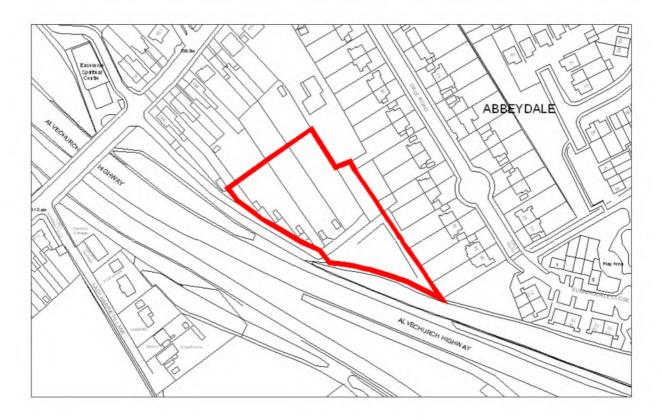
site for residential)

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:		Site	e Area: 0.43ha
Private		Gri	d Ref: SP0471 6802
Current Land Use:			
Disused gardens			2
Surrounding Land Uses: Residential			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3			
New Source: (e.g. landowner, developer	etc)		
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:	\boxtimes	Details:	07/152 - 24 dwellings (lapsed)
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes: Planning consent lapsed. Landowners in discussion regarding a revised scheme			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
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Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	

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

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

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

And there TDOs are site?	
Are there TPOs on site?	
140	
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	Detaile
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?	Dotaile
No	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access Can the site be accessed by vehicle from the highway?	 Details
Direct access to main/adopted road	Details
Direct decess to many adopted road	
Access to unadopted road/track	
No access	
Comment in this workshood in the second	
Compatibility with adjoining uses	Dotoile
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	

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

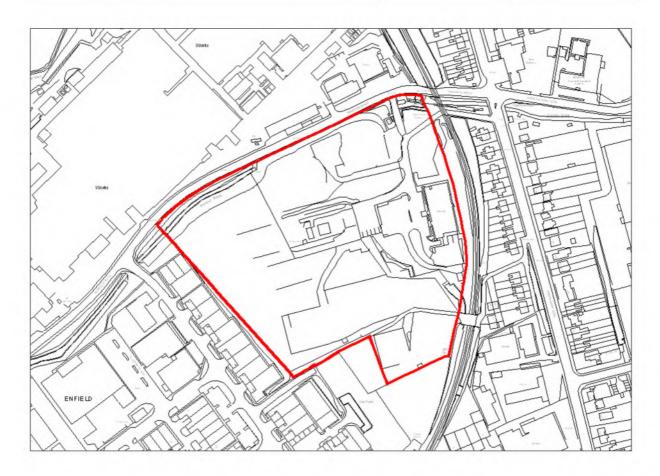
site for residential)

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		
Private	Grid Ref: SP0393 6838		
Current Land Use:			
Site clearance / remediation complete. In:	stallation 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:	Details: 06/484 & 06/541 - 255 dwellings (2 phases)		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes: 115 completions to date			

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

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

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
2	
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	
Detween oom and room	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	941
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	
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	
103	
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?	2 stalls
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	

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

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

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

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\checkmark
Possibly, or with issues which can be resolved within 10	
years	3.0
No, issues which cannot be resolved	

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

Potential Residential Yield	2
Appropriate Density	Total number of Dwellings
	140 dwellings with pp

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



Ownership Details:	Site Area: 0.19ha
Private	Grid Ref: SP0393 6672
Current Land Use:	
Vacant	
Surrounding Land Uses: Residential	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, BORLP3 windfall commitment New Source: (e.g. landowner, developer etc)	omission site, other)
Relevant Planning History: (including most recent ownership details)	etails: 06/187 - 18 dwellings (Lapsed)
Outline Planning Permission:	
Additional Information/site notes: Ground works underway	

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

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

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a 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	
Detween 600m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	641
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	
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	
Onen Space & Bearastian	
Open Space & Recreation Would the site result in the loss of these facilities?	Details
No	Details
140	
Yes, but indication of replacement provision possible	
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Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
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No	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
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Infrastructure Capacity	
Is the site considered adequately served by existing	Details
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Residential development considered incompatible (discount	
and the second s	

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

site for residential)

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

Stage A	
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Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
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Stage B	
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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	1 - 1
Ves and cannot be overcome	

Are there TDOs on site?	
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	
Ves but indication of replacement provision possible	
Yes, but indication of replacement provision possible on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Employment Land Would development of the site result in the loss of	 Details
employment land?	Details
No	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	
110 000000	
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	311
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	V
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	√
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	6 dwellings

HOUSING SITE ANALYSIS FORM

Site Address:

Land adjacent to Castleditch Lane/Pheasant Lane

Site Ref:

LPX02

Survey Date:

3.9.2008







Ownership Details:	Site Area: 0.52 ha
Private	Grid Ref: SP04446495
Current Land Use:	
Open Space	
Surrounding Land Uses:	
Open Space and Residential	0.0
Character of Surrounding Area:	
Peaceful residential area with mix of medium an parkland opposite	d low density dwellings and
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	nission site, other)
Additional LP3 Site	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	nils:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
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?	✓
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	Good hedgerows along west and south-eastern sides. This site borders Oakenshaw Spinney which is a "Special Wildlife Site".
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully introduced	

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

impact on the existing character of the Settlement? 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) Over 800m (walking distance) or ineffective service Access to services and facilities Walking distance to nearest first school: Less than 1.5km Over 3km Walking distance to nearest local retail facilities: Less than 800m Between 800m and 1600m Walking distance to nearest health facilities: Less than 800m Between 800m and 1600m	Stage B		
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement? Opportunity to enhance/no adverse impact 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) Over 800m (walking distance) or ineffective service Access to services and facilities Walking distance to nearest first school: Less than 1.5km 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			
Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement? Opportunity to enhance/no adverse impact Opportunity to enhance/no adverse impact Hedgerows would need to be retained to north west castie 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) Over 800m (walking distance) or ineffective service Access to services and facilities Walking distance to nearest first school: Less than 1.5km Over 3km Walking distance to nearest local retail facilities: Less than 800m Between 800m and 1600m Valking distance to nearest health facilities: Less than 800m Walking distance to nearest health facilities: Less than 800m Walking distance to nearest health facilities: Less than 800m Walking distance to nearest health facilities: Less than 800m	•	1	
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)? Less than 400m (walking distance) Details Between 400m and 800m (walking distance) Over 800m (walking distance) or ineffective service Access to services and facilities Walking distance to nearest first school: Less than 1.5km Over 3km Walking distance to nearest local retail facilities: Less than 800m Between 800m and 1600m Walking distance to nearest health facilities: Less than 800m Between 800m and 1600m	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 – Further evaluation may be required prior to	
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) Over 800m (walking distance) or ineffective service Access to services and facilities Walking distance to nearest first school: Less than 1.5km Over 3km Walking distance to nearest local retail facilities: Less than 800m Between 800m and 1600m Walking distance to nearest health facilities: Less than 800m Walking distance to nearest health facilities: Less than 800m	Opportunity to enhance/no adverse impact	Hedgerows would need to be retained to north west of site where it abuts	
Sustainability: Access to Public Transport Is the site well related to a bus stop (or railway station)? Details Less than 400m (walking distance) Details Details Less than 400m (walking distance) Over 800m (walking distance) or ineffective service Access to services and facilities Walking distance to nearest first school: Less than 1.5km Details Access to services and facilities Walking distance to nearest first school: Less than 1.5km Over 3km Walking distance to nearest local retail facilities: Less than 800m Details Access to services and facilities V Between 1.5km V Between 800m and 1600m V Details Details Details Details Details Details Access to services and facilities	Adverse impact/impact but could be mitigated		
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 Walking distance to nearest local retail facilities: Less than 800m Between 800m and 1600m Walking distance to nearest health facilities: Less than 800m Walking distance to nearest health facilities: Less than 800m	Significant adverse impact that cannot be mitigated		
Is the site well related to a bus stop (or railway station)? Less than 400m (walking distance) Between 400m and 800m (walking distance) Over 800m (walking distance) or ineffective service Access to services and facilities Walking distance to nearest first school: Less than 1.5km Details Less than 1.5km Walking distance to nearest local retail facilities: Less than 800m Between 800m and 1600m Walking distance to nearest health facilities: Less than 800m Walking distance to nearest health facilities: Less than 800m	Sustainability:		
Less than 400m (walking distance) Detween 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 Detween 1.5km and 3km Over 3km Walking distance to nearest local retail facilities: Less than 800m Between 800m and 1600m Walking distance to nearest health facilities: Less than 800m Walking distance to nearest health facilities: Less than 800m	Access to Public Transport		
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 Over 3km Walking distance to nearest local retail facilities: Less than 800m Between 800m and 1600m Walking distance to nearest health facilities: Less than 800m Walking distance to nearest health facilities:	Is the site well related to a bus stop (or railway station)?	Details	
Over 800m (walking distance) or ineffective service Access to services and facilities Walking distance to nearest first school: Less than 1.5km 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 Walking distance to nearest health facilities:	Less than 400m (walking distance)	\checkmark	
Access to services and facilities Walking distance to nearest first school: Less than 1.5km 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 Walking distance to nearest health facilities:	Between 400m and 800m (walking distance)		
Walking distance to nearest first school: Less than 1.5km Detween 1.5km and 3km Over 3km Walking distance to nearest local retail facilities: Less than 800m Between 800m and 1600m Walking distance to nearest health facilities: Less than 800m Walking distance to nearest health facilities: Less than 800m Walking distance to nearest health facilities:	Over 800m (walking distance) or ineffective service		
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	Access to services and facilities		
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	Walking distance to nearest first school:		
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	Less than 1.5km	✓	
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	Between 1.5km and 3km		
Less than 800m Between 800m and 1600m Over 1600m Walking distance to nearest health facilities: Less than 800m ✓ Between 800m and 1600m	Over 3km		
Between 800m and 1600m Over 1600m Walking distance to nearest health facilities: Less than 800m ✓ Between 800m and 1600m	Walking distance to nearest local retail facilities:		
Over 1600m Walking distance to nearest health facilities: Less than 800m ✓ Between 800m and 1600m	Less than 800m		
Walking distance to nearest health facilities: Less than 800m ✓ Between 800m and 1600m	Between 800m and 1600m	✓	
Less than 800m Between 800m and 1600m	Over 1600m		
Less than 800m Between 800m and 1600m	Walking distance to nearest health facilities:		
	Less than 800m	√	
Over 1600m	Between 800m and 1600m		
	Over 1600m		

Constraints to Delivery Level of Contamination on Site:			
None			
Notice	✓		
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	/		
	V		
Yes, but can be overcome			
Yes and cannot be overcome			
Are there TPOs on site?			
No	√		
	Y		
A single TPO			
Group TPO			
Is there a Public Right of Way on the site?			
No	✓		
140			
Yes			
Ones Cores 9 Decreation			
Open Space & Recreation	Detelle		
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			
	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			
Is the site considered adequately served by existing	Details		
infrastructure (e.g. utilities and highways) or can it be adequately served?			
Sufficient infrastructure in place to serve development	√		
	•		

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

Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Site Address:

Former Claybrook School, Matchborough

Site Ref:

f: 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:			
Oite assumes and a decrease and the best binds and the second	Componentia e la consista		
Site surrounded predominantly by high density e Previous Source: (e.g. BORLP3, UCS, WYG Report, om	· · ·		
Trevious Source: (e.g. BONLF3, OCS, WTG Report, OIII	ission site, other)		
Additional LP3 Site			
New Courses (
New Source: (e.g. landowner, developer etc)			
Relevant Planning History:	- 91		
(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 accessing off Millhill Lane / Easenhall Close (rou	•		

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built 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 – Further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	√
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Less than 1.5km	V
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	
Between 800m and 1600m	√
Over 1600m	

Constraints to Delivery	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	√
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	Warwick TPO 4 & 5
Is there a Public Right of Way on the site?	
No V	
Yes	
Are there TPOs on site? No A single TPO Group TPO Is there a Public Right of Way on the site? No	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	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	,
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	Access an issue at this stage
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	

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



Redditch Borough Council – Strategic Housing Land Availability Assessment 2010

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

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

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

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓ 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	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
	V
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school: Less than 1.5km	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

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

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

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

Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	
Sufficient infrastructure in place to serve development	\checkmark
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway? Deta	
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	
No	\checkmark
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	\checkmark
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

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

Strategic Housing Land Availability Assessment Redditch Borough Council

HOUSING SITE ANALYSIS FORM

Site Address:

Former Ipsley School Playing Field

LPX06 Site Ref:

Survey Date:

29.8.08







Ownership Details:		Site Area:
Worcestershire County Council		0.93 ha
		Grid Ref: SP0498 6575
Current Land Use:		
Vacant		
Surrounding Land Uses:		
G .		
Residential		
Character of Surrounding Area:		- 0
Previous Source: (e.g. BORLP3, UCS,	WYG R	enort omission site other)
(o.g. Dent. o, 666,	Wione	port, officion one, outer)
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	— T
Policy B(HSG).1 (28 dwellings)		
See comment on LPX07. This site present.	is com	npletely inaccessible for amenity use at

Stage A				
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details			
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough				
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	√			
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted				
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough				
Boundary (site to be assessed under separate study)				
Biodiversity, Geodiversity & Heritage				
Is a scheduled Ancient Monument located on the site?	Details			
Yes: Site will be discounted				
No: Does the site fall within or significantly affect any 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 whole of Flore Press				
Land at risk of Flooding	Details			
Is the site in an area of known flooding risk? No: Little/no risk of flooding	Derails			
1.13	Y .			

Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be	
explored)	
Zone 3 – High risk – Site will be discounted unless it	
can be demonstrated that mitigation can be	
successfully introduced	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environme	
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	✓
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)	/
and the state of t	V
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
	6

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

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

Open Space & Recreation	<u></u>
Would the site result in the loss of these facilities?	Details
No	\checkmark
	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 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 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	
Competibility with adiabates	
Compatibility with adjoining uses	Details
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 de	velopment?	
Yes	volopinont:	√
No		
What is the predominant land type on t	he site?	Details
Brownfield or Greenfield within or adjace settlement Therefore available within 0 - 5 years	cent to a	✓
Therefore available within 0 - 3 years		
ADR Therefore available within 5 - 10 years		
Green Belt Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress s development	ite for	Details
Yes, or issues which can be resolved v	vithin 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 ni	ımber of Dwellings
Appropriate Density	i Otal IIC	31
		J.

LPX 06/07 Oakenshaw Road

1.95ha



Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Site Address:

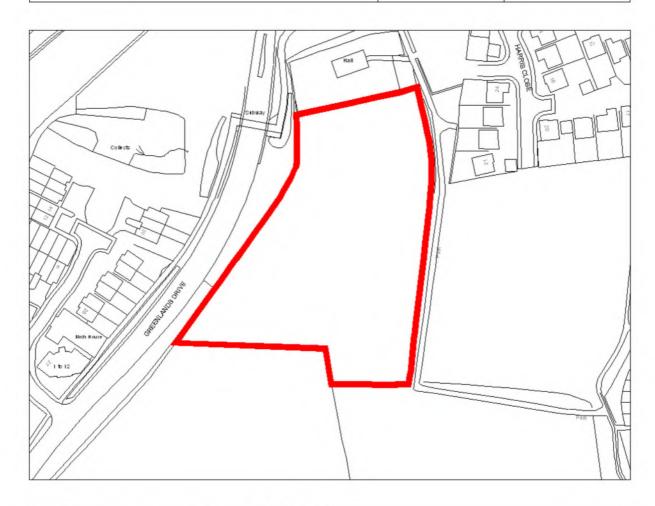
Land South of Scout Hut, Oakenshaw Road

Site Ref:

Survey Date:

LPX07

29.8.08







Ownership Details:	Site Area:	
Redditch Borough Council	1.02 ha	
	Grid Ref: SP0489 6577	
Current Land Use:		
Open Space	1 1	
Surrounding Land Uses:		
Open Space and Residential		
Character of Surrounding Area:		
Predominantly 3 & 4 Bed detached dwellings		
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)	
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		
Policy B(HSG).1 (31 dwellings)		
1		
Access may be via Harris Close, which is predo dwellings. This site should be developed in conj between the two sites is intimidating and routes better natural surveillance. This site is predomin useful amenity land and there are pitches adjace part of this development.	unction with LPX06. The pathway through could be planned to offer antly scrub land which offers no	
Access through scouts' car park into the site. Ca comprehensive development scheme which incl alternative parking arrangement for the scout huwork.	uded car park area may offer an	
	♠ - √	

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	Details
site? Yes: Site will be discounted	
No: Does the site fall within or significantly affect any o designated international, regional or local value, or affer flora or fauna? Does the site affect trees, hedgerows or	ect habitat for protected
woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	- 11
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	
Successivily introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	√

<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)	V
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	√
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	V
Over 1600m	
Over room	

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

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

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

Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	✓
	·
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment uses	
res - land is likely to come forward for employment uses	
Infractructure Conscitu	
Infrastructure Capacity	Deteile
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	√
Infrastructure constraints that would require investment	
to overcome but can probably be addressed by	
developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	./
Biredi docess to mail/adopted road	V
Access to unadopted road/track	
Access to diladopted load/track	0.0
No access	
NO access	
Compatibility with adjaining uses	
Compatibility with adjoining uses	Deteile
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)	- 41

Stage C		
Stage C Availability		
Is the site immediately available for dev	relonment?	
Yes	elopinent:	
No		
		V
What is the predominant land type on the		Details
Brownfield or Greenfield within or adjac	ent to a	√
settlement		
Therefore available within 0 - 5 years		
ADR		
Therefore available within 5 - 10 years		
Green Belt		
Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress si	te for	Details
development		
Yes, or issues which can be resolved w	rithin 5 years	√
Possibly, or with issues which can be re	esolved within	
10 years		
No increase which properties received		
No, issues which cannot be resolved		
Appropriate timeframe for developm	ent?	Details
0-5 years		√
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density	Total number of Dwellings	
		32

LPX 06/07 Oakenshaw Road

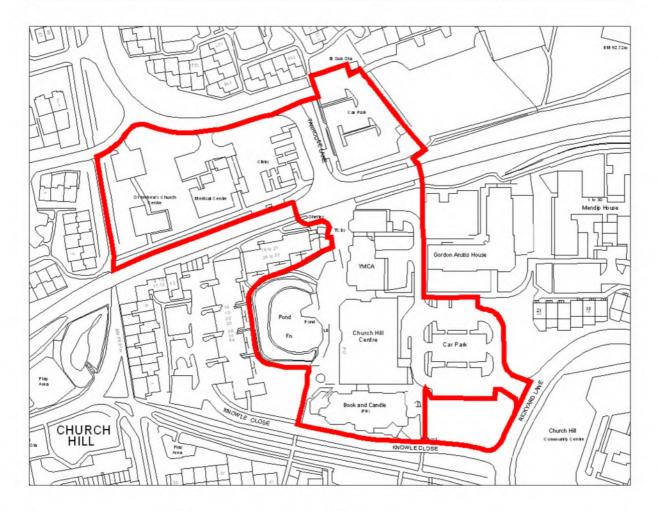
1.95ha



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	
	Grid Ref. 01 0002 0004	
Current Land Use:		
District Centre		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
New town district centre – looking dated and in r	need of regeneration	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
Core strategy strategic site		
Now Courses ()		
New Source: (e.g. landowner, developer etc)	2.8	
Relevant Planning History:		
(including most recent ownership details)		
	_	
Detailed Planning Permission: Detail	ls:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes		
lge-		

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

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

Constraints to Delivery		
Level of Contamination on Site:		
None	· /	
	V	
Contamination that can be overcome through land		
remediation		
High level of contamination that cannot be realistically		
mitigated		
Are there any Physical Constraints on site?		
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		
3		
Group TPO	NT TPO's 5 & 8	
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	√	
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		

Fundaymant Land	
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	
	0 - 011
employment uses	
Yes - land is not likely to come forward for employment	
	\(\frac{1}{2}\)
uses	
Yes - land is likely to come forward for employment	
uses	
Infractructure 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	/
	•
Infrastructure constraints that would require	
investment to overcome but can probably be	
The state of the s	
addressed by developer contributions	A
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
· ·	Details
highway?	
Direct access to main/adopted road	
Direct access to many adopted road	V
Access to unadopted road/track	
NI .	
No access	
O (11.11) (
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining	
, , , , , , , , , , , , , , , , , , , ,	
uses?	
No compatibility issues	
1.10 companionity roodoo	V
Insignificant or moderate compatibility issues	
1 7 1111	_ 0
Desidential development association 12 consequent	
Residential development considered incompatible	
(discount site for residential)	

Stage C		
Availability		
Is the site immediately available for dev	elopment?	
Yes		
No		√
What is the predominant land type on the	ne site?	Details
Brownfield or Greenfield within or adjact settlement	cent to a	✓
Therefore available within 0 - 5 years		
ADR		
Therefore available within 5 - 10 years		
Green Belt		
Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress si development	te for	Details
Yes, or issues which can be resolved w	ithin 5 years	√
Possibly, or with issues which can be re	esolved within	
10 years		
No, issues which cannot be resolved		
Appropriate timeframe for developm	ont?	Details
0-5 years	ent :	Details
		V
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density	Total number of	f Dwellings
		57
		01



HOUSING SITE ANALYSIS FORM

Site Address:

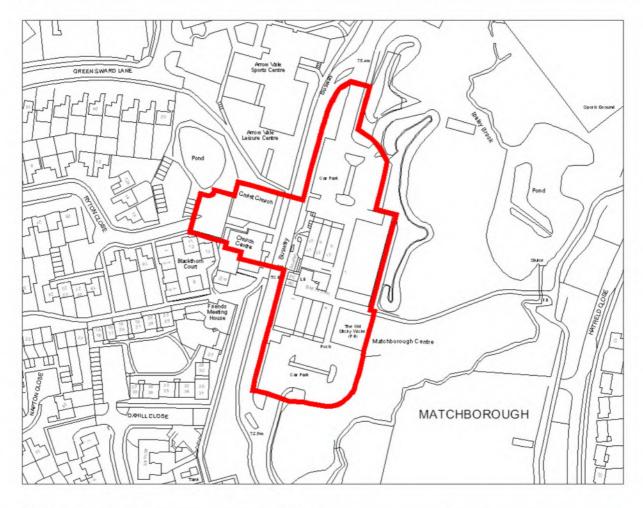
Matchborough District Centre

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:		
Carrounding Land Cooc.		
Open Space and Residential		
Character of Surrounding Area:		
New town district centre – looking dated and in r		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
Core strategy strategic site		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History:		
(including most recent ownership details)		
Detailed Planning Permission: Detail	ls:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes		
District Centre should ideally be re-developed in much the same way as Church Hill District Centre. However, given the size of this Centre, it is unlikely to yield such a significant number of new units as Church Hill District Centre and without the benefit of a detailed SPD, a considerate estimate of 15 dwellings has been attributed to this site.		

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

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

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

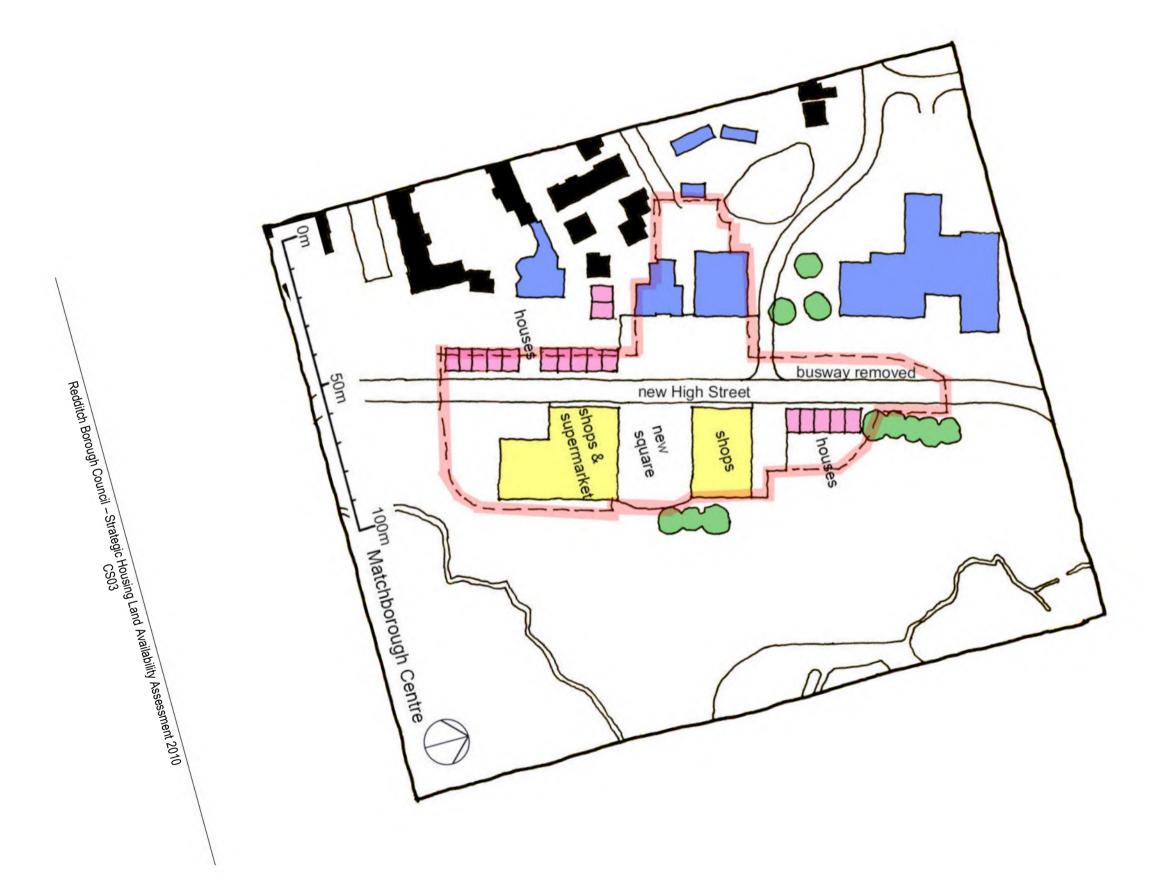
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	√
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment	
uses	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

Availability	
Is the site immediately available for development?	
Yes	
No	√
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a	
settlement	· -
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for	Details
development	
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within	\checkmark
10 years	
KID Parameter I Male and a confidence of the control of the contro	
No, issues which cannot be resolved	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
Appropriate timeframe for development? 0-5 years	Details
Appropriate timeframe for development?	Details

Appropriate Density

Redditch Borough Council - Strategic Housing Land Availability Assessment 2010
CS03

Total number of Dwellings 17



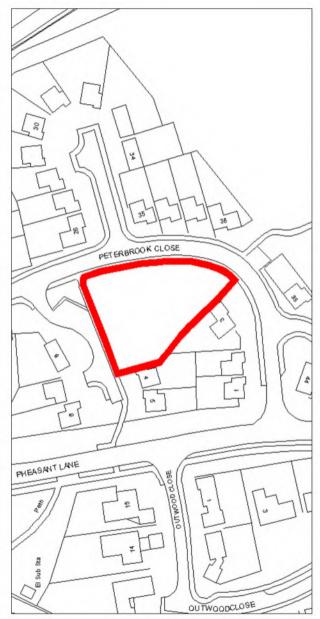
Strategic Housing Land Availability Assessment Redditch Borough Council

HOUSING SITE ANALYSIS FORM

WYG02 Site Ref: Peterbrook Close Site Address:

Survey Date:

3.9.2008





Redditch Borough Council – Strategic Housing Land Availability Assessment 2010 WY 602

Ownership Details:	Site Area: 0.16 ha	
Redditch Borough Council	Grid Ref: SP0458 6508	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Predominantly surrounded by 3 & 4 Bed detached	ed dwelling	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
WYG Report – 6 Dwellings		
Assets disposal scheme in for 5 Dwellings		
Village Green application could halt development of this site		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	hedgerows/shelter belt occurs on 2 sides of the site. Hedgerows would need to be retained to north west of site where it abuts Oakenshaw Spinney.
Yes:	i
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	
Opportunity to enhance/no adverse impact	✓	
Adverse impact/impact but could be mitigated		
Significant adverse impact that cannot be mitigated		
Sustainability:		
Access to Public Transport		
Is the site well related to a bus stop (or railway station)?	Details	
Less than 400m (walking distance)	V	
Between 400m and 800m (walking distance)		
Over 800m (walking distance) or ineffective service		
Access to services and facilities		
Walking distance to nearest first school:		
Less than 1.5km		
	V	
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	\checkmark	
Between 800m and 1600m		
Over 1600m		
Constraints to Delivery		
Constraints to Delivery Level of Contamination on Site:		
None 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	
	V
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	\checkmark
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	\checkmark
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	,
No	\checkmark
Voc. domenstrated that land will not some forward for	
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
res - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	\checkmark
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	\checkmark
Access to unadopted road/track	
No access	

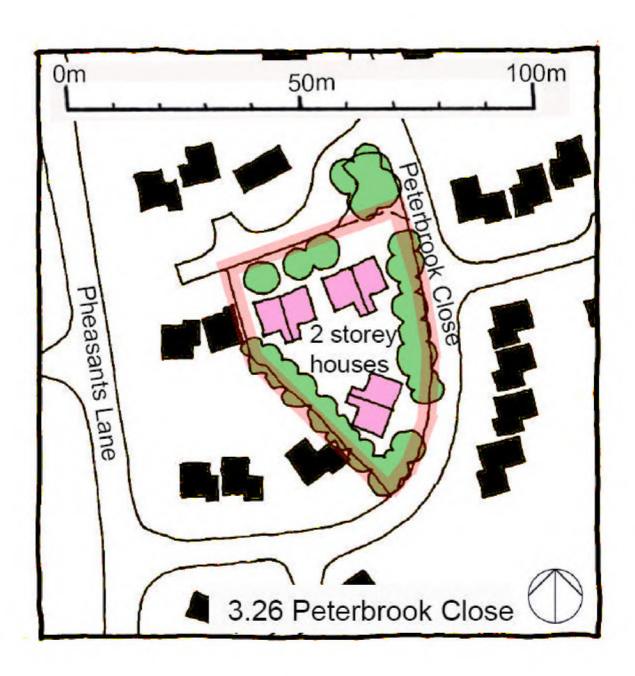
Details
\checkmark

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

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	5



HOUSING SITE ANALYSIS FORM

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







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

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

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

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

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

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 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? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to	Constraints to Delivery	
Contamination that can be overcome through land remediation High level of contamination that cannot be realistically mitigated Are there any Physical Constraints on site? No Yes, but can be overcome Yes and cannot be overcome Are there TPOs on site? No A single TPO Group TPO NT TPO 5 Is there a Public Right of Way on the site? No Yes Copen 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 uses ryes - land is likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	Level of Contamination on Site:	
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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? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	_	
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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? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	A single TPO	
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Poen Space & Recreation Would the site result in the loss of these facilities? Pes, but indication of replacement provision possible on, next to or near to the site as part of the Development Personal Perso	Is there a Public Right of Way on the site?	
Open Space & Recreation Would the site result in the loss of these facilities? Pes, 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? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development ✓	No V	
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Would the site result in the loss of these facilities? Pes, 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? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development		
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? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development		Deteile
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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? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development		✓
Pees No possibility of replacement provision Employment Land Would development of the site result in the loss of 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 infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development ✓		
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Employment Land Would development of the site result in the loss of 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 infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	·	
Would development of the site result in the loss of 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 infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	Yes. No possibility of replacement provision	
Would development of the site result in the loss of 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 infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development		
Position of the structure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Wes - demonstrated that land will not come forward for employment uses Yes - land is not 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?		Deteile
Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	•	Details
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development		\checkmark
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	Yes - demonstrated that land will not come forward for	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development		
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 ✓		
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	Yes - land is likely to come forward for employment uses	
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 (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development		
Sufficient infrastructure in place to serve development	infrastructure (e.g. utilities and highways) or can it be	Details
Infrastructure constraints that would require investment to		√
	Infrastructure constraints that would require investment to	

overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, 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	✓
No	· ·
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	Details
Therefore available within 0 - 5 years	V
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\checkmark
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	·
10years +	
	•
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	14

HOUSING SITE ANALYSIS FORM

Site Address:

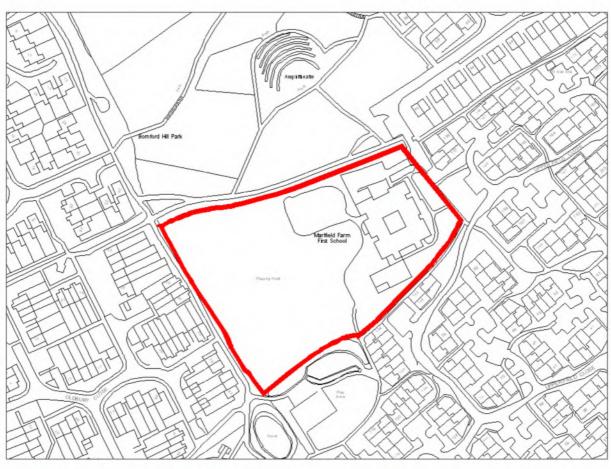
Marlfield Farm School, Redstone Close

Site Ref:

Survey Date:

WYG04

3.9.2008







Ownership Details:	Site Area: 1.41 ha	
Ownership Details:	Site Area. 1.41 lia	
Housing Association	Grid Ref: SP06210 6869	
Current Land Use:		
Demolished Primary School		
Surrounding Land Uses:		
Residential and Open Space	9	
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, omission site, other)		
WYG Report		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
WYG Report – 29 Dwellings		
Site bounded on three sides by high density ex-corporation housing.		
Access via Redstone close, which is private semi-detached development. Due to surrounding high density housing, significant provision should be made for 'useful' open space as part of a comprehensive development scheme.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	√
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	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)	
Biodiversity, Geodiversity & Heritage	Dataila
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes: Good hedgerows along west and south-eastern sides.	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	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

introduced

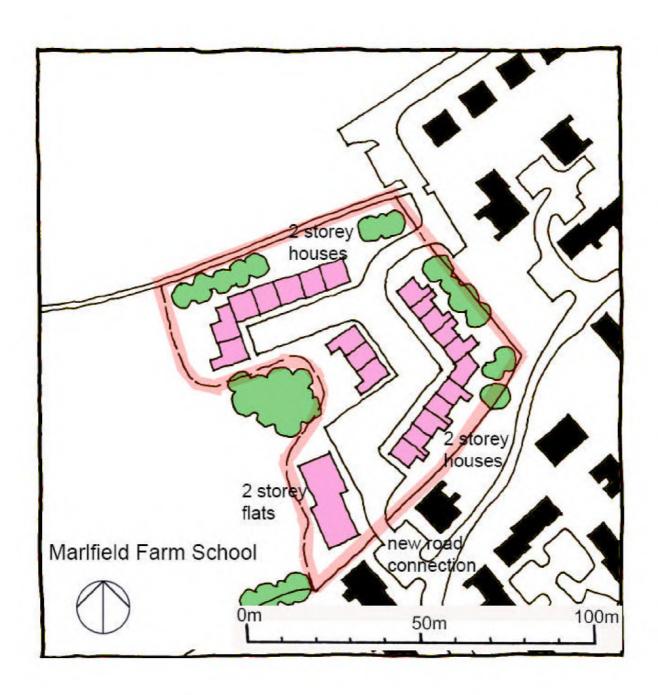
Zone 2 – Low to medium risk (mitigation to be explored)

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	1 =
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	$\overline{\hspace{1cm}}$
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	1
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	NT TPO 8
Is there a Public Right of Way on the site?	
No V	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	100
on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	\checkmark
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	√
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 Conseiter	
Infrastructure Capacity	D:
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	√

Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	1
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	/ Details
Direct access to main/adopted road	✓ Via Redstone Close
Access to unadented read/treek	
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?	Dotailo
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	√
	•
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	./
Therefore available within 0 - 5 years	Y
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	Details /
res, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10	
years	- 18
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	
·	<u>*</u>
5-10 years	
10years +	
Potential Residential Yield	
	Total number of Dwallings
Appropriate Density	Total number of Dwellings
	53



HOUSING SITE ANALYSIS FORM

Site Address:

High Trees, Dark Lane

Site Ref:

Survey Date:

WYG06

3.9.2008





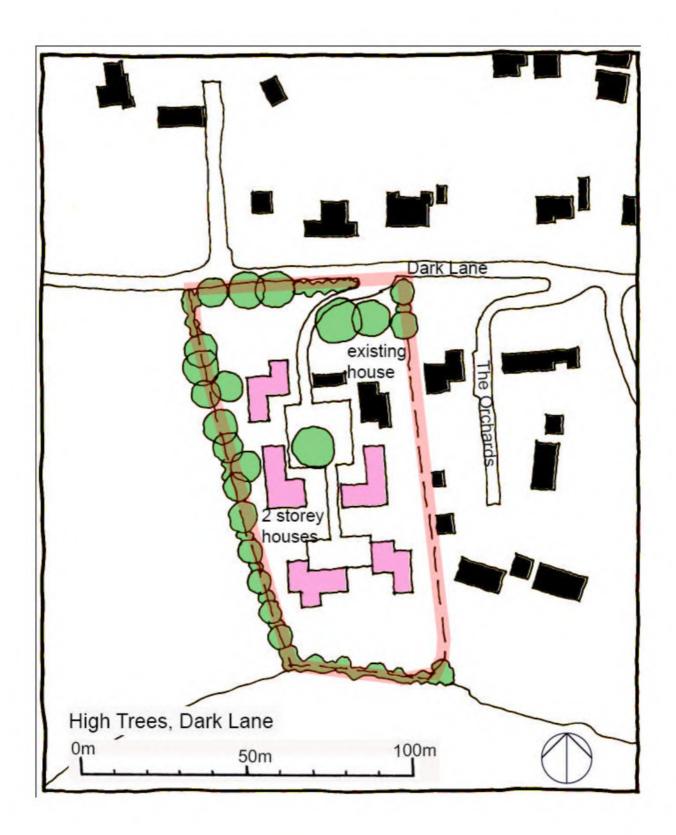
Ownership Details:	Site Area: 0.7 ha	
Private	Grid Ref: SP0380 6218	
Current Land Use:		
Residential		
Surrounding Land Uses:		
Executive dwellings & traditional village settlement	ent development	
Character of Surrounding Area:		
Rural lane with large 4 & 5 bed dwellings		
Previous Source: (e.g. BORLP3,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

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

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

Are there any Physical Constraints on site?	
No	
INO	✓
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
INO	
A single TPO	
Group TPO	/
	✓ Borough of Redditch
	TPO 133
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	√
	, i
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	5
Would development of the site result in the loss of employment land?	Details
No	√
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	Det "
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served? Sufficient infrastructure in place to serve development	
	V
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	

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



HOUSING SITE ANALYSIS FORM

Site Address:

Widney House & adjoining land, Bromsgrove Rd

Site Ref:

RB003 (incl RB007 & RB038)

Survey Date:

8.9.2008







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

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

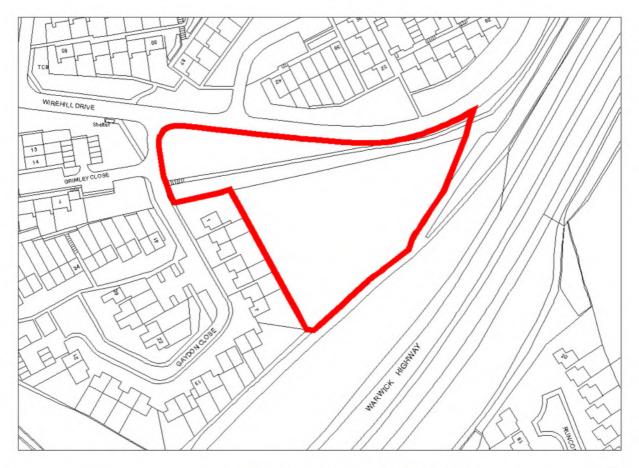
Ctago D	
Stage B Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER – Further evaluation
impact on the existing character of the Settlement?	may be required prior to
Impact on the existing character of the detailment:	development
Opportunity to enhance/no adverse impact	<u> </u>
	•
	Opportunity to enhance
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	\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	
Less than 1.5km	✓
Between 1.5km and 3km	11
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	
	V
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	1 4 - 10
Contamination that can be overcome through land	√
remediation	A
	As employment uses in
	place, would need to investigate prior to dev

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

Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
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	Deteile
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	./
	V
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	√
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	T
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	√
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	\checkmark
5-10 years	
10years +	
Toycais +	1
Potential Residential Yield	Z
Appropriate Density	Total number of Dwellings
Appropriate Density	58
	JU

HOUSING SITE ANALYSIS FORM

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







Ownership Details:	Site Area: 0.47 ha	
Redditch Borough Council	Grid Ref: SP0492 6613	
Current Land Use:		
Highway verge & Open Space		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
High density ex-corporation units		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	uission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)	6	
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils: 08/305 (15 dwellings)	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Sloping site, with mature hedgerows dissecting site. Would consider that land to the north of hedgerow should be retained to maintain open feel to area of high density dwellings.		

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

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

Land at risk of Flooding	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	La.
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	- //
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	√
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	\checkmark
	· ·
	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	
168	
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	100
, control processing or representation processing	✓ Currently used be local
	kids – play football on the
	top of the site
	<u> </u>
Employment Land	
Would development of the site result in the loss of	Details
employment land?	2 Stalls
No	
NO	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	
Tes land is likely to come forward for employment ases	1
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	,
Sufficient infrastructure in place to serve development	\checkmark
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
Contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	

Highway Access Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Details
<u>'</u>	V
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	√
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Stage C Availability	
Is the site immediately available for development?	
Yes	√
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	Y
ADR	
Therefore available within 5 - 10 years	-
Green Belt Therefore available beyond 10 years	
Therefore available beyond to 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	Dotalio /
<u> </u>	V
5-10 years	
10years +	
Potential Residential Yield	Z-2
Appropriate Density	Total number of Dwellings
	15

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land adjacent to Saltways Cheshire HomeUCS 2.1429.8.2008







Ownership Details:	Site Area: 0.40 ha
Private	Grid Ref: SP0156 6671
Current Land Use:	
Scrub Land	
Surrounding Land Uses:	
Residential	
Character of Surrounding Area:	
Site nestled between church and care home	
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: 08/073 (5 dwellings)
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
Planning permission for five dwellings with asso space has been allowed on appeal with the term 2008/073/FUL.	•
Pro-	

Stage A	D ()
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	√
No: No significant adverse impact on biodiversity	\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	
Zono O I oveto modificantial (militarities to be combined)	
Zone 2 – Low to medium risk (mitigation to be explored)	

Ctoro D	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	15
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER – further evaluation
impact on the existing character of the Settlement?	may be required prior to development
Opportunity to enhance/no adverse impact	development
	V
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
	-
Less than 400m (walking distance)	V
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to complete and facilities	
Access to services and facilities	
Walking distance to nearest first school: Less than 1.5km	
	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	\checkmark
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	\checkmark
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	/
	V
Yes, but can be overcome	
Yes and cannot be overcome	

Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No V	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	/
	V
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
res - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	2 3 4 4 1 1
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	<u> </u>
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	\checkmark

Access to unadopted road/track

No access

Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	
Insignificant or moderate compatibility issues	There has been a recommendation that only bungalows should be sited here to reduce over-looking properties in Shirehampton close.
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	√
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	\checkmark
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
f	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	√
Possibly, or with issues which can be resolved within 10 years	
No. issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	5

HOUSING SITE ANALYSIS FORM

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







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

Stage A Conformity with Strategic Policy for Development	Details
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	Dotailo
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	√
No: No significant adverse impact on biodiversity	✓ Good hedgerows along south-eastern side
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (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	1
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	17
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	1
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	√
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

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

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	
INO	√
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	\checkmark
Therefore available within 0 - 5 years ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\checkmark
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	√
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
•	8

HOUSING SITE ANALYSIS FORM

Site Address:

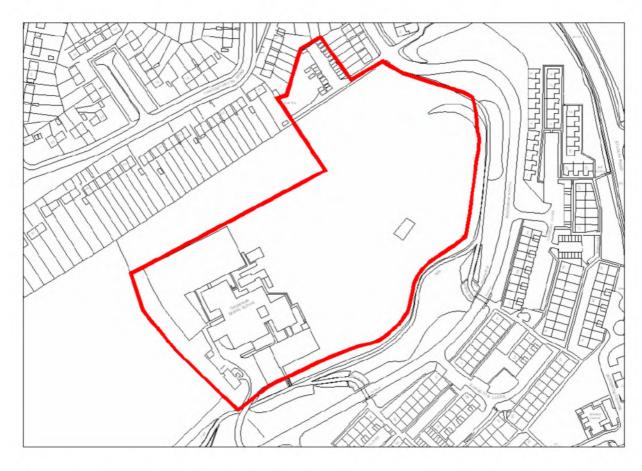
Playing field, Dingleside Middle School & Land to the rear of 1-11 Auxerre Avenue

Site Ref:

UCS 8.38

Survey Date:

19.9.08







Ownership Details:	Site Area: 3.95 ha		
Worcestershire County Council & Redditch Borough Council	Grid Ref : SP0564 6571		
Current Land Use:			
Disused school, open space and garage blocks			
Surrounding Land Uses:			
Open space & residential			
Character of Surrounding Area:			
Sandwiched by Greenlands (traditional 1950's semis and council properties) and Woodrow (1960's new town corporation housing) predominantly less affluent part of Redditch.			
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)		
UCS & additional LP3 site			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Detail	ls:		
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 Development Distribution/Settlement Hierarchy		Details	
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough			
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough		✓	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted			
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)			
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located site?	on the	Details - no	
Yes: Site will be discounted No: Does the site fall within or significantly other site of designated international, regio value, or affect habitat for protected flora or Does the site affect trees, hedgerows or ar ancient woodland not subject to statutory p	nal or local r fauna? eas of		
No:	10100110111	✓	
Yes: Opportunity to enhance/no significant adve Significant adverse impact (mitigation to be Significant adverse impact – site will be dis unless it can be demonstrated that mitigation successfully introduced	e explored) counted		
Land at risk of Flooding			
Is the site in an area of known flooding risk No: Little/no risk of flooding	<u>:</u> ?	Details √	
Yes:			
Zone 1 – Little or no risk			
Zone 2 – Low to medium risk (mitigation to	be		

explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environme	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	✓
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	√
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	√
Over 1600m	
Walking distance to nearest health facilities:	Ç
Less than 800m	√
Retween 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	. 5
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	
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	
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	\checkmark
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	√
Insignificant or moderate compatibility issues	
Residential development considered incompatible	

Stage C		
Availability		
Is the site immediately available for de	/elopment?	
Yes		
No		\checkmark
What is the predominant land type on	he site? Det	ails
Brownfield or Greenfield within or adjacent settlement	cent to a	
Therefore available within 0 - 5 years		V
ADR Therefore available within 5 - 10 years		
Green Belt Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress s development	ite for Det	ails
Yes, or issues which can be resolved v	vithin 5 years	√
Possibly, or with issues which can be r	esolved within	
No, issues which cannot be resolved		- 1
Appropriate timeframe for developm	ent? Det	ails
0-5 years		√
5-10 years		
10years +		
Detential Desidential Viola		
Potential Residential Yield	T-(-1 1	n of December :
Appropriate Density Total number of Dwelling		•
	1.	20

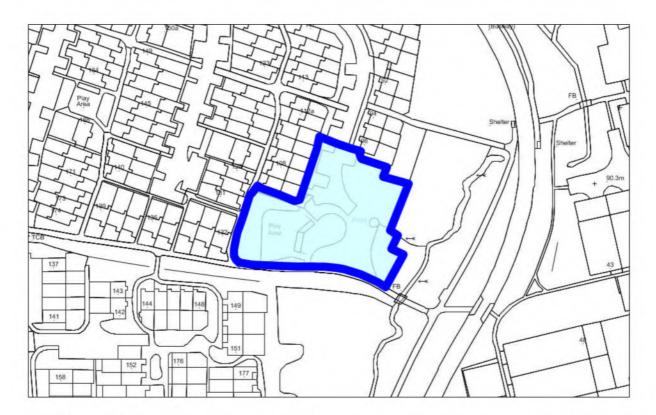
UCS 8.38 Dingleside Middle School

3.95ha



HOUSING SITE ANALYSIS FORM

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







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

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? 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	Mitigation measures demonstrated

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	\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	\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	✓ Flooding Issues
Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Gloup 11 G	✓ NT No.5
Is there a Public Right of Way on the site?	7 10 10 10 10 10 10 10 10 10 10 10 10 10
No – Access to disused play area only	
Yes	
Open Space & Recreation	Deteile
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	/
	•
Complex ment I and	
Employment Land	D - (- !! -
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	
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 10ad	✓
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 0 - 5 years	\checkmark
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

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

Appropriate timeframe for development?	Details
0-5 years	\checkmark
5-10 years	0.00
10years +	

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

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Clifton Close, Matchborough2010/0503/9/10







Ownership Details:	Site Area: 0.15ha
Redditch Borough Council	Grid Ref: SP0696 6592
Current Land Use:	
Informal Open Space in front of ex-Developmen	t Corporation houses
Surrounding Land Uses:	
Former Development Corporation housing – mix	of public and private tenure
Character of Surrounding Area:	
Higher density residential	
Previous Source: (e.g. BORLP3, UCS, WYG Report, 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	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site? Yes: Site will be discounted	Details - No
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	√
No: No significant adverse impact on biodiversity	\checkmark

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	

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

Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully

Yes:

introduced

Ctogo D	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	D-1-11-
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	\checkmark
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	√
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	√
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	\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	Blanket TPO, but no
	· ·
A single TDO	trees within site boundary
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	✓
Yes	
Out on Out on a O. De amonté au	
Open Space & Recreation	D ()
Would the site result in the loss of these facilities?	Details
No	Informal open space only
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Familian and Land	
Employment Land	D (!!
Would development of the site result in the loss of employment land?	Details
No	\checkmark
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	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	\checkmark
Access to unadopted road/track	
and the state of t	

No access

Details
\checkmark

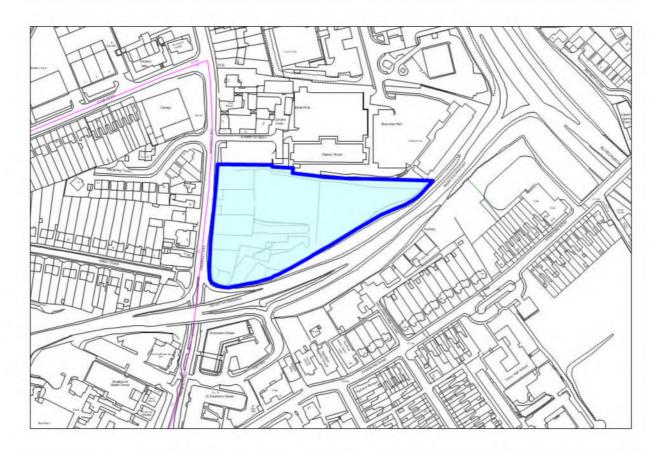
Stage C	
Availability	
Is the site immediately available for development?	
Yes	\checkmark
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	\checkmark
ADR	
Therefore available within 5 - 10 years	
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
40 dwellings per hectare	6

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







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

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	\checkmark
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	\checkmark
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	√
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
	V
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	\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	\checkmark
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
INO	\checkmark
Yes	
· ·	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	\checkmark
Vac but indication of real acceptance in a residue	<u> </u>
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Fundament I and	
Employment Land	D . "
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 Consolitu	
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	\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	√
·	<u> </u>
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)	

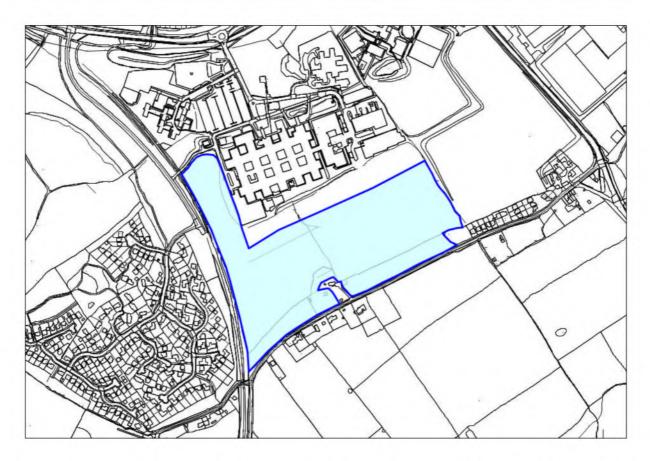
Stage C	
Availability	
Is the site immediately available for development?	
Yes	\checkmark
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	\checkmark
Therefore available within 0 - 5 years	·
ADR	
Therefore available within 5 - 10 years	
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
42-6 dwellings per hectare	61

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







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

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

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

	site. Mitigation possible.
Yes and cannot be overcome	one. While a consist.
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ NT TPO No.27
Is there a Public Right of Way on the site?	
No	
Yes	✓
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	✓ ✓
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
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 Consitu	
Infrastructure Capacity	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	√
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	Dete:le
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)	

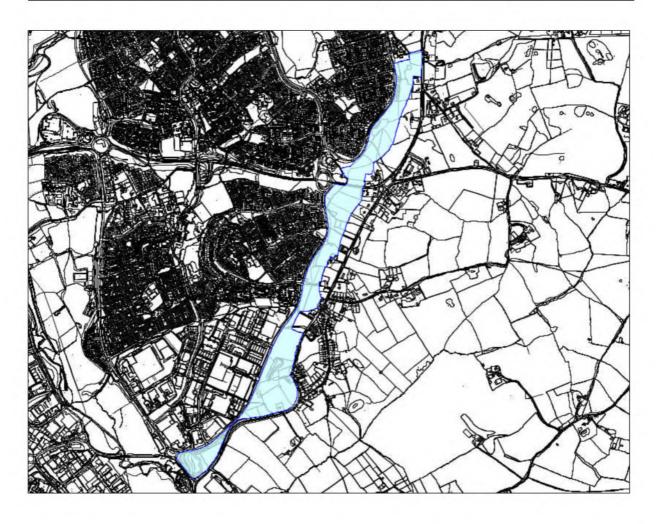
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	\checkmark
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	\checkmark
Therefore available within 0 - 5 years	·
ADR	
Therefore available within 5 - 10 years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

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10	√
years	<u> </u>
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
	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 resider	ntial 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:		

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

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	
0	
Sustainability:	
Access to Public Transport Is the site well related to a bus stop (or railway station)?	Details
	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	\checkmark
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Between 1.5km and 3km	\checkmark
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	✓
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	✓
V 1 (1	

Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	V TDO.N
· ·	Warwick TPO No.s 2,
le there a Dublic Dight of Way on the cite?	3, 4, 5 & 7
Is there a Public Right of Way on the site?	
Yes	
100	V
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	√
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	✓
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing 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	/ Details
·	V
Access to unadopted road/track	
No access	

Details
\checkmark

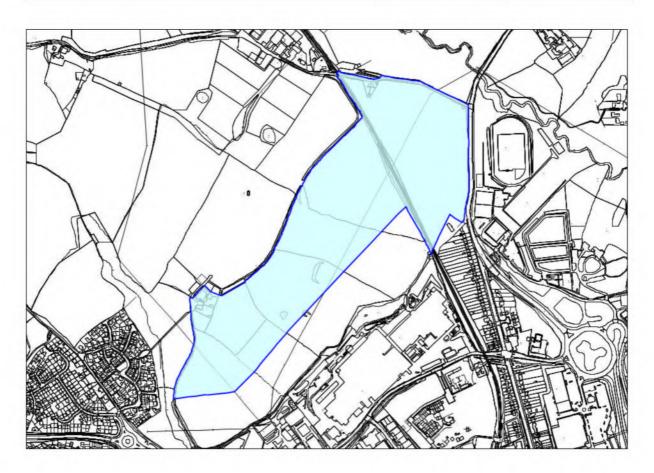
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	$\sqrt{}$
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
Therefore available within 0 - 5 years	
ADR	\checkmark
Therefore available within 5 - 10 years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

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\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
3	360

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



Ownership Details:	Site Area: 17.5 ha	
West of railway – Persimmon Homes	Grid Ref: SP0363 6891	
Current Land Use:		
ADR – agricultural uses		
Surrounding Land Uses:		
Green belt, employment, open space, residentia	ıl	
Character of Surrounding Area:		
Located on the edge of the town's built form, offering one of the main access points into the town. Adjacent employment areas comprise aging buildings, predominantly smaller industrial units plus large drop-forge company. Residential units mainly comprise the new Brockhill development (completed early 2000's) and Batchley – 1950's council housing estate – both providing a mix of public and private tenures.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
Borough of Redditch Local Plan No. 3		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: 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? 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	√
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	

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

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

Yes, but can be overcome	✓ Undulating landscape
	High pressure gas pipeline
Yes and cannot be overcome	3 3 3 3 3 3 3 3 3 3
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ BOR TPO 98
Is there a Public Right of Way on the site?	7 BOR 170 96
No	
Yes	/
	V
Onen Space & Bearaction	
Open Space & Recreation Would the site result in the loss of these facilities?	Details
No	
	✓ Structured open space
	provision would form part of any development proposal
Yes, but indication of replacement provision possible	any development proposal
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	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	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	Dotailo
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	✓ Highway and drainage
contributions	issues are being addressed
	by the developers as part of pre-application preparations
Significant infrastructure constraints, i.e. strategic	pre-application preparations
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
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 0 - 5 years	
ADR Therefore available within 5 - 10 years	Release of this ADR in years 0-5 will enable development of IN67
Green Belt	
Therefore available beyond 10 years	

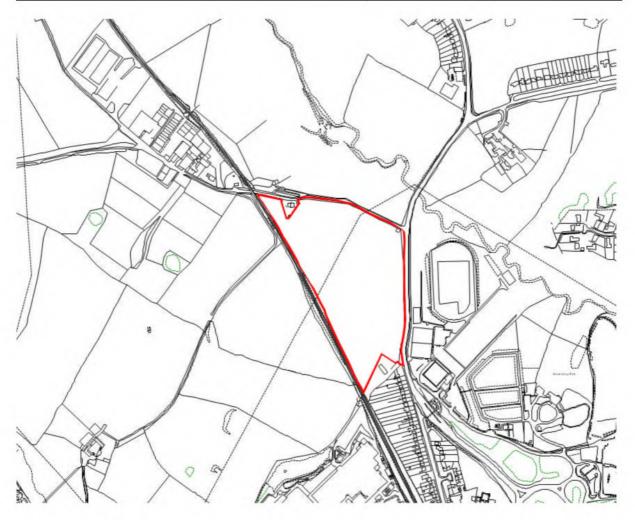
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\checkmark
Possibly, or with issues which can be resolved within 10	
years	413
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	425

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Brockhill ADR2010/115/9/2011



Ownership Details:	Site Area: 8 ha	
East of railway – Gallagher Estates	Grid Ref : SP0385 6910	
Current Land Use:		
ADR – agricultural uses		
Surrounding Land Uses:		
Green belt, residential, major road network, edge	e of urban fringe	
Character of Surrounding Area: Urban fringe/ agricultural setting on the edge of Redditch's urban area		
Previous Source: (e.g. BORLP3, UCS, WYG Report, 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: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes: Potentially expecting to submit planning application for this site autumn 2011		

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

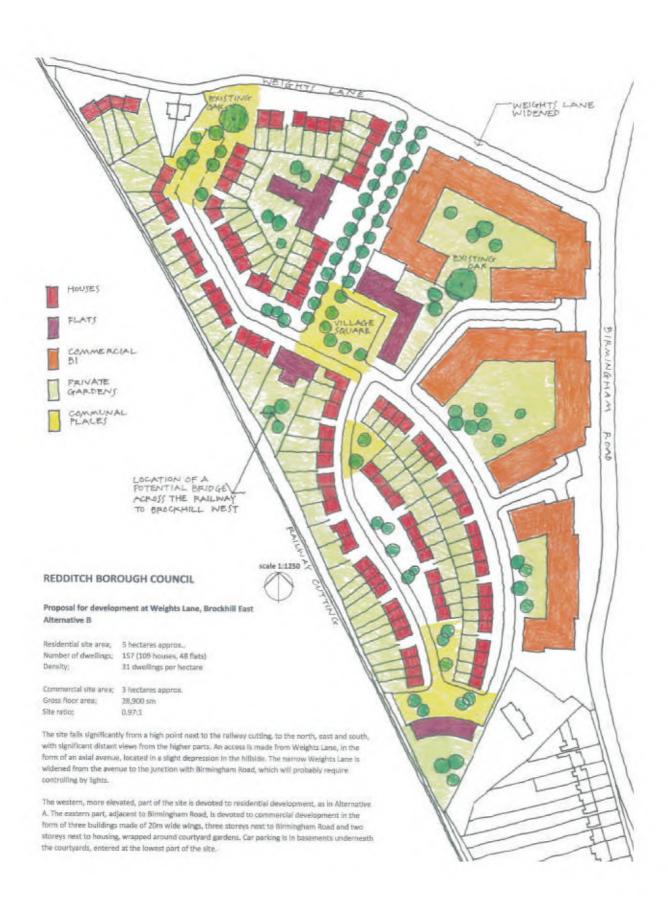
Ctono D	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	Dotoilo
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site	Details HER indicates high
impact on the existing character of the Settlement?	sensitivity which may
Impact on the existing character of the octionent:	require further investigation
	prior to development
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
	· ·
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	7
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	√ ·
, ,	· ·
Between 400m and 800m (walking distance) Over 800m (walking distance) or ineffective service	+
Over boom (warking distance) or menective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	√
Detrugen 4 Element Olem	•
Between 1.5km and 3km Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	√
0 4000	· · · · · · · · · · · · · · · · · · ·
Over 1600m	
Walking distance to nearest health facilities: Less than 800m	1
Between 800m and 1600m	
Over 1600m	\checkmark
Constraints to Delivery	
Level of Contamination on Site:	A
None	√
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	

Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	Consideration needs to be given to connectivity with land to the west of the railway
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	√
Group TPO	
Is there a Public Right of Way on the site?	
No	√
Yes	
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?	2 0 0 0 1 1 1
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	
res - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	Need for major junction upgrades at A441/ Weights Lane and future provision of Bordesley Bypass needs to be integrated into the scheme
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	

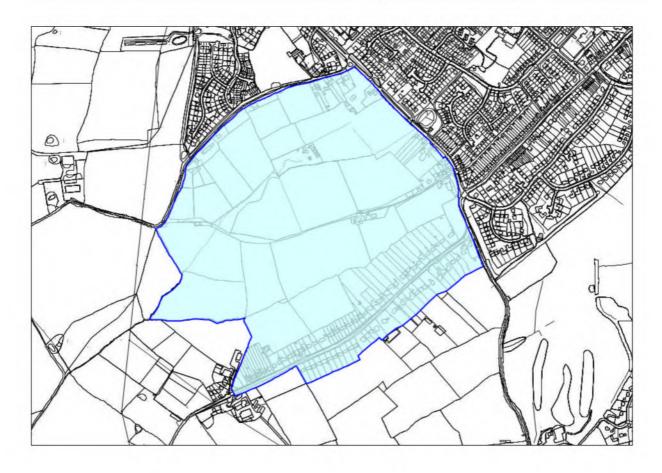
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	\checkmark
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
s the site immediately available for development?	
/es	\checkmark
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	<u> </u>
Green Belt	
herefore available beyond 10 years	
Achievability	
Villingness of landowner to progress site for development	Details
es, or issues which can be resolved within 5 years	\checkmark
Possibly, or with issues which can be resolved within 10	
/ears	
lo, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years 5-10 years	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	157



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



Ownership Details:	Site Area: 47-71 ha		
Multiple Owners	Grid Ref: SP0152 6613		
Current Land Use:			
Agriculture			
Surrounding Land Uses:			
Agriculture and residential	<u> </u>		
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: 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	2.12. 2
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 rick of Electing	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Details 🗸
	٧
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	Deteile
Is the site well related to a bus stop (or railway station)? Less than 400m (walking distance)	Details
Between 400m and 800m (walking distance)	✓
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	√
Between 1.5km and 3km	•
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	√
Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	

Yes, but can be overcome	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	T =
Would development of the site result in the loss of employment land?	Details
No	\checkmark
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Informations Consolition	
Infrastructure Capacity	Dataila
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	
Cumolonia illinadi. actaro illi piado te dorre actoropinioni	2
Infrastructure constraints that would require investment to	✓ Highway and drainage
overcome but can probably be addressed by developer	issues would need to be
contributions	addressed by the
	developers as part of pre-
	application preparation
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	* 11
grants	
Highway Access	D
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	

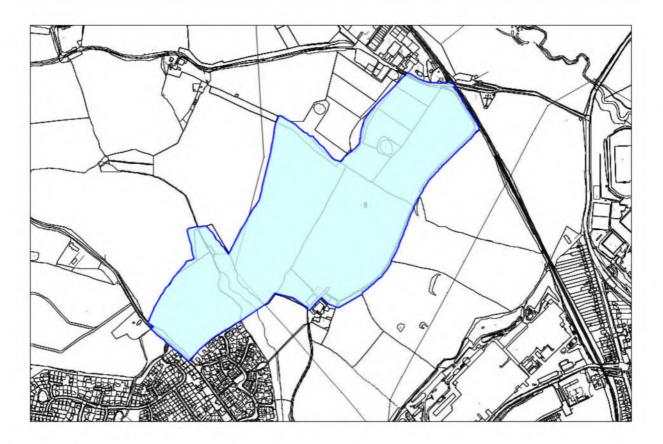
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	<u> </u>
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	√
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
Therefore available within 0 - 5 years	
ADR	\checkmark
Therefore available within 5 - 10 years	•
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10	\checkmark
Vears No increase which connect he recolved	
No, issues which cannot be resolved	
Annuantiata timafuama fau davalanmanta	Deteile
Appropriate timeframe for development?	Details

No access

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

Potential Residential Yield	3.0
Appropriate Density	Total number of Dwellings
	350 & 250

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



Ownership Details:	Site Area: 27.73 ha
Multiple owners	Grid Ref: SP0329 6894
Current Land Use:	
Green Belt - agricultural	
Surrounding Land Uses:	
Land on northern edge of the Borough, adjacent employment.	t to ADR, and Brockhill estate and
Character of Surrounding Area:	
Located at the edge of the town's built form, offer into the town. Nearby employment areas compressmaller industrial units plus large drop-forge comprise the new Brockhill development (complete) 1950's council housing estate — both providing a previous Source: (e.g. BORLP3, UCS, WYG Report, om	rise aging buildings, predominantly inpany. Residential units mainly eted early 2000's) and Batchley – in mix of public and private tenures.
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:	

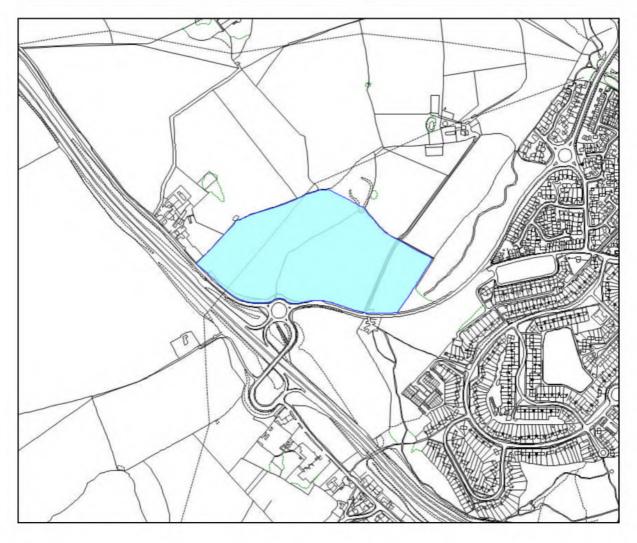
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch 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? 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	S. a.c.g)
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	
Suotoinahilit <i>u</i>	
Sustainability: Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	✓
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Between 1.5km and 3km	✓
Over 3km	
Walking distance to nearest local retail facilities:	T
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	✓
Constraints to Delivery	
Level of Contamination on Site:	
None	√
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
Y	High pressure gas pipeline
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A six als TDO	
A single TPO	
Group TPO	✓ BOR TPO 98
Is there a Public Right of Way on the site?	
No	\checkmark
Yes	
165	
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	arry development proposal
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	✓ Highway and drainage
overcome but can probably be addressed by developer	
contributions	issues are being addressed by the developers as part of
	pre-application preparations
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	- 1
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
LI UKOOK OOOOOO TO MOUD/OOODTOO MOOO	I .

Access to unadopted road/track No access	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	./
	V
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green Belt Therefore available beyond 10 years	✓
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
,	1
Appropriate timeframe for development?	Details
0-5 years	√
5-10 years	
10years +	
Potential Residential Yield	
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	61
Surrounding Land Uses:	
Green belt, Special Wildlife Site, Local Nature R	eserve, Residential
Character of Surrounding Area:	
Predominantly undulating Green Belt at the north Site separated from nearby housing by commun wildlife/wooded sites. Nearby housing comprise (completed early 2000's) and Batchley – 1950's providing a mix of public and private tenures.	ity woodland and other s of the new Brockhill development
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	sission site, other)
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	ils:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER
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	
F	
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	
Constraints to Delivery	
Level of Contamination on Site:	7
None	
	V
Contamination that can be overcome through land	
remediation	0 0
Library and a formation that appear has realistically	
High level of contamination that cannot be realistically	1
mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	V Hadulatian lands says
	✓ Undulating landscape
Vac and connet he average	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	
Would the site result in the loss of these facilities?	Details
No	
	V Structured open space provision would form part of any development proposal
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	1
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	Highway and drainage issues would need to be addressed by the developers as part of any pre-application preparations
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Some issues regarding access upgrades at Foxlydiate roundabout

Access to unadopted road/track

No access

Details
\checkmark
100
_

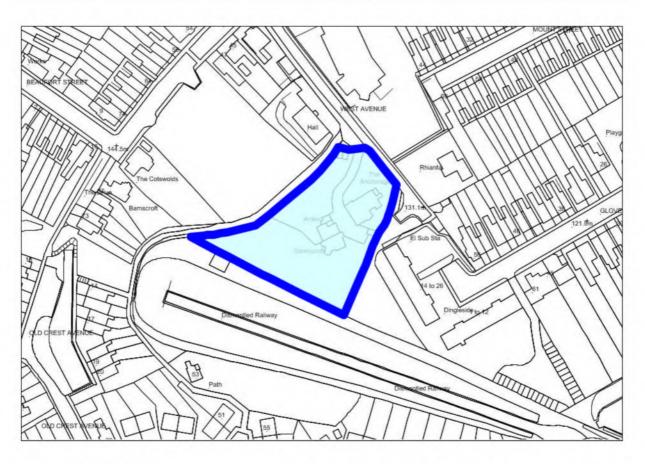
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	\checkmark
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green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

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\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)

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







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

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	√
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	3 7 3 7 3
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	Dotoilo
Is the site in an area of known flooding risk? No: Little/no risk of flooding	<u>Details</u>
	V
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	11
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	\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	\checkmark
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
	✓
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land	
remediation	
High level of contemination that connect he realistically	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	

Yes, but can be overcome	Existing tenants
Yes and cannot be overcome	
Are there TPOs on site?	
No	\checkmark
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	√
Yes	
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	√
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	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

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

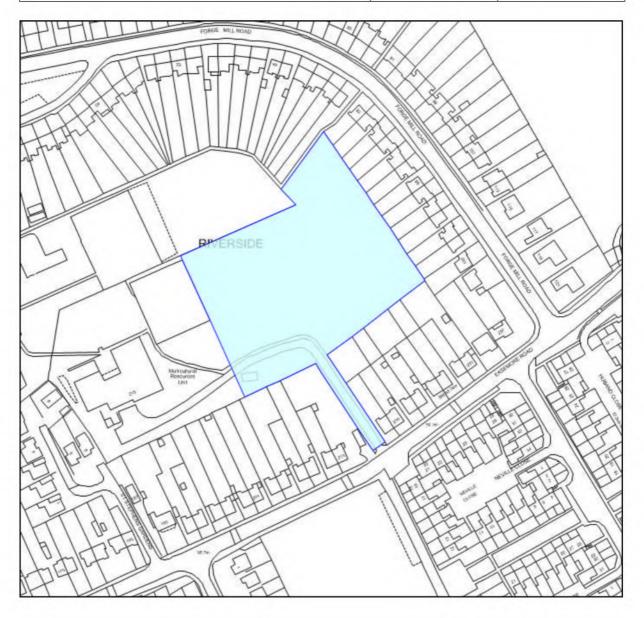
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\checkmark
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

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

HOUSING SITE ANALYSIS FORM

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



Ownership Details: WCC	Site Area: 0.96 ha Grid Ref: SP0489 6837	
Current Land Use:		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area: 1960s private and council housing estates		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc) Landowner		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: 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	1
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Deteile
	Details
Yes: Site will be discounted No: Doos the site fall within or significantly affect any other	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	✓
Yes: Good hedgerows along west and south-eastern sides.	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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

Constraints to Delivery	
Level of Contamination on Site:	
None	\checkmark
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	✓
	Road access limits site capacity to 22 dwellings
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	\checkmark
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No ✓	
Yes	
Open Space & Recreation	49

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	\checkmark
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	

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

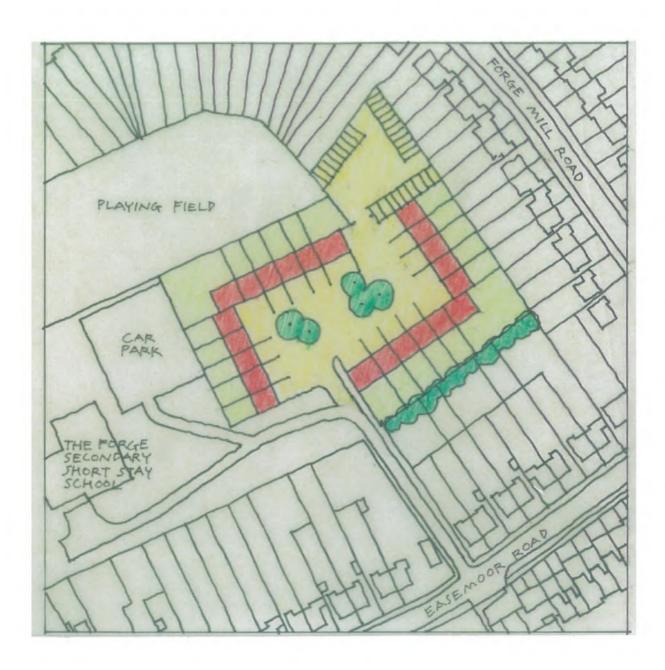
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for 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 0 - 5 years	\checkmark
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

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

Appropriate timeframe for development?	Details
0-5 years	\checkmark
5-10 years	
10years +	- 4

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	22





HOUSING SITE ANALYSIS FORM

Survey Date: 16/6/11

Site Address: Brockhill East	Site Ref: 2011/03
Brockfill Last	2011/03

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

Stage A Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within or	
adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or	✓
adjoining a settlement and is within Redditch Borough	i i
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 accessed under congrete study)	
(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
103. Old Will be disoddiffed	
No: Does the site fall within or significantly affect any or	ther site of
designated international, regional or local value, or affe	
flore or found? Dood the cite offeet trace hadgerowe of	
flora or fauna? Does the site affect trees, hedgerows or	r areas of ancient
woodland not subject to statutory protection?	r areas of ancient
-	r areas of ancient
woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes:	
woodland not subject to statutory protection? No: No significant adverse impact on biodiversity	Biodiversity issues
woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes:	Biodiversity issues dealt with at planning
woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact	Biodiversity issues
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)	Biodiversity issues dealt with at planning
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	Biodiversity issues dealt with at planning
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	Biodiversity issues dealt with at planning
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	Biodiversity issues dealt with at planning
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	Biodiversity issues dealt with at planning
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	Biodiversity issues dealt with at planning appeal
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?	Biodiversity issues dealt with at planning
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	Biodiversity issues dealt with at planning appeal
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? No: Little/no risk of flooding	Biodiversity issues dealt with at planning appeal
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? No: Little/no risk of flooding Yes:	Biodiversity issues dealt with at planning appeal
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? No: Little/no risk of flooding	Biodiversity issues dealt with at planning appeal
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? No: Little/no risk of flooding Yes: Zone 1 — Little or no risk	Biodiversity issues dealt with at planning appeal
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? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	Biodiversity issues dealt with at planning appeal
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? No: Little/no risk of flooding Yes: Zone 1 — Little or no risk	Biodiversity issues dealt with at planning appeal
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? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	Biodiversity issues dealt with at planning appeal
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? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	Biodiversity issues dealt with at planning appeal

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

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

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

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

included in planning

appeal

Compatibility with adjoining uses		15
Would development of the site for residential uses be		Details
compatible with existing and/or propos uses?	ea aajoining	
No compatibility issues		./
110 compatibility located		Y
Insignificant or moderate compatibility	issues	
Residential development considered in	ncompatible	
(discount site for residential)		
Store C		
Stage C Availability		
Is the site immediately available for de	velonment?	
•	voiopinont:	
Yes No		y
What is the predominant land type on	the site?	Details
Brownfield or Greenfield within or adja		Details
settlement		V
Therefore available within 0 - 5 years		
•	2.1	
ADR		
Therefore available within 5 - 10 years		100
Green Belt		
Therefore available beyond 10 years		
Therefore available beyond 10 years		
Achievability	20.00	D. (
Willingness of landowner to progress s	site for	Details
development Yes, or issues which can be resolved v	within 5 years	_/
100, or 100000 willor our be resolved v	Titilii o yearo	Y
Possibly, or with issues which can be r	resolved within	
10 years		
N		
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 number of		-
		14



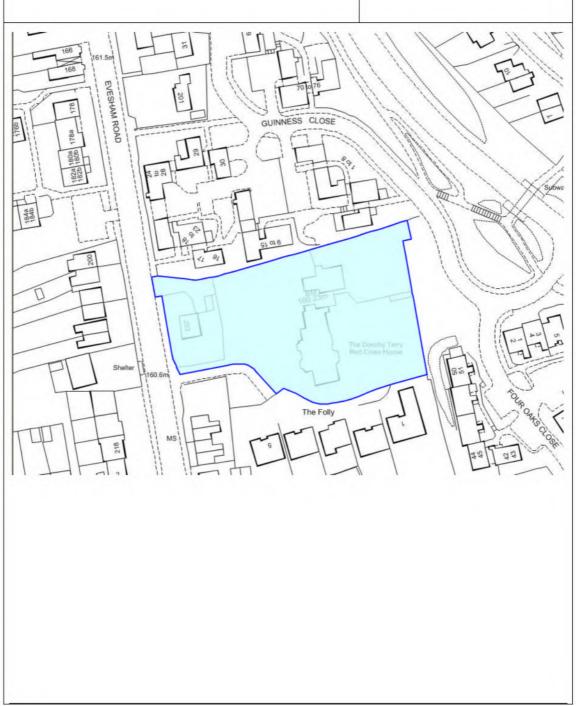
HOUSING SITE ANALYSIS FORM

Survey Date: 14/6/11

Site Address:

Former Dorothy Terry House, Evesham Road

Site Ref: 2001/04



Ownership Details:		Site Area:
Private		0.41 Ha
1 mais		0.11114
		Grid Ref:
		SP0389 6566
Current Land Use:		
Residential and nursing home		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Early - mid 20 th century residential	area, busy ma	nin road
Previous Source: (e.g. BORLP3, UCS,	WYG Report, omi	ssion site, other)
New Source: (e.g. landowner, developer	etc)	
Developer		
Relevant Planning History:		
(including most recent ownership details)		
Detailed Planning Permission:	⊠ Detai	ls: 10/137 – 42 no. 1 and 2
Detailed Planning Permission:	M Detai	bed flats for dementia
		sufferers
		Suilerers
Outline Planning Permission:	П	
Camillo Figuring Formioolon.		
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)	71
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	Dotailo
1 Co. Oile Will be dioceanted	
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection?	areas or ancient
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
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
Land at risk of Flooding	Details ✓
Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes:	Details 🗸
Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding	Details 🗸
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 🗸
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 🗸
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 ✓
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	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway	Details
station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
	Y
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Less than ooth	v
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	√
	•
Between 800m and 1600m	
Over 1600m	

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

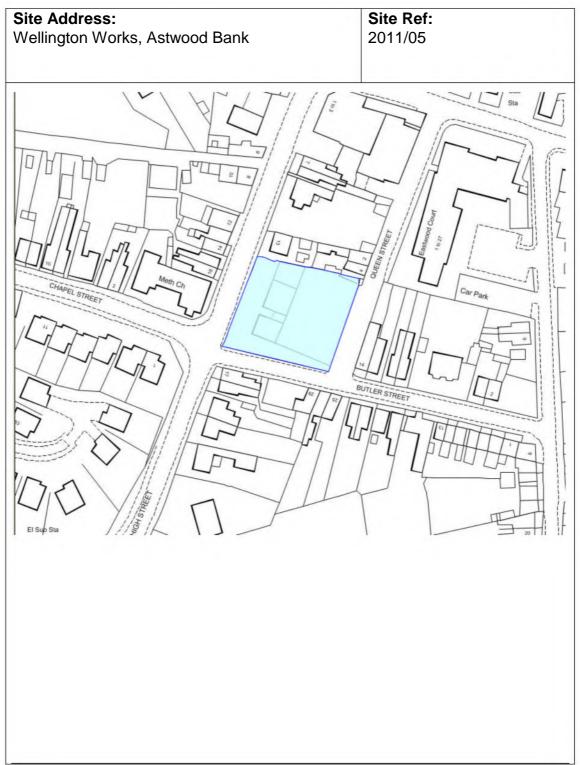
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment	
uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	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		\checkmark
No		
What is the predominant land type on t	he site?	Details
Brownfield or Greenfield within or adjace	ent to a	✓
settlement		
Therefore available within 0 - 5 years		
ADR		
Therefore available within 5 - 10 years		
Green Belt		
Therefore available beyond 10 years		
A a bila ca bilita		
Achievability		Deteile
Willingness of landowner to progress sidevelopment	ite for	Details
Yes, or issues which can be resolved w	vithin 5 years	✓
Possibly, or with issues which can be re 10 years	esolved within	
No, issues which cannot be resolved		
Annua muiata timafuama fau davalanna	am#2	Deteile
Appropriate timeframe for development?		Details
0-5 years		✓
5-10 years		
10years +		
Potential Residential Yield		- 1
Appropriate Density	Total number of	
		42



HOUSING SITE ANALYSIS FORM

Survey Date: 14/6/11



Ownership Details:	Site Area:	
<u>-</u>	0.10 / 04.1	
Private	0.13 ha	
	Grid Ref:	
	SP0419 6238	
Current Land Use:		
Business Use		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Semi rural settlement, some early 2	20 th century dwellings	
Previous Source: (e.g. BORLP3, UCS,	WYG Report, omission site, other)	
(13 11 11 11 11 11 11 11 11 11 11 11 11 1	,,	
New Source: (e.g. landowner, developer	etc)	
Developer	,	
Relevant Planning History:		
(including most recent ownership details)		
(including most recent ownership details)		
Detailed Planning Permission:	Details: 10/154 − 7 dwelli	inas
		90
Outline Planning Permission:	П	
Cathing i diffinity		
Previous Local Plan Allocation:	П	
1 10 110 d3 Local Flair Allocation.		

Stage A Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within or	√
adjoining a settlement and is within Redditch Borough	•
Greenfield or Green Belt site which is within or	
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)	
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	ther site of
designated international, regional or local value, or affe	
accianatea internationali, regional di local value, di alle	
flora or fauna? Does the site affect trees, hedgerows or	
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection?	
flora or fauna? Does the site affect trees, hedgerows or	
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity	
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes:	
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact	
flora or fauna? Does the site affect trees, hedgerows or 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)	
flora or fauna? Does the site affect trees, hedgerows or 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	
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flora or fauna? Does the site affect trees, hedgerows or 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?	
flora or fauna? Does the site affect trees, hedgerows or 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	areas of ancient
flora or fauna? Does the site affect trees, hedgerows or 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? No: Little/no risk of flooding	areas of ancient
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flora or fauna? Does the site affect trees, hedgerows or 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? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk	areas of ancient
flora or fauna? Does the site affect trees, hedgerows or 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? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	areas of ancient
flora or fauna? Does the site affect trees, hedgerows or 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? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk	areas of ancient
flora or fauna? Does the site affect trees, hedgerows or 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? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	areas of ancient
flora or fauna? Does the site affect trees, hedgerows or 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? 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	areas of ancient
flora or fauna? Does the site affect trees, hedgerows or 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? 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	areas of ancient
flora or fauna? Does the site affect trees, hedgerows or 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? 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	areas of ancient

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	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway	Details
station)?	2 otano
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	√
	'
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	√
	V
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	√
	<u>, </u>
Between 800m and 1600m	
Over 1600m	

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

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

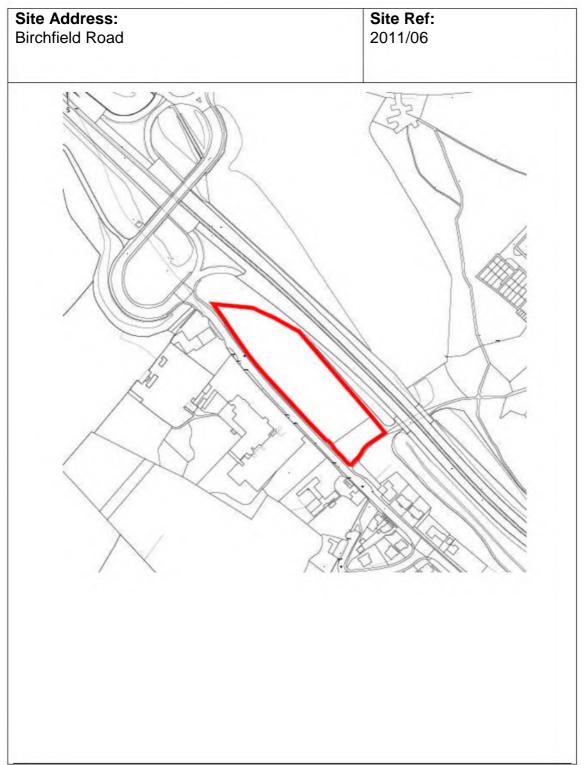
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	✓
Yes - demonstrated that land will not come forward for	
employment uses	
compleyment door	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment	
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	
<u> </u>	
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	✓
A	
Access to unadopted road/track	
No access	
O	
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	/
TWO COMPANDING 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 t	he site?	Details
Brownfield or Greenfield within or adjace	ent to a	✓
settlement		
Therefore available within 0 - 5 years		
ADR		
Therefore available within 5 - 10 years		
Green Belt		
Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress site for development		Details
Yes, or issues which can be resolved within 5 years		✓
Possibly, or with issues which can be re 10 years	esolved within	
No, issues which cannot be resolved		
The, recade which carmed be received		
Appropriate timeframe for developm	ent?	Details
0-5 years		✓
5-10 years		
10years +		
Detential Decidential Viola		
Potential Residential Yield	Tatal mounts and	f Divisilliana
Appropriate Density	Total number o	
(1		7



HOUSING SITE ANALYSIS FORM

Survey Date: 9/8/11



Ownership Details:	Site Area:
Private	0.86 ha
Filvate	0.00 11a
	Grid Ref:
	SP0162 6740
Current Land Use: Green Belt	SPU162 6740
Current Land Use: Green Bell	
Surrounding Land Uses: Green Belt, residentia	l, major road network
Character of Surrounding Area: Established re	sidential area on the urban
fringe of the Borough	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omi	ssion site, other)
(· g · · · · · · · · · · · · · · · · ·	,
New Source: (e.g. landowner, developer etc)	
Core Strategy boundary reviews	
,	
Relevant Planning History:	
(including most recent ownership details)	
Detailed Planning Permission: Detail	s:
Outline Planning Permission:	
Previous Local Plan Allocation:	
A LPC and O annual to	
Additional Comments:	
Green Belt land that is currently the subject of a	,
It is anticipated that redefining the Green Belt boundary in this area will leave	
this land as an anomaly in terms of a defensible l	•
this land being de-designated as Green Belt land	

Conformity with Strategic Policy for Dovolonment	Details
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)	
Total to be deceded under sopulate study,	1
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	her site of
designated international, regional or local value, or affe	ct habitat for protected
flora or fauna? Does the site affect trees, hedgerows or	
woodland not subject to statutory protection?	
, , , , , , , , , , , , , , , , , , , ,	
No: No significant adverse impact on biodiversity	✓
1101 To digrimount duverse impact on bloanterex	
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?	Detaile
<u> </u>	Details
<u> </u>	Details ✓
No: Little/no risk of flooding	Details ✓
No: Little/no risk of flooding Yes:	Details ✓
No: Little/no risk of flooding	Details ✓
No: Little/no risk of flooding Yes: Zone 1 – Little or no risk	Details ✓
No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	Details 🗸
No: Little/no risk of flooding Yes:	Details 🗸
No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	Details 🗸
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: 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	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 HER Protected – No Sensitivity - Unknown
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	✓
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	√
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	1

Constraints to Delivery	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	✓
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
\checkmark	
Yes	231

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

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

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

chievability	
Villingness of landowner to progress site for	Details
evelopment	
es, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 0 years	No LOQ at time of publication but landowner has shown previous interest in bringing this site forward
lo, issues which cannot be resolved	
io, issues which calliot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	22





Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix B - Excluded Sites

Date: April 2011

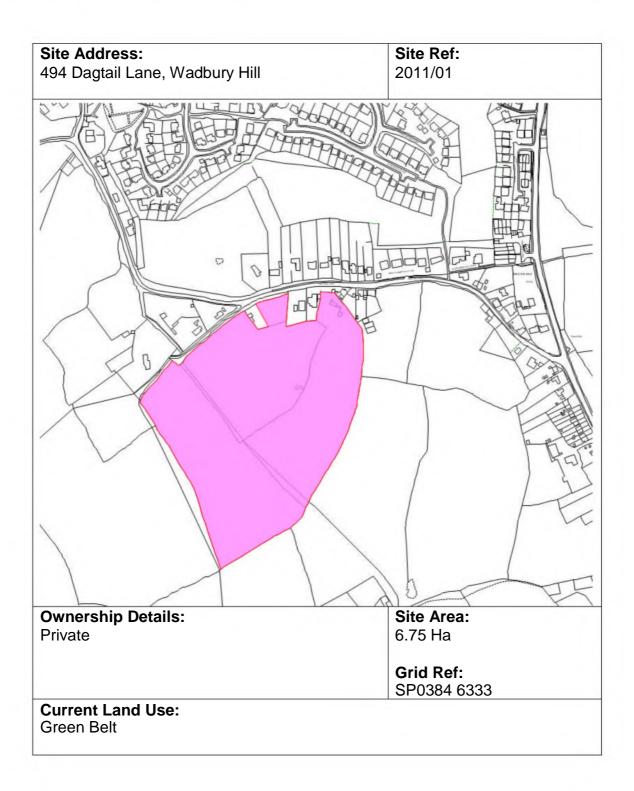
0908 ref: 0558





HOUSING SITE ANALYSIS FORM

Survey Date: 13/6/11



Surrounding Land Uses: Green Belt, Redditch urban area
Character of Surrounding Area: Open farmland
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)
New Source: (e.g. landowner, developer etc) Landowner
Relevant Planning History: (including most recent ownership details)
Detailed Planning Permission: Details:
Outline Planning Permission:
Previous Local Plan Allocation:
Additional Information/ site notes: Site located within south west Green belt. Development in this location is currently not under consideration. Development of this site would increase the possibility of coalescence with Astwood bank and is therefore considered unacceptable for inclusion in the SHLAA