

Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix A - Included Sites

Date: April 2010

0908 ref: 0558



www.redditchbc.gov.uk



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



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

No: No significant adverse impact on biodiversity

Opportunity to enhance/no significant adverse impact

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

can be demonstrated that mitigation can be successfully

Yes:

introduced

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

| Stage B | |
|--|----------|
| Other Environmental Issues: | |
| Impact on the historic, cultural and built environment | |
| How would the site affect the setting and character of a | Details |
| Listed Building or Conservation Area? How would the site | |
| impact on the existing character of the Settlement? | |
| Opportunity to enhance/no adverse impact | |
| | |
| Adverse impact/impact but could be mitigated | |
| , | |
| Significant adverse impact that cannot be mitigated | |
| | |
| Outstands 196 m | |
| Sustainability: | |
| Access to Public Transport | Deteile |
| Is the site well related to a bus stop (or railway station)? | Details |
| Less than 400m (walking distance) | |
| Between 400m and 800m (walking distance) | |
| Over 800m (walking distance) or ineffective service | |
| | |
| Access to services and facilities | |
| Walking distance to nearest first school: | |
| Less than 1.5km | |
| Patusan 1 Ekm and 2km | |
| Between 1.5km and 3km Over 3km | |
| Walking distance to nearest local retail facilities: | <u> </u> |
| Less than 800m | |
| Between 800m and 1600m | |
| | |
| Over 1600m | |
| Walking distance to nearest health facilities: | 1 |
| Less than 800m | |
| Between 800m and 1600m | |
| Over 1600m | |
| Constraints to Delivery | |
| Level of Contamination on Site: | |
| None | |
| | |
| Contamination that can be overcome through land | |
| remediation | |
| | |
| High level of contamination that cannot be realistically | |
| mitigated | |
| Are there any Physical Constraints on site? | |
| No | |
| INO | |
| Yes, but can be overcome | |
| | |
| Vas 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 | |
| Ones Chase 9 Decreation | |
| Open Space & Recreation | Dotoilo |
| Would the site result in the loss of these facilities? | Details |
| NO | |
| Yes, but indication of replacement provision possible | |
| on, next to or near to the site as part of the | |
| Development | |
| Yes. No possibility of replacement provision | |
| - | |
| Employment Land | |
| Would development of the site result in the loss of | Details |
| employment land? | |
| NO | |
| Yes - demonstrated that land will not come forward for | |
| employment uses | |
| Yes - land is not likely to come forward for employment uses | |
| Yes - land is likely to come forward for employment uses | |
| | |
| Infrastructure Capacity | |
| Is the site considered adequately served by existing | Details |
| infrastructure (e.g. utilities and highways) or can it be adequately served? | |
| Sufficient infrastructure in place to serve development | |
| Complete initial action in place to convolucioninoni | |
| Infrastructure constraints that would require investment to | |
| overcome but can probably be addressed by developer | |
| contributions | |
| Significant infrastructure constraints, i.e. strategic | |
| infrastructure required which may require Government grants | |
| Highway Access | |
| Can the site be accessed by vehicle from the highway? | Details |
| Direct access to main/adopted road | 2 0 0 0 1 1 |
| | |
| Access to unadopted road/track | |
| No access | |
| Compatibility with adjoining uses | |
| Would development of the site for residential uses be | Details |
| compatible with existing and/or proposed adjoining uses? | Details |
| No compatibility issues | |
| | |
| Insignificant or moderate compatibility issues | _ |
| Residential development considered incompatible (discount | |

| Stage C | |
|---|----------|
| Availability | |
| Is the site immediately available for development? | |
| Yes | ✓ |
| No | |
| What is the predominant land type on the site? | Details |
| Brownfield or Greenfield within or adjacent to a settlement | ✓ |
| Therefore available within 0 - 5 years | · |
| ADR | |
| Therefore available within 5 - 10 years | |
| Green Belt | |
| Therefore available beyond 10 years | |
| | |
| Achievability | |
| Willingness of landowner to progress site for development | Details |
| Yes, or issues which can be resolved within 5 years | √ |
| Possibly, or with issues which can be resolved within 10 | |

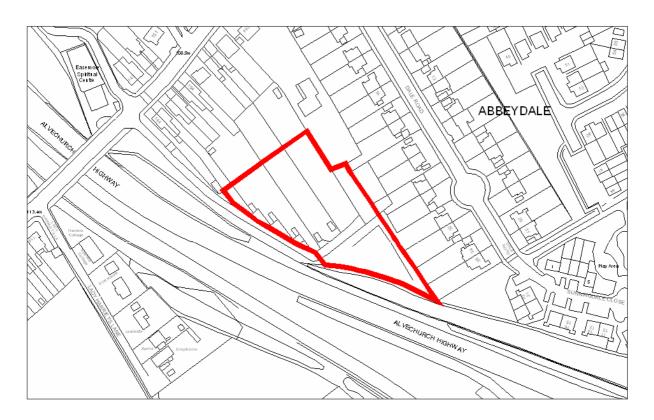
site for residential)

No, issues which cannot be resolved

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

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

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



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

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

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

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

| Stage B | |
|--|---------|
| Other Environmental Issues: | |
| Impact on the historic, cultural and built environment | |
| How would the site affect the setting and character of a | Details |
| Listed Building or Conservation Area? How would the site | |
| impact on the existing character of the Settlement? | |
| Opportunity to enhance/no adverse impact | |
| | |
| | |
| Adverse impact/impact but could be mitigated | |
| | |
| Significant adverse impact that cannot be mitigated | |
| | |
| 0 | |
| Sustainability: | |
| Access to Public Transport | |
| Is the site well related to a bus stop (or railway station)? | Details |
| Less than 400m (walking distance) | |
| Between 400m and 800m (walking distance) | |
| Over 800m (walking distance) or ineffective service | |
| Over boom (walking distance) or inenective service | |
| Access to services and facilities | |
| Walking distance to nearest first school: | |
| Less than 1.5km | |
| Less than Lonin | |
| Between 1.5km and 3km | |
| Over 3km | |
| Walking distance to nearest local retail facilities: | |
| Less than 800m | |
| Between 800m and 1600m | |
| | |
| Over 1600m | |
| Walking distance to nearest health facilities: | |
| Less than 800m | |
| D | |
| Between 800m and 1600m | |
| Over 1600m | |
| Constraints to Delivery | |
| Level of Contamination on Site: | 1 |
| None | |
| Contamination that can be overcome through land | |
| remediation | |
| Terrieulation | |
| High level of contamination that cannot be realistically | |
| High level of contamination that cannot be realistically mitigated | |
| miligated | |
| Are there any Physical Constraints on site? | |
| No | |
| INO | |
| Yes, but can be overcome | |
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| Vac and connet be evereeme | + |

| Are there TPOs on site? | |
|---|---------|
| No | |
| A single TPO | |
| Group TPO | |
| Is there a Public Right of Way on the site? | |
| No | |
| Yes | |
| Ones Cross & Beautier | |
| Open Space & Recreation | Dotoilo |
| Would the site result in the loss of these facilities? | Details |
| NO | |
| Yes, but indication of replacement provision possible | |
| on, next to or near to the site as part of the | |
| Development | |
| Yes. No possibility of replacement provision | |
| | |
| Employment Land | |
| Would development of the site result in the loss of | Details |
| employment land? | |
| NO | |
| Yes - demonstrated that land will not come forward for | |
| employment uses | |
| Yes - land is not likely to come forward for employment uses | |
| Yes - land is likely to come forward for employment uses | |
| | |
| Infrastructure Capacity | |
| Is the site considered adequately served by existing | Details |
| infrastructure (e.g. utilities and highways) or can it be adequately served? | |
| Sufficient infrastructure in place to serve development | |
| | |
| Infrastructure constraints that would require investment to | |
| overcome but can probably be addressed by developer | |
| contributions | |
| Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government | |
| grants | |
| Highway Access | |
| Can the site be accessed by vehicle from the highway? | Details |
| Direct access to main/adopted road | |
| Access to unadopted road/track | |
| No access | |
| | |
| Compatibility with adjoining uses | |
| Would development of the site for residential uses be | Details |
| compatible with existing and/or proposed adjoining uses? | |
| No compatibility issues | |
| Insignificant or moderate compatibility issues | |
| Insignificant or moderate compatibility issues Residential development considered incompatible (discount | |
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| Stage C | |
|---|--------------|
| Availability | |
| Is the site immediately available for development? | |
| Yes | \checkmark |
| No | |
| What is the predominant land type on the site? | Details |
| Brownfield or Greenfield within or adjacent to a settlement | \checkmark |
| Therefore available within 0 - 5 years | • |
| ADR | |
| Therefore available within 5 - 10 years | |
| Green Belt | |
| Therefore available beyond 10 years | |
| | |
| Achievability | |
| Willingness of landowner to progress site for development | Details |
| Yes, or issues which can be resolved within 5 years | \checkmark |
| Possibly, or with issues which can be resolved within 10 | |

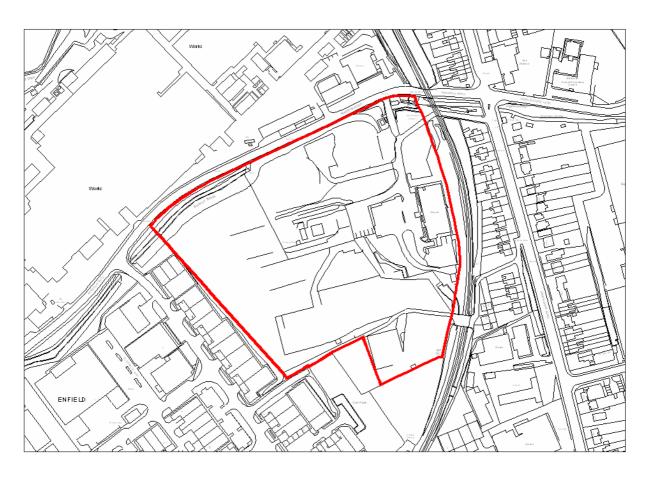
site for residential)

No, issues which cannot be resolved

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

| Potential Residential Yield | |
|-----------------------------|---------------------------|
| Appropriate Density | Total number of Dwellings |
| | 24 dwellings |

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



| | • | |
|---|---|--|
| Ownership Details: | Site Area: 5.68ha | |
| Private | Grid Ref: SP0393 6838 | |
| Current Land Use: | | |
| Site clearance / remediation complete. Installation | on of services underway | |
| Surrounding Land Uses: Employment | | |
| Character of Surrounding Area: | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3 New Source: (e.g. landowner, developer etc) | | |
| Relevant Planning History: (including most recent ownership details) | nils: 06/484 & 06/541 - 255 dwellings (2 phases) | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: 115 completions to date | | |

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

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

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

| Stage B | |
|--|---------|
| Other Environmental Issues: | |
| Impact on the historic, cultural and built environment | |
| How would the site affect the setting and character of a | Details |
| Listed Building or Conservation Area? How would the site | |
| impact on the existing character of the Settlement? | |
| Opportunity to enhance/no adverse impact | |
| | |
| | |
| Adverse impact/impact but could be mitigated | |
| | |
| Significant adverse impact that cannot be mitigated | |
| | |
| 0 4 1 1 114 | |
| Sustainability: | |
| Access to Public Transport | 1 |
| Is the site well related to a bus stop (or railway station)? | Details |
| Less than 400m (walking distance) | |
| Between 400m and 800m (walking distance) | |
| Over 800m (walking distance) or ineffective service | |
| Over boom (walking distance) of interfective service | |
| Access to services and facilities | |
| Walking distance to nearest first school: | |
| Less than 1.5km | - |
| Less triair i.oniii | |
| Between 1.5km and 3km | |
| Over 3km | |
| Walking distance to nearest local retail facilities: | 1 |
| Less than 800m | |
| Between 800m and 1600m | |
| | |
| Over 1600m | |
| Walking distance to nearest health facilities: | |
| Less than 800m | |
| | |
| Between 800m and 1600m | |
| Over 1600m | |
| Constraints to Delivery | |
| Level of Contamination on Site: | |
| None | |
| | |
| Contamination that can be overcome through land | |
| remediation | |
| Link level of contenting that connect he regulationly | |
| High level of contamination that cannot be realistically | |
| mitigated | |
| Are there any Physical Constraints on site? | |
| Are there any Physical Constraints on site? | 1 |
| No | |
| Yes, but can be overcome | |
| 1 63, Dut Call De Overcome | |
| Voc and cannot be aversome | |

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|--|---------|
| A # TDO # 0 | |
| Are there TPOs on site? | |
| No | |
| A single TDO | |
| 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? | 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 | 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 | |
| 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 | 5 . " |
| Can the site be accessed by vehicle from the highway? | Details |
| Direct access to main/adopted road | |
| Access to unadopted read/treak | |
| Access to unadopted road/track | |
| No access | |
| | |
| Compatibility with adjoining uses | |
| Would development of the site for residential uses be | Details |
| compatible with existing and/or proposed adjoining uses? | |
| No compatibility issues | |
| | |
| Insignificant or moderate compatibility issues | |
| Residential development considered incompatible (discount | |
| site for residential) | |

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

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

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

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

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



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

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

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

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

| Stage B | |
|--|---------|
| Other Environmental Issues: | |
| Impact on the historic, cultural and built environment | |
| How would the site affect the setting and character of a | Details |
| Listed Building or Conservation Area? How would the site | |
| impact on the existing character of the Settlement? | |
| Opportunity to enhance/no adverse impact | |
| | |
| Adverse impact/impact but could be mitigated | |
| | |
| Significant adverse impact that cannot be mitigated | |
| | |
| Overtain all 199 | |
| Sustainability: | |
| Access to Public Transport | Deteile |
| Is the site well related to a bus stop (or railway station)? | Details |
| Less than 400m (walking distance) | |
| Between 400m and 800m (walking distance) | |
| Over 800m (walking distance) or ineffective service | |
| | |
| Access to services and facilities | |
| Walking distance to nearest first school: | |
| Less than 1.5km | |
| Potusion 1 Ekm and 2km | |
| 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 | I. |
| 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? | |
| Are there any Physical Constraints on site? | 1 |
| No | |
| Yes, but can be overcome | |
| 1. 33, Sat oan So oversome | |
| Vas 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 | |
| Ones Ones O Beautities | |
| 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 | |
| | |
| Employment Land | 5 |
| 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 | 5 |
| Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be | Details |
| adequately served? | |
| Sufficient infrastructure in place to serve development | |
| | |
| Infrastructure constraints that would require investment to | |
| 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 | |
| TWO COMPANDING ISSUES | |
| Insignificant or moderate compatibility issues | |
| Residential development considered incompatible (discount | |
| | |

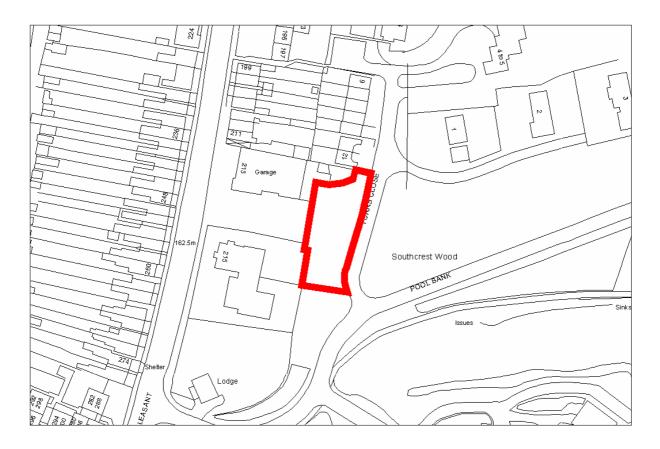
| site for residential) | |
|---|--------------|
| Stage C | |
| Availability | |
| Is the site immediately available for development? | |
| Yes | ✓ |
| No | |
| What is the predominant land type on the site? | Details |
| Brownfield or Greenfield within or adjacent to a settlement | √ |
| Therefore available within 0 - 5 years | • |
| ADR | |
| Therefore available within 5 - 10 years | |
| Green Belt | |
| Therefore available beyond 10 years | |
| Ashiovahilitu | |
| Achievability | |
| Willingness of landowner to progress site for development | Details |
| Yes, or issues which can be resolved within 5 years | \checkmark |
| Possibly, or with issues which can be resolved within 10 | |

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

No, issues which cannot be resolved

| Potential Residential Yield | |
|-----------------------------|---------------------------|
| Appropriate Density | Total number of Dwellings |
| | 18 dwellings |

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



| Ownership Details: | | Site / | Area: | 0.09ha |
|---|------------|---------------|------------------------------|------------------------|
| Private | | Grid | Ref: | SP0390 6655 |
| Current Land Use: | | | | |
| Waste land | | | | |
| Surrounding Land Uses: Residential | | | | |
| Character of Surrounding Area: | | | | |
| Previous Source: (e.g. BORLP3, UCS, BORLP3 windfall site New Source: (e.g. landowner, developer) | • | , omission si | te, other |) |
| Relevant Planning History: (including most recent ownership details) | | | | |
| Detailed Planning Permission: | ⊠ De | | 06/37 [.] (Lapse | 1 - 6 dwellings ed) |
| Outline Planning Permission: | | | | |
| Previous Local Plan Allocation: | | | | |
| Additional Information/site notes | 5 : | | | |

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

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

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

| Stage B | |
|--|----------|
| Other Environmental Issues: | |
| Impact on the historic, cultural and built environment | |
| How would the site affect the setting and character of a | Details |
| Listed Building or Conservation Area? How would the site | |
| impact on the existing character of the Settlement? | |
| Opportunity to enhance/no adverse impact | |
| | |
| Adverse impact/impact but could be mitigated | |
| | |
| Significant adverse impact that cannot be mitigated | |
| | |
| Overtain all 199 | |
| Sustainability: | |
| Access to Public Transport | Deteile |
| Is the site well related to a bus stop (or railway station)? | Details |
| Less than 400m (walking distance) | |
| Between 400m and 800m (walking distance) | |
| Over 800m (walking distance) or ineffective service | |
| | |
| Access to services and facilities | |
| Walking distance to nearest first school: | |
| Less than 1.5km | |
| Potusion 1 Ekm and 2km | |
| Between 1.5km and 3km Over 3km | |
| Walking distance to nearest local retail facilities: | <u> </u> |
| 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 | I. |
| 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? | |
| Are there any Physical Constraints on site? | I |
| No | |
| Yes, but can be overcome | |
| 1. 33, Sat oan So oversome | |
| Vas and cannot be overcome | |

| Are there TPOs on site? | |
|--|---------|
| No | |
| A : 1 TD0 | |
| A single TPO | |
| Group TPO | |
| Is there a Public Right of Way on the site? | |
| No | |
| Yes | |
| 0 0 0 0 | |
| 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 | |
| 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 | Details |
| adequately served? | |
| Sufficient infrastructure in place to serve development | |
| Combient initiastructure 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 Therefore available within 0 - 5 years | \checkmark |
| ADR | |
| Therefore available within 5 - 10 years | |
| Green Belt | · |
| Therefore available beyond 10 years | |

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

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

| Potential Residential Yield | |
|-----------------------------|---------------------------|
| Appropriate Density | Total number of Dwellings |
| | 6 dwellings |

| Site Address: | Site Ref: | Survey Date: |
|---------------------------------|-----------|--------------|
| Land at Tidbury Close, Walkwood | LP16 | |



| Ownership Details: | | Site Area: | 0.12ha |
|---|---|--------------------|-----------------|
| Private | | Grid Ref: | SP0323 6480 |
| Current Land Use: | | | |
| Open Space | | | |
| Surrounding Land Uses: Residential | | | |
| Character of Surrounding Area: | | | |
| Previous Source: (e.g. BORLP3, UCS, VBORLP3 windfall site New Source: (e.g. landowner, developer experience) | • | ission site, other | .) |
| Relevant Planning History: (including most recent ownership details) | , | | |
| Detailed Planning Permission: | | ils: 07/21 | 4 - 6 dwellings |
| Outline Planning Permission: | | | |
| Previous Local Plan Allocation: | | | |
| Additional Information/site notes | : | | |

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

| Biodiversity, Geodiversity & Heritage | |
|--|----------|
| Is a scheduled Ancient Monument located on the site? | Details |
| Yes: Site will be discounted | |
| No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection? | ✓ |
| No: 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 | _ = 5.55 |
| impact on the existing character of the Settlement? | |
| Opportunity to enhance/no adverse impact | |
| | |
| | |
| Adverse impact/impact but could be mitigated | |
| | |
| Significant adverse impact that cannot be mitigated | |
| | |
| | |
| Sustainability: | |
| Access to Public Transport | |
| Is the site well related to a bus stop (or railway station)? | Details |
| | |
| Less than 400m (walking distance) | |
| Between 400m and 800m (walking distance) | |
| Over 800m (walking distance) or ineffective service | |
| | |
| Access to services and facilities | |
| Walking distance to nearest first school: | |
| Less than 1.5km | |
| | |
| Between 1.5km and 3km | |
| Over 3km | |
| Walking distance to nearest local retail facilities: | |
| 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 | |
| 1 | į daras ir d |

| 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 | |
| Γ= | |
| Employment Land | Dataila |
| Would development of the site result in the loss of | Details |
| employment land? | |
| No | |
| Yes - demonstrated that land will not come forward for | |
| employment uses | |
| Yes - land is not likely to come forward for employment uses | |
| Yes - land is likely to come forward for employment uses | |
| | |
| Infrastructure Capacity | |
| Is the site considered adequately served by existing | Details |
| infrastructure (e.g. utilities and highways) or can it be | |
| adequately served? | |
| Sufficient infrastructure in place to serve development | |
| | |
| Infrastructure constraints that would require investment to | |
| overcome but can probably be addressed by developer | |
| contributions | |
| Significant infrastructure constraints, i.e. strategic | |
| infrastructure required which may require Government | |
| grants | |
| Highway Access | Dataila |
| Can the site be accessed by vehicle from the highway? | Details |
| Direct access to main/adopted road | |
| Access to unadopted road/track | |
| No access | |
| 140 000035 | |
| 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 | |
| 55 | |
| Insignificant or moderate compatibility issues | |
| meighnount of moderate compatibility leedee | |
| 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 | |
| 10years + | |

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

HOUSING SITE ANALYSIS FORM

| Site Address: | Site Ref: | Survey Date: |
|---|-----------|--------------|
| Land adjacent to Castleditch Lane/Pheasant Lane | LPX02 | 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 | | |
| Character of Surrounding Area: | | |
| Peaceful residential area with mix of medium and low density dwellings and parkland opposite | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) | | |
| Additional LP3 Site | | |
| New Source: (e.g. landowner, developer etc) | | |
| Relevant Planning History: (including most recent ownership details) | | |
| Detailed Planning Permission: Details: | | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: | | |
| Policy B(HSG).1 (19 dwellings) Situated close to the predominantly private residential area of Oakenshaw, very quiet and fronting Oakenshaw Park. To the east of the site - very large 4 bed detached dwellings, to the south west, 3 bed detached at a higher density. | | |

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

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

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

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

| Stage B | |
|--|------------------------------|
| Other Environmental Issues: | |
| Impact on the historic, cultural and built environment | |
| How would the site affect the setting and character of a | Details |
| Listed Building or Conservation Area? How would the site | HER – Further evaluation |
| impact on the existing character of the Settlement? | may be required prior to |
| | development |
| Opportunity to enhance/no adverse impact | Hedgerows would need to |
| | be retained to north west of |
| | site where it abuts |
| Advance from a Compact had a sold be as Contact | Oakenshaw Spinney. |
| Adverse impact/impact but could be mitigated | |
| Significant adverse impact that cannot be mitigated | |
| | |
| Sustainability: | |
| Access to Public Transport | |
| Is the site well related to a bus stop (or railway station)? | Details |
| Less than 400m (walking distance) | |
| | V |
| Between 400m and 800m (walking distance) | |
| Over 900m (walking distance) or ineffective convice | |
| Over 800m (walking distance) or ineffective service | |
| | |
| Access to services and facilities | |
| Walking distance to nearest first school: | T |
| Less than 1.5km | √ |
| Between 1.5km and 3km | |
| Detween 1.5km and 5km | |
| Over 3km | |
| | |
| Walking distance to nearest local retail facilities: | |
| Less than 800m | |
| Between 800m and 1600m | |
| Detween contraina roccin | V |
| Over 1600m | |
| NACH : Process of the | |
| Walking distance to nearest health facilities: Less than 800m | |
| Less than 800m | √ |
| Between 800m and 1600m | |
| Over 1600m | |
| Over 1000III | |

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

| Infrastructure constraints that would require investment to | |
|--|------------------------------|
| overcome but can probably be addressed by developer contributions | |
| Significant infrastructure constraints, i.e. strategic | |
| infrastructure required which may require Government | |
| grants | |
| Highway Access | |
| Can the site be accessed by vehicle from the highway? | Details |
| Direct access to main/adopted road | ✓ |
| Access to unadopted road/track | |
| No access | |
| Commetibility with a disining year | |
| Compatibility with adjoining uses | D. (alla |
| 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 | / |
| 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 | See letter on P870(1) |
| Possibly, or with issues which can be resolved within 10 | |
| years | |
| No, issues which cannot be resolved | |
| Appropriate timeframe for development? | Details |
| 0-5 years | |
| , | Y |
| 5-10 years | |
| 10years + | |
| Detential Desidential Viold | |
| Potential Residential Yield | Total number of Dwellings |
| Appropriate Density | Total number of Dwellings 16 |
| | 10 |

HOUSING SITE ANALYSIS FORM

Site Address:

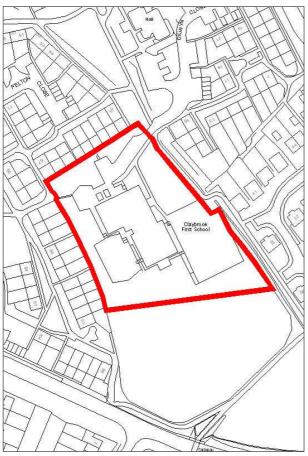
Former Claybrook School, Matchborough

Site Ref:

LPX04

Survey Date:

27.8.08











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

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

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

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

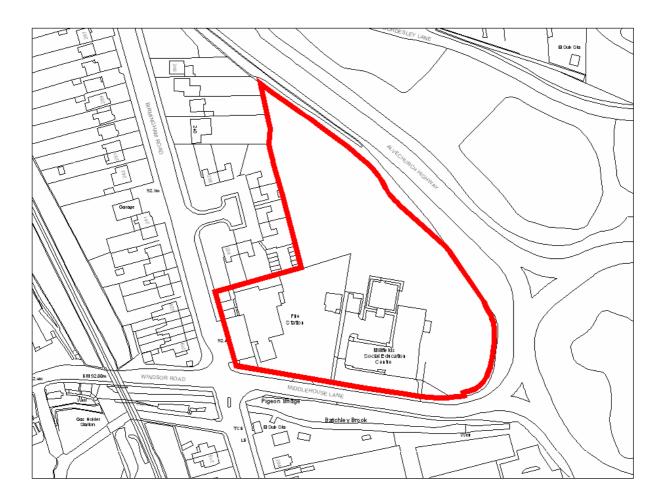
| Open Space & Recreation | |
|--|--|
| Would the site result in the loss of these facilities? | Details |
| No | |
| Yes, but indication of replacement provision possible on, next to or near to the site as part of the development | May need to use part of ex-playing field for access – perhaps recreation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

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

| Stage C | | | |
|--|-----------------|------------------|--------------|
| Availability | | | |
| Is the site immediately available for dev | elopment? | | |
| Yes | • | | ✓ |
| No | | | |
| What is the predominant land type on the | ne site? | Details | |
| Brownfield or Greenfield within or adjact settlement | | | ✓ |
| Therefore available within 0 - 5 years | | | |
| ADR Therefore available within 5 - 10 years | | | |
| Green Belt Therefore available beyond 10 years | | | |
| | | | |
| Achievability | | | |
| Willingness of landowner to progress 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 development | ent? | Details | |
| 0-5 years | | | \checkmark |
| 5-10 years | | | |
| 10years + | | | |
| | | | |
| Potential Residential Yield | | | |
| Appropriate Density | Total number of | Dwellings | ; |
| | | 36 | |

HOUSING SITE ANALYSIS FORM

| Site Address: | Site Ref: | Survey Date: |
|--|-----------|--------------|
| Fire Station & Millfields, Middle House Lane | LPX05 | 19.2.09 |



| Ownership Details: | Site Area: 1.36 ha | | |
|---|-------------------------------|--|--|
| Ownership Details. | ole Alea. 1.00 Ha | | |
| Worcestershire County Council / RBC | Grid Ref : SP0415 6859 | | |
| | | | |
| Current Land Use: | | | |
| Fire Station & Adult Learning Centre | | | |
| Surrounding Land Uses: | | | |
| Residential & Retail | | | |
| Character of Surrounding Area: | | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) | | | |
| New Source: (e.g. landowner, developer etc) | | | |
| Relevant Planning History: (including most recent ownership details) | | | |
| Detailed Planning Permission: Deta | ils: | | |
| Outline Planning Permission: | | | |
| Previous Local Plan Allocation: | | | |
| Additional Information/site notes: | | | |

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

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

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

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

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

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

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

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

HOUSING SITE ANALYSIS FORM

Site Address:

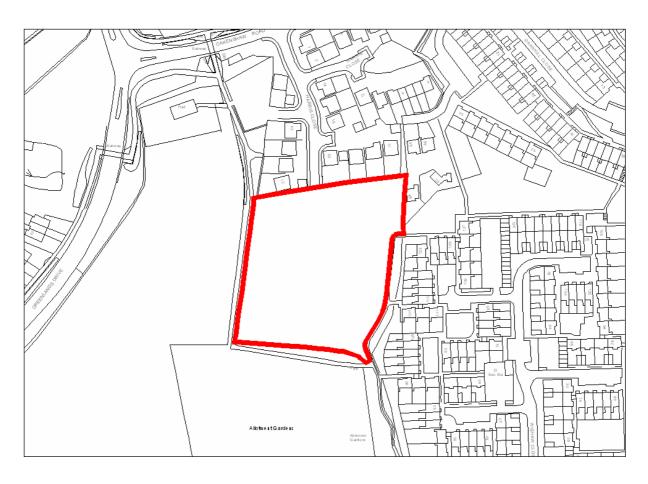
Former Ipsley School Playing Field

Site Ref:

Survey Date:

LPX06

29.8.08







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

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

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

| Walking distance to nearest health facilities: | |
|--|--------------|
| Less than 800m | |
| | |
| Between 800m and 1600m | \checkmark |
| Over 1600m | |
| | |
| | |
| Constraints to Delivery | |
| 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?

Yes, but can be overcome

Are there TPOs on site?

A single TPO

Group TPO

Yes and cannot be overcome

No

| 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 | |
| res. No possibility of replacement provision | |

| Γ= | |
|--|--------------|
| 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 | |
| <u> </u> | |
| for employment uses | |
| Vee lead is not likely to see a few years for | |
| Yes - land is not likely to come forward for | |
| employment uses | |
| | |
| Yes - land is likely to come forward for employment | |
| uses | |
| | |
| Infrastructure Capacity | |
| Is the site considered adequately served by existing | Details |
| infrastructure (e.g. utilities and highways) or can it be | |
| adequately served? | |
| Sufficient infrastructure in place to serve development | |
| Sumcient infrastructure in place to serve development | ✓ |
| Lefter of the control of the first of the control o | |
| Infrastructure constraints that would require | |
| investment to overcome but can probably be | |
| addressed by developer contributions | |
| | |
| Significant infrastructure constraints, i.e. strategic | |
| infrastructure required which may require | |
| Government grants | |
| Government grants | |
| | |
| | |
| Highway Assass | |
| Highway Access | Dataila |
| Can the site be accessed by vehicle from the | Details |
| highway? | |
| Direct access to main/adopted road | \checkmark |
| Access to unadopted road/track | |
| | |
| No access | |
| | |
| Compatibility with adjoining uses | |
| Would development of the site for residential uses be | Details |
| compatible with existing and/or proposed adjoining | |
| uses? | |
| No compatibility issues | √ |
| 1, 7 | • |
| Insignificant or moderate compatibility issues | |
| moignineant of moderate compatibility issues | |
| Posidential development considered incompatible | |
| Residential development considered incompatible | |
| (discount site for residential) | |

| Stage C | | |
|---|----------------|--------------------|
| Availability | | |
| Is the site immediately available for de | velopment? | |
| Yes | | \checkmark |
| No | | |
| What is the predominant land type on | the site? | Details |
| Brownfield or Greenfield within or adja- | cent to a | ✓ |
| settlement | | · |
| Therefore available within 0 - 5 years | | |
| • | | |
| ADR | | |
| Therefore available within 5 - 10 years | • | |
| • | | |
| Green Belt | | |
| Therefore available beyond 10 years | | |
| | | |
| | | |
| Achievability | | |
| Willingness of landowner to progress s | site for | Details |
| development | | |
| Yes, or issues which can be resolved within 5 years | | √ |
| , | • | • |
| Possibly, or with issues which can be r | esolved within | |
| 10 years | | |
| | | |
| No, issues which cannot be resolved | | |
| | | |
| | | |
| Appropriate timeframe for developm | nent? | Details |
| 0-5 years | | √ |
| <u> </u> | | • |
| 5-10 years | | |
| 10years + | | |
| Detential Desident's IV: 11 | | |
| Potential Residential Yield | | |
| Appropriate Density | Total nu | ımber of Dwellings |
| | | 31 |

1.95ha car park LPX 06/07 Oakenshaw Road Greenlands Drive 50m

HOUSING SITE ANALYSIS FORM

Site Address:

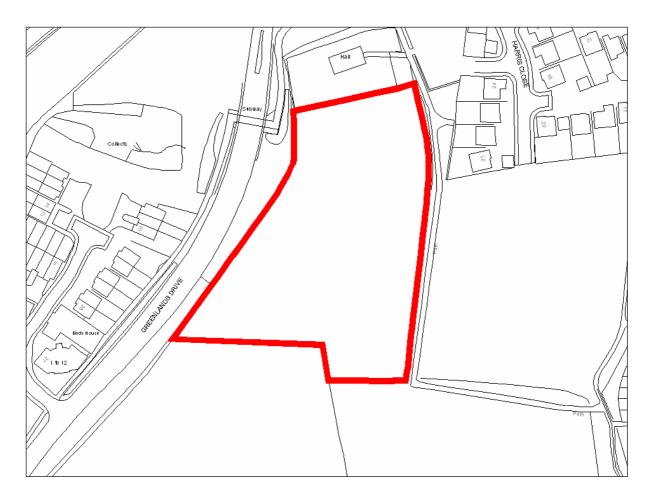
Land South of Scout Hut, Oakenshaw Road

Site Ref:

LPX07

Survey Date:

29.8.08







| Ownership Details: | Site Area: | |
|---|------------------------------------|--|
| | | |
| Redditch Borough Council | 1.02 ha | |
| | Crid Bot: CD0490 CE77 | |
| | Grid Ref: SP0489 6577 | |
| Current Land Use: | 1 | |
| | | |
| Open Space | | |
| Surrounding Land Uses: | | |
| Open Space and Residential | | |
| Character of Surrounding Area: | | |
| grander or carrountaining | | |
| Predominantly 3 & 4 Bed detached dwellings | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, or | nission site, other) | |
| Now Courses () | | |
| New Source: (e.g. landowner, developer etc) | | |
| Relevant Planning History: | | |
| (including most recent ownership details) | | |
| | _ | |
| Detailed Planning Permission: Detail | ls: | |
| Outline Planning Permission: | | |
| | | |
| Previous Local Plan Allocation: | | |
| | | |
| Additional Information/site notes | | |
| Policy P/USC) 1 (21 dwellings) | | |
| Policy B(HSG).1 (31 dwellings) | | |
| Access may be via Harris Close, which is predo | minantly 3 & 4 bed detached | |
| dwellings. This site should be developed in conj | | |
| between the two sites is intimidating and routes | | |
| better natural surveillance. This site is predomin | • | |
| useful amenity land and there are pitches adjace | ent which could be enhanced as | |
| part of this development. | | |
| Access through coouts' car park into the site. Co | or nork in near state of renair. A | |
| Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an | | |
| alternative parking arrangement for the scout hut or at least fund re-surfacing | | |
| work. | | |
| | | |
| | | |
| | | |

| Olage A | D |
|---|----------------------------|
| Conformity with Strategic Policy for Development | Details |
| Distribution/Settlement Hierarchy | |
| | |
| Brownfield (previously developed) site that is within or | |
| adjoining a settlement and is within Redditch Borough | |
| | |
| Greenfield or Green Belt site which is within or | √ |
| adjoining a settlement and is within Redditch Borough | • |
| , , | |
| Any site (either brownfield, Greenfield or Green Belt) | |
| that is not within, or adjoining any settlement and is | |
| within Redditch Borough – site will be discounted | |
| | |
| 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) | |
| | |
| Γ | i |
| 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 affe | |
| 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 | |
| 140. 140 significant adverse impact on blodiversity | |
| Yes: | |
| Opportunity to enhance/no significant adverse impact | / |
| 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 | |
| - Carrier Ministration | |
| Land at risk of Flooding | |
| Is the site in an area of known flooding risk? | Details |
| No: Little/no risk of flooding | |
| The Entions have a modeling | Y |
| | |

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

| Walking distance to nearest health facilities: | |
|--|--------------|
| Less than 800m | |
| Between 800m and 1600m | \checkmark |
| Over 1600m | |

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

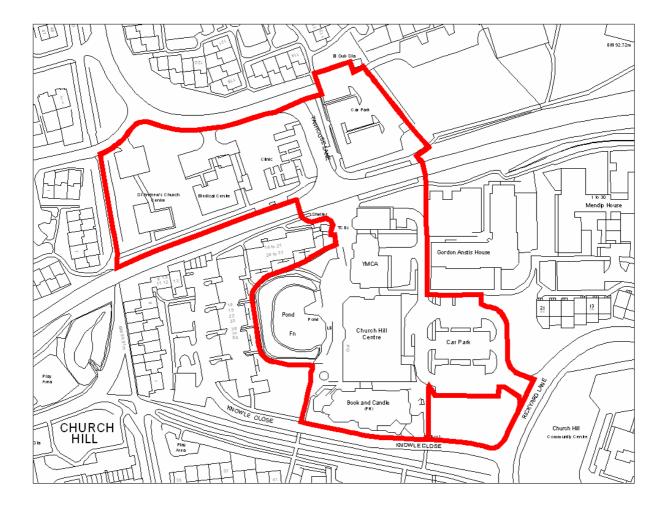
| Open Space & Recreation | |
|--|--|
| Would the site result in the loss of these facilities? | Details |
| No | urgent need for open space here, bearing in mind all of the housing built recently |
| Yes, but indication of replacement provision possible on, next to or near to the site as part of the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

| Employment Land | |
|--|--------------|
| Would development of the site result in the loss of | Details |
| employment land? | |
| No | \checkmark |
| | |
| Yes - <u>demonstrated</u> that land will not come forward for | |
| employment uses | |
| | |
| Yes - land is not likely to come forward for employment | |
| uses | |
| | |
| Yes - land is likely to come forward for employment uses | |
| Infractive Consoite | |
| Infrastructure Capacity | Details |
| Is the site considered adequately served by existing | Details |
| infrastructure (e.g. utilities and highways) or can it be adequately served? | |
| Sufficient infrastructure in place to serve development | |
| Sumicient infrastructure in place to serve development | V |
| Infrastructure constraints that would require investment | |
| to overcome but can probably be addressed by | |
| developer contributions | |
| | |
| Significant infrastructure constraints, i.e. strategic | |
| infrastructure required which may require Government | |
| grants | |
| | |
| | |
| Highway Access | |
| Can the site be accessed by vehicle from the highway? | Details |
| Direct access to main/adopted road | √ |
| | |
| Access to unadopted road/track | |
| No coope | |
| No access | |
| | |
| Compatibility with adjoining uses | |
| Would development of the site for residential uses be | Details |
| compatible with existing and/or proposed adjoining uses? | Details |
| No compatibility issues | ./ |
| The companionty located | v |
| Insignificant or moderate compatibility issues | |
| - 5 | |
| Residential development considered incompatible | |
| (discount site for residential) | |

| Stage C | | |
|--|----------------|-----------|
| Availability | | |
| Is the site immediately available for dev | elopment? | |
| Yes | • | |
| No | | ✓ |
| What is the predominant land type on the | ne site? | Details |
| Brownfield or Greenfield within or adjac | ent to a | √ |
| settlement | | |
| Therefore available within 0 - 5 years | | |
| ADR | | |
| Therefore available within 5 - 10 years | | |
| Green Belt | | |
| Therefore available beyond 10 years | | |
| | | |
| Achievability | | |
| Willingness of landowner to progress sidevelopment | te for | Details |
| Yes, or issues which can be resolved 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 development | ent? | Details |
| 0-5 years | | √ |
| 5-10 years | | |
| 10years + | | |
| Potential Residential Yield | | |
| Appropriate Density Total number of Dwellings | | Dwellings |
| | | 32 |
| | | <i>52</i> |



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







| Ownership Details: | Site Area: |
|---|------------------------------|
| | 0.00 7 0 |
| Redditch Borough Council | 2.25 ha |
| | |
| | Grid Ref: SP0652 6864 |
| Current Land Use: | |
| Current Land Ose. | |
| District Centre | |
| Surrounding Land Uses: | |
| | |
| Residential | |
| Character of Surrounding Area: | |
| New town district centre. Jacking dated and in r | and of regeneration |
| New town district centre – looking dated and in r Previous Source: (e.g. BORLP3, UCS, WYG Report, om | - |
| Trevious Cource: (e.g. BOREI 5, 005, W16 Report, on | ission site, other) |
| Core strategy strategic site | |
| | |
| New Source: (e.g. landowner, developer etc) | |
| Delevent Diamina History | |
| Relevant Planning History: (including most recent ownership details) | |
| (moduling most recent emissing detaile) | |
| Detailed Planning Permission: Detail | ls: |
| | |
| Outline Planning Permission: | |
| Previous Local Plan Allocation: | |
| Trevious Local Flan Anocation. | |
| Additional Information/site notes | |
| | |
| | |
| | |
| | |

| Stage A | |
|---|--------------------------|
| Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy | Details |
| Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough | √ |
| Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough | |
| Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted | |
| Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study) | |
| Diadinamita Occalinamita O Haritana | |
| Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site? | Details |
| Yes: Site will be discounted | |
| No: Does the site fall within or significantly affect any 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? ✓ | ct 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 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 | |
| Less than 1.5km | √ |
| Between 1.5km and 3km | |
| Over 3km | |
| Walking distance to nearest local retail facilities: | |
| Less than 800m | √ |
| Between 800m and 1600m | |
| Over 1600m | |
| Walking distance to nearest health facilities: | |
| Less than 800m | √ |
| Between 800m and 1600m | |
| Over 1600m | |

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

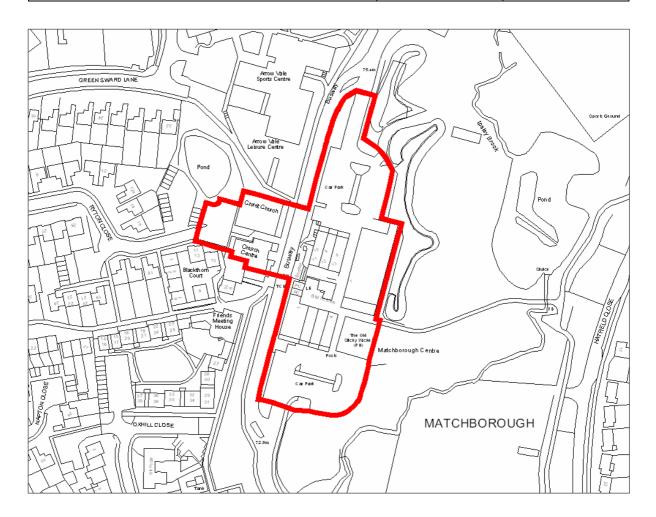
| Employment Land | |
|---|--------------|
| | Deteile |
| Would development of the site result in the loss of | Details |
| employment land? | |
| No | \checkmark |
| | |
| Yes - demonstrated that land will not come forward for | |
| employment uses | |
| Chiploymont doco | |
| Vac land a get libely to a get forward for example we get | |
| Yes - land is not likely to come forward for employment | |
| uses | |
| | |
| Yes - land is likely to come forward for employment | |
| uses | |
| 4363 | |
| Information Committee | |
| 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 | |
| Sumicient infrastructure in place to serve development | V |
| | |
| Infrastructure constraints that would require | |
| investment to overcome but can probably be | |
| addressed by developer contributions | |
| , | |
| Significant infrastructure constraints, i.e. strategic | |
| | |
| infrastructure required which may require Government | |
| grants | |
| | |
| | |
| Highway Access | |
| Can the site be accessed by vehicle from the | Details |
| highway? | |
| Direct access to main/adopted road | |
| Direct access to main/adopted road | ✓ |
| | |
| Access to unadopted road/track | |
| | |
| No access | |
| | |
| | <u>I</u> |
| Compatibility with adjoining uses | |
| | Detaile |
| Would development of the site for residential uses be | Details |
| compatible with existing and/or proposed adjoining | |
| uses? | |
| No compatibility issues | 1 |
| | , |
| Incignificant or moderate compatibility issues | |
| Insignificant or moderate compatibility issues | |
| | |
| Residential development considered incompatible | |
| (discount site for residential) | |

| elopment? | |
|-----------------|----------------------|
| | |
| | \checkmark |
| ne site? | Details |
| ent to a | \checkmark |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| te for | Details |
| w. c. e | |
| ithin 5 years | ✓ |
| esolved within | |
| | |
| | |
| | |
| | |
| ent? | Details |
| | \checkmark |
| | |
| | |
| | |
| | |
| Total number of | |
| | 57 |
| | te for ithin 5 years |



HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Matchborough District CentreCS0327.8.08







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

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

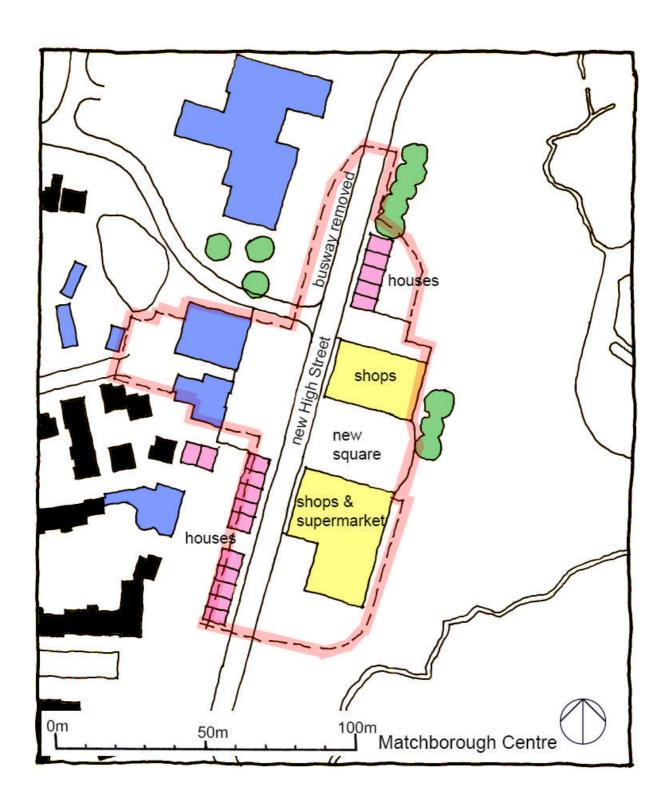
| Stage B | |
|---|---|
| Other Environmental Issues: | |
| Impact on the historic, cultural and built environmer | nt |
| How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement? | Details HER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

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

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

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

| Potential Residential Yield | |
|-----------------------------|---------------------------|
| Appropriate Density | Total number of Dwellings |
| | 17 |



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





| Ownership Details: | Site Area: 0.16 ha |
|--|------------------------------|
| Redditch Borough Council | Grid Ref: SP0458 6508 |
| Current Land Use: | |
| Open Space | |
| Surrounding Land Uses: | |
| Residential | |
| Character of Surrounding Area: | |
| Predominantly surrounded by 3 & 4 Bed detached | ed dwelling |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, 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: | |
| WYG Report – 6 Dwellings | |
| Assets disposal scheme in for 5 Dwellings | |
| Village Green application could halt developmen | nt of this site |
| | |

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

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

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

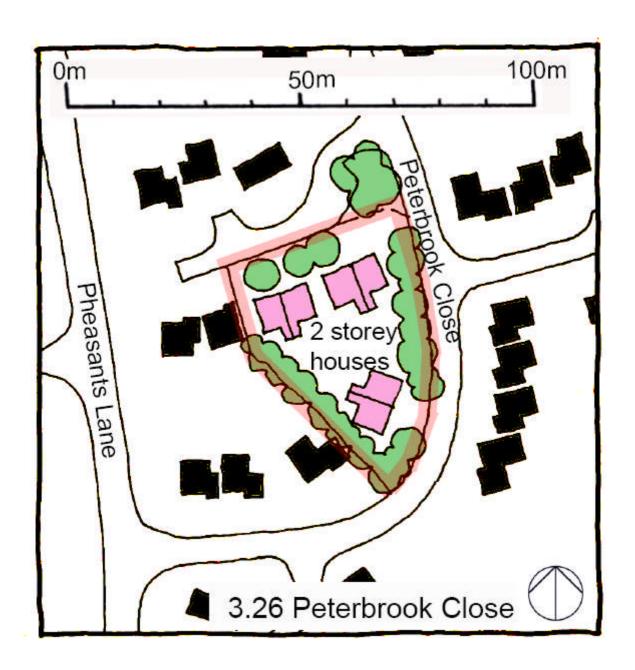
| Compatibility with adjoining uses | |
|---|----------|
| Would development of the site for residential uses be | Details |
| compatible with existing and/or proposed adjoining uses? | |
| No compatibility issues | ✓ |
| Insignificant or moderate compatibility issues | |
| Residential development considered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

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

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

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

| Potential Residential Yield | |
|-----------------------------|---------------------------|
| Appropriate Density | Total number of Dwellings |
| | 5 |



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







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

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

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

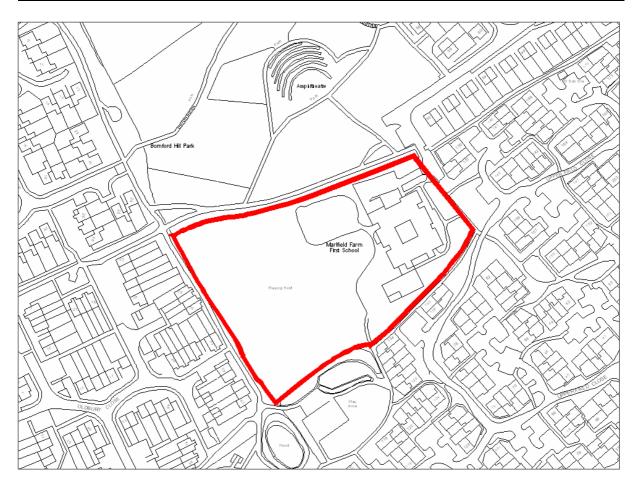
| Stage B | |
|---|---|
| Other Environmental Issues: | |
| Impact on the historic, cultural and built environment | |
| How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement? | Details HER should be contacted prior to development – high sensitivity |
| Opportunity to enhance/no adverse impact | Enhance - previous building was derelict and run down |
| Adverse impact/impact but could be mitigated | |
| Significant adverse impact that cannot be mitigated | |
| | |
| Sustainability: | |
| Access to Public Transport | T 5 . " |
| Is the site well related to a bus stop (or railway station)? | Details |
| Less than 400m (walking distance) | √ |
| Between 400m and 800m (walking distance) | |
| Over 800m (walking distance) or ineffective service | |
| Access to services and facilities | |
| Walking distance to nearest first school: | |
| Less than 1.5km | ✓ |
| Between 1.5km and 3km | |
| Over 3km | |
| Walking distance to nearest local retail facilities: | |
| Less than 800m | ✓ |
| Between 800m and 1600m | |
| Over 1600m | |
| Walking distance to nearest health facilities: | • |
| Less than 800m | ✓ |
| Between 800m and 1600m | |

Over 1600m

| Constraints to Delivery | |
|---|--------------|
| Level of Contamination on Site: | |
| None | \checkmark |
| Contamination that can be overcome through land remediation | |
| High level of contamination that cannot be realistically mitigated | |
| Are there any Physical Constraints on site? | |
| No | ✓ |
| Yes, but can be overcome | |
| Yes and cannot be overcome | |
| Are there TPOs on site? | |
| No | ✓ |
| A single TPO | |
| Group TPO | NT TPO 5 |
| Is there a Public Right of Way on the site? | |
| No ✓ | |
| 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 | |
| L | <u> </u> |
| 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 Canacity | |
| Infrastructure Capacity | D-1-9- |
| 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 | D |
| Can the site be accessed by vehicle from the highway? | Details |
| Direct access to main/adopted road | |
| Access to unadopted road/track | ✓ |
| No access | |
| Compatibility with adjoining uses | |
| Would development of the site for residential uses be | Details |
| compatible with existing and/or proposed adjoining uses? | |
| No compatibility issues | \checkmark |
| Insignificant or moderate compatibility issues | |
| Residential development considered incompatible (discount | |
| site for residential) | |
| | |
| Stage C | |
| Availability | |
| Is the site immediately available for development? Yes | |
| res | √ |
| No | |
| What is the predominant land type on the site? | Details |
| Brownfield or Greenfield within or adjacent to a settlement | \checkmark |
| Therefore available within 0 - 5 years | |
| ADR Therefore available within 5 - 10 years | |
| Therefore available within 5 - 10 years Green Belt | |
| Therefore available beyond 10 years | |
| | |
| Achievability | Dete://e |
| Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years | Details |
| res, or issues which can be resolved within 5 years | ✓ |
| Possibly, or with issues which can be resolved within 10 | |
| years | |
| No, issues which cannot be resolved | |
| Appropriate timeframe for development? | Details |
| 0-5 years | √ · |
| • | Y |
| 5-10 years 10years + | |
| TOYGATS T | 1 |
| Potential Residential Yield | |
| Appropriate Density | Total number of Dwellings |
| • • • | 1.1 |

| Site Address: | Site Ref: | Survey Date: |
|---------------------------------------|-----------|--------------|
| Marlfield Farm School, Redstone Close | WYG04 | 3.9.2008 |







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

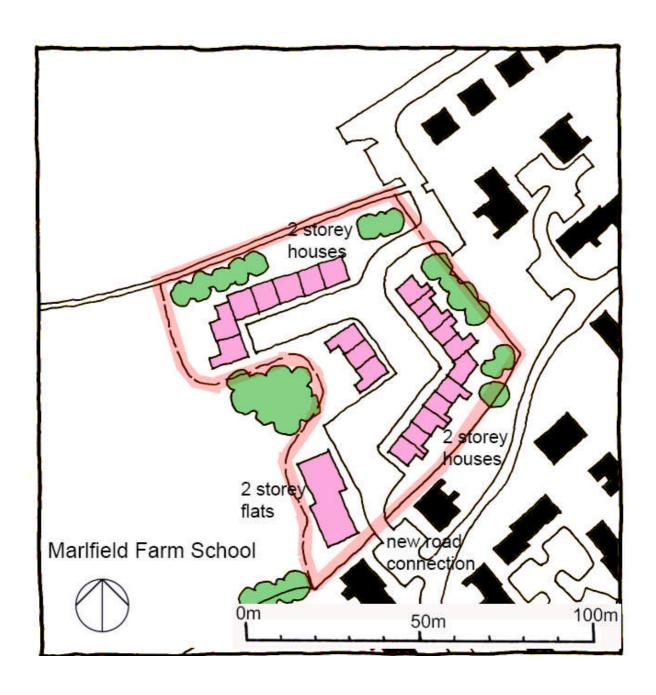
| Stage A | |
|--|---|
| Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy | Details |
| Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough | √ |
| Greenfield or Green Belt site which is within or adjoining a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

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

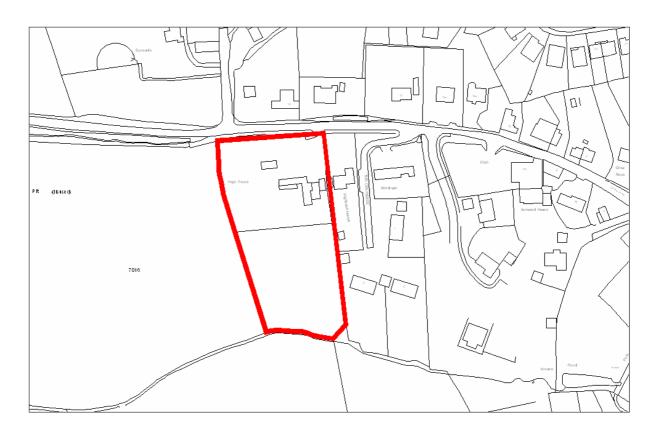
| Stage B | |
|--|----------|
| Other Environmental Issues: | |
| Impact on the historic, cultural and built environment | |
| How would the site affect the setting and character of a | Details |
| Listed Building or Conservation Area? How would the site | Details |
| impact on the existing character of the Settlement? | |
| Opportunity to enhance/no adverse impact | / |
| | • |
| Adverse impact/impact but could be mitigated | |
| Significant adverse impact that cannot be mitigated | |
| Sustainability: | |
| Access to Public Transport | |
| Is the site well related to a bus stop (or railway station)? | Details |
| Less than 400m (walking distance) | √ |
| | • |
| Between 400m and 800m (walking distance) | |
| Over 800m (walking distance) or ineffective service | |
| Access to services and facilities | |
| Walking distance to nearest first school: | |
| Less than 1.5km | |
| | V |
| Between 1.5km and 3km | |
| Over 3km | |
| Walking distance to nearest local retail facilities: | |
| Less than 800m | |
| Between 800m and 1600m | ✓ |
| Over 1600m | |
| Walking distance to nearest health facilities: | 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 | |
| magatod | |
| Are there any Physical Constraints on site? | |
| No | ./ |
| | V |
| Yes, but can be overcome | |
| Yes and cannot be overcome | |
| Are there TPOs on site? | |
| No | |
| | |
| A single TPO | |
| Group TPO | NT TPO 8 |
| Is there a Public Right of Way on the site? | |
| 13 there a r abile raght or way on the site: | |
| No V | |
| Yes | |
| | |
| | |
| Open Space & Recreation | |
| Would the site result in the loss of these facilities? | Details |
| No | Dotano |
| | |
| Yes, but indication of replacement provision possible | |
| on, next to or near to the site as part of the | |
| Development | |
| Yes. No possibility of replacement provision | |
| res. No possibility of replacement provision | V |
| Frankson and Land | |
| Employment Land | |
| Would development of the site result in the loss of | Details |
| employment land? | |
| No | \checkmark |
| Yes - demonstrated that land will not come forward for | |
| employment uses | |
| Yes - land is not likely to come forward for employment uses | |
| Yes - land is likely to come forward for employment uses | |
| | |
| Infrastructure Capacity | |
| Is the site considered adequately served by existing | Details |
| infrastructure (e.g. utilities and highways) or can it be | |
| adequately served? | |
| Sufficient infrastructure in place to serve development | \checkmark |
| · · | ¥ |

| Infrastructure constraints that would require investment to | |
|--|---------------------------|
| overcome but can probably be addressed by developer | |
| contributions Significant infrastructure constraints, i.e. strategic | |
| infrastructure required which may require Government | |
| grants | |
| Highway Access | |
| Can the site be accessed by vehicle from the highway? | Details |
| Direct access to main/adopted road | ✓ Via Redstone Close |
| A second to the depth of wood/two of | Via Redstone Close |
| Access to unadopted road/track | |
| No access | |
| Compatibility with adjoining uses | |
| Would development of the site for residential uses be | Details |
| compatible with existing and/or proposed adjoining uses? | Details |
| No compatibility issues | / |
| ' ' | V |
| Insignificant or moderate compatibility issues | |
| Residential development considered incompatible (discount | |
| site for residential) | |
| 0(-, -, -, 0 | |
| Stage C | |
| Availability | |
| Is the site immediately available for development? Yes | |
| res | ✓ |
| No | |
| What is the predominant land type on the site? | Details |
| Brownfield or Greenfield within or adjacent to a settlement | ✓ |
| Therefore available within 0 - 5 years | · |
| ADR | |
| Therefore available within 5 - 10 years | |
| Green Belt | |
| Therefore available beyond 10 years | |
| Achievability | |
| Willingness of landowner to progress site for development | Details |
| Yes, or issues which can be resolved within 5 years | Details |
| • | V |
| Possibly, or with issues which can be resolved within 10 | |
| years | |
| No, issues which cannot be resolved | |
| Appropriate timeframe for development? | Deteile |
| 0-5 years | <u>Details</u> |
| U-3 years | ✓ |
| 5-10 years | |
| 10years + | |
| | |
| Potential Residential Yield | I = |
| Appropriate Density | Total number of Dwellings |
| | 53 |



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





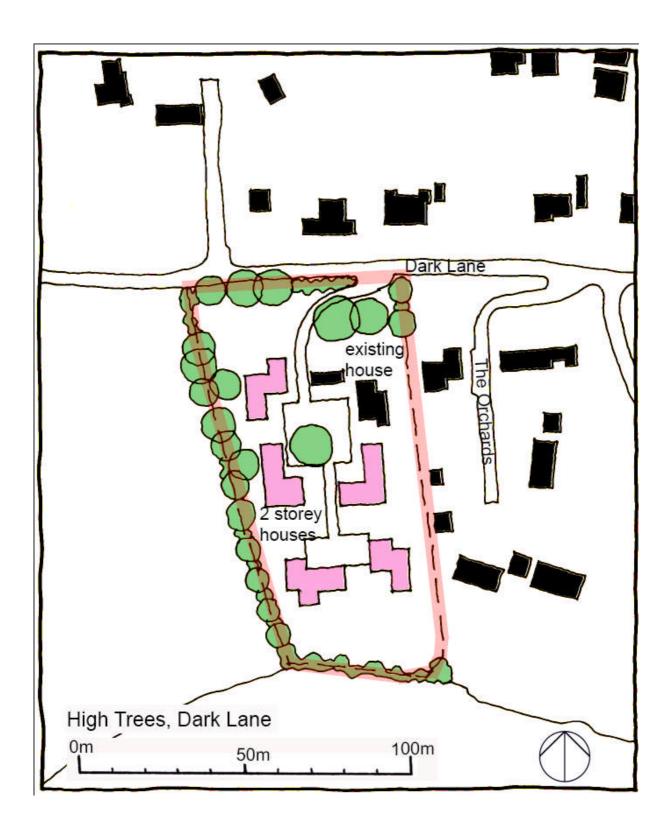
| Ownership Details: | Site Area: | 0.7 ha |
|---|---------------------|-------------|
| Private | Grid Ref: | SP0380 6218 |
| Current Land Use: | | |
| Residential | | |
| Surrounding Land Uses: | | |
| Executive dwellings & traditional village settleme | ent developm | ent |
| Character of Surrounding Area: | | |
| Rural lane with large 4 & 5 bed dwellings | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, om | ission site, other) |) |
| WYG Report | | |
| New Source: (e.g. landowner, developer etc) | | |
| Relevant Planning History: (including most recent ownership details) | | |
| Detailed Planning Permission: 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 | ✓ |
| Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted | |
| Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study) | |
| | |
| Biodiversity, Geodiversity & Heritage | |
| Is a scheduled Ancient Monument located on the site? | Details |
| Yes: Site will be discounted | |
| No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection? | ✓ |
| No: No significant adverse impact on biodiversity | ✓ |
| Yes: | |
| Opportunity to enhance/no significant adverse impact | |
| Significant adverse impact (mitigation to be explored) | |
| Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced | |
| | |
| Land at risk of Flooding | |
| Is the site in an area of known flooding risk? | Details |
| No: Little/no risk of flooding | \checkmark |
| Yes: | |
| Zone 1 – Little or no risk | |
| Zone 2 – Low to medium risk (mitigation to be explored) | |
| Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced | |

| Stage B | |
|---|----------|
| Other Environmental Issues: | |
| Impact on the historic, cultural and built environment | |
| How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site | Details |
| impact on the existing character of the Settlement? | |
| Opportunity to enhance/no adverse impact | √ |
| Adverse impact/impact but could be mitigated | |
| Significant adverse impact that cannot be mitigated | |
| Sustainability: | |
| Access to Public Transport | |
| Is the site well related to a bus stop (or railway station)? | Details |
| Less than 400m (walking distance) | √ |
| Between 400m and 800m (walking distance) | |
| Over 800m (walking distance) or ineffective service | |
| Access to services and facilities | |
| Walking distance to nearest first school: | |
| Less than 1.5km | √ |
| 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? | 1 |
|---|--|
| No | \checkmark |
| Yes, but can be overcome | |
| Yes and cannot be overcome | |
| Are there TPOs on site? | |
| No | |
| A single TPO | |
| Group TPO | Borough of Redditch |
| Is there a Public Right of Way on the site? | |
| No | √ |
| | • |
| Yes | |
| Onen Chase & Bearaction | |
| 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 | |
| 1 co. 140 possibility of replacement provision | |
| Employment Land | |
| Would development of the site result in the loss of | Details |
| employment land? | |
| No | ✓ |
| Yes - <u>demonstrated</u> that land will not come forward for employment uses | |
| Yes - land is not likely to come forward for employment uses | |
| Yes - land is likely to come forward for employment uses | |
| | • |
| 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 | |
| 1 | I and the second |

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



HOUSING SITE ANALYSIS FORM

Site Address:

Widney House & adjoining land, Bromsgrove Rd

Site Ref:

RB003 (incl RB007 & RB038)

Survey Date:

8.9.2008







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

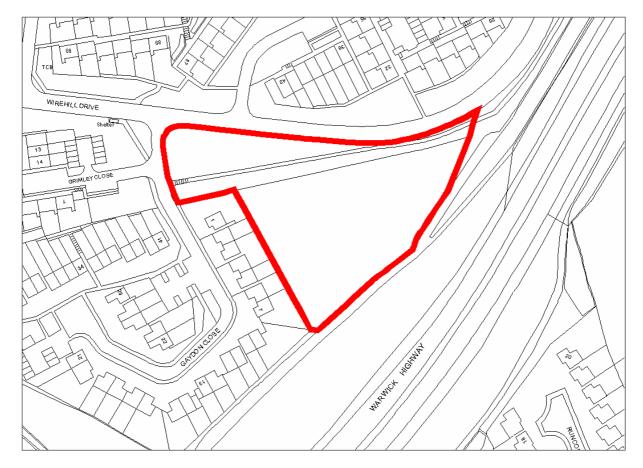
| Stage A | |
|--|--|
| Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy | Details |
| Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough | √ |
| Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough | |
| Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted | |
| Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study) | |
| Biodiversity, Geodiversity & Heritage | |
| Is a scheduled Ancient Monument located on the site? | Details |
| Yes: Site will be discounted | |
| No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection? | ✓ |
| No: No significant adverse impact on biodiversity | |
| Yes: | |
| Opportunity to enhance/no significant adverse impact | The eastern side of the site is a nice meadow area. Site is surrounded by good hedges & mature trees |
| Significant adverse impact (mitigation to be explored) | 3.2.2. |
| Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced | |
| Land at viet of Flooding | |
| Land at risk of Flooding Is the site in an area of known flooding risk? | Details |
| No: Little/no risk of flooding | V |
| Yes: | |
| Zone 1 – Little or no risk | |
| Zone 2 – Low to medium risk (mitigation to be explored) | |
| Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced | |

| Otraca D | |
|--|--------------------------------------|
| Stage B | |
| Other Environmental Issues: | |
| Impact on the historic, cultural and built environment | |
| How would the site affect the setting and character of a | Details |
| Listed Building or Conservation Area? How would the site | HER – Further evaluation |
| impact on the existing character of the Settlement? | may be required prior to development |
| Opportunity to enhance/no adverse impact | \checkmark |
| | Opportunity to enhance |
| Adverse impact/impact but could be mitigated | opportunity to enhance |
| Significant adverse impact that cannot be mitigated | |
| Oigninoant daverse impact that cannot be mitigated | |
| Sustainability: | |
| Access to Public Transport | |
| Is the site well related to a bus stop (or railway station)? | Details |
| Less than 400m (walking distance) | / |
| Detrice on 400m and 900m (wellsing distance) | Y |
| Between 400m and 800m (walking distance) | |
| Over 800m (walking distance) or ineffective service | |
| Access to complete and facilities | |
| Access to services and facilities | |
| Walking distance to nearest first school: | |
| Less than 1.5km | √ |
| Between 1.5km and 3km | |
| Over 3km | |
| Walking distance to nearest local retail facilities: | |
| Less than 800m | ✓ |
| Between 800m and 1600m | |
| Over 1600m | |
| Over 1600m | |
| Walking distance to nearest health facilities: Less than 800m | |
| | V |
| Between 800m and 1600m | |
| Over 1600m | |
| Constraints to Delivery | |
| Constraints to Delivery Level of Contamination on Site: | |
| None | |
| | |
| Contamination that can be overcome through land | \checkmark |
| remediation | As employment uses in |
| | place, would need to |
| | investigate prior to dev |

| High level of contamination that cannot be realistically mitigated | |
|---|-------------------------------|
| Are there any Physical Constraints on site? | |
| No | |
| | V |
| Yes, but can be overcome | |
| Yes and cannot be overcome | |
| Are there TPOs on site? | |
| No | ✓ |
| A single TPO | |
| Group TPO | |
| Is there a Public Right of Way on the site? | |
| No | |
| Yes | \checkmark |
| | 5 |
| | Public right of way is unlit, |
| | narrow and unappealing. |
| | Opportunity to incorporate a |
| | safer pedestrian route |
| | through the site as part of |
| | its design |
| Open Space & Recreation | |
| Would the site result in the loss of these facilities? | Details |
| No | Details |
| | |
| Yes, but indication of replacement provision possible | |
| on, next to or near to the site as part of the | |
| Development | |
| Yes. No possibility of replacement provision | √ |
| | • |
| Employment Land | |
| Employment Land Would development of the site result in the loss of | Details |
| employment land? | Details |
| No | |
| 140 | ✓ Widney Works not |
| | employment zoned in LP3 |
| Yes - <u>demonstrated</u> that land will not come forward for | |
| employment uses | |
| Yes - land is not likely to come forward for employment uses | |
| Yes - land is likely to come forward for employment uses | |
| | |
| Infrastructure Capacity | |
| Is the site considered adequately served by existing | Details |
| infrastructure (e.g. utilities and highways) or can it be | |
| adequately served? | |
| Sufficient infrastructure in place to serve development | ✓ |
| Infrastructure constraints that would require investment to | |
| overcome but can probably be addressed by developer | |
| contributions | |
| | |

| Significant infrastructure constraints, i.e. strategic | |
|---|---------------------------|
| infrastructure required which may require Government | |
| grants | |
| Highway Access | |
| Can the site be accessed by vehicle from the highway? | Details |
| Direct access to main/adopted road | √ |
| ' | V |
| Access to unadopted road/track | |
| No access | |
| | |
| Compatibility with adjoining uses | |
| Would development of the site for residential uses be | Details |
| compatible with existing and/or proposed adjoining uses? | |
| No compatibility issues | _/ |
| | V |
| Insignificant or moderate compatibility issues | |
| Residential development considered incompatible (discount | |
| site for residential) | |
| | |
| Stage C | |
| Availability | |
| | |
| Is the site immediately available for development? | |
| Yes | √ |
| No | |
| What is the predominant land type on the site? | Details |
| Brownfield or Greenfield within or adjacent to a settlement | Details |
| Therefore available within 0 - 5 years | ✓ |
| ADR | |
| Therefore available within 5 - 10 years | |
| Green Belt | |
| | |
| Therefore available beyond 10 years | |
| A - 1. 5 1. 115 c . | |
| Achievability | B |
| Willingness of landowner to progress site for development | Details |
| Yes, or issues which can be resolved within 5 years | ✓ |
| Possibly, or with issues which can be resolved within 10 | |
| | |
| No, issues which cannot be resolved | |
| INO, ISSUES WHICH CAIHIOL DE LESOIVEU | |
| Annua prieta timaframa far davalanmant? | Deteile |
| Appropriate timeframe for development? | Details |
| 0-5 years | ✓ |
| 5-10 years | |
| 10years + | |
| Toyours T | 1 |
| Potential Residential Yield | |
| | Total number of Dualling |
| Appropriate Density | Total number of Dwellings |
| | 58 |

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







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

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

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

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

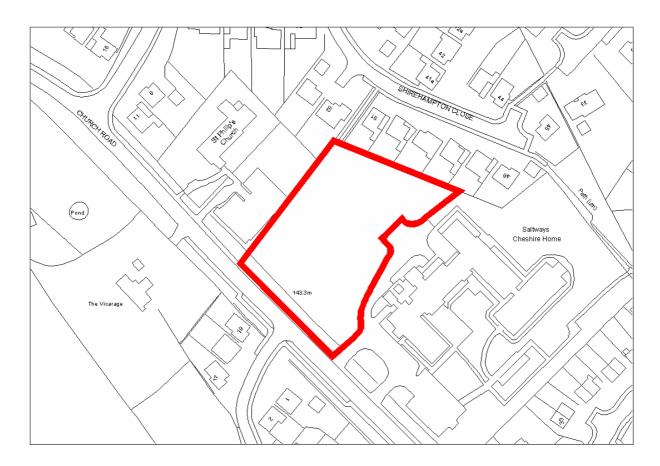
| Stage B | |
|--|-----------------------------|
| Other Environmental Issues: | |
| Impact on the historic, cultural and built environment | |
| How would the site affect the setting and character of a | Details |
| Listed Building or Conservation Area? How would the site | HER –further evaluation |
| impact on the existing character of the Settlement? | may be required prior to |
| | development |
| Opportunity to enhance/no adverse impact | No adverse impact if land |
| | north of hedgerow left open |
| Adverse impact/impact but could be mitigated | |
| | |
| Significant adverse impact that cannot be mitigated | |
| | |
| Ourselve at 196 m | |
| Sustainability: | |
| Access to Public Transport Is the site well related to a bus stop (or railway station)? | Details |
| Less than 400m (walking distance) | Details |
| Less than 400m (walking distance) | \checkmark |
| Between 400m and 800m (walking distance) | |
| Detwoon from and open (wanting distance) | |
| Over 800m (walking distance) or ineffective service | |
| 3 | |
| | |
| Access to services and facilities | |
| Walking distance to nearest first school: | |
| Less than 1.5km | \checkmark |
| Detroises A. Share and Ohne | |
| Between 1.5km and 3km | |
| Over 3km | |
| Over Skill | |
| Walking distance to nearest local retail facilities: | |
| Less than 800m | |
| | |
| Between 800m and 1600m | √ |
| | • |
| Over 1600m | |
| | |
| Walking distance to nearest health facilities: | |
| Less than 800m | |
| Between 800m and 1600m | |
| Detween 800m and 1000m | V |
| Over 1600m | |
| | |
| Constraints to Delivery | |
| Level of Contamination on Site: | |
| None | \checkmark |
| Contamination that can be overcome through land | |
| remediation | |
| High level of contamination that cannot be realistically | |
| mitigated | |

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

| Highway Access | |
|--|---------------------------|
| Can the site be accessed by vehicle from the highway? | Details |
| Direct access to main/adopted road | \checkmark |
| Access to unadopted road/track | |
| No access | |
| | |
| Compatibility with adjoining uses | |
| Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses? | Details |
| No compatibility issues | √ |
| Insignificant or moderate compatibility issues | |
| Residential development considered incompatible (discount site for residential) | |
| Stage C | |
| Stage C | |
| Availability Is the site immediately available for development? | |
| Yes | |
| 165 | ✓ |
| No | |
| What is the predominant land type on the site? | Details |
| Brownfield or Greenfield within or adjacent to a settlement | √ |
| Therefore available within 0 - 5 years | |
| ADR Therefore available within 5 - 10 years | |
| Green Belt | |
| Therefore available beyond 10 years | |
| Therefore available beyond 10 years | |
| Achievability | |
| Willingness of landowner to progress site for development | Details |
| Yes, or issues which can be resolved within 5 years | √ |
| Possibly, or with issues which can be resolved within 10 years | |
| No, issues which cannot be resolved | |
| | |
| Appropriate timeframe for development? | Details |
| 0-5 years | √ |
| 5-10 years | |
| 10years + | |
| Γ= | |
| Potential Residential Yield | T |
| Appropriate Density | Total number of Dwellings |
| | 15 |



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







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

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

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

| Are there TPOs on site? | |
|--|--------------|
| No | ✓ |
| A single TPO | |
| Group TPO | |
| Is there a Public Right of Way on the site? | |
| No V | |
| Yes | |
| | |
| Open Space & Recreation | |
| Would the site result in the loss of these facilities? | Details |
| No | \checkmark |
| Yes, but indication of replacement provision possible | |
| on, next to or near to the site as part of the | |
| Development | |
| Yes. No possibility of replacement provision | |
| | |
| Employment Land | |
| Would development of the site result in the loss of | Details |
| employment land? | |
| No | \checkmark |
| Yes - 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 | Details |
| Can the site be accessed by vehicle from the highway? | Details |
| Direct access to main/adopted road | √ |
| Access to unadopted road/track | |

No access

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

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







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

| Stage A Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy 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 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 Ves: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact 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 | | |
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| Zone 2 – Low to medium risk (mitigation to be explored) Zone 3 – High risk – Site will be discounted unless it can be | Yes: | |
| Zone 3 – High risk – Site will be discounted unless it can be | Zone 1 – Little or no risk | |
| Zone 3 – High risk – Site will be discounted unless it can be | Zone 2 – Low to medium risk (mitigation to be explored) | |
| | | |
| | Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced | |

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

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

| Highway Access | |
|--|---------------------------|
| Can the site be accessed by vehicle from the highway? | Details |
| Direct access to main/adopted road | √ |
| Access to unadopted road/track | |
| No access | |
| | |
| Compatibility with adjoining uses | |
| Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses? | Details |
| No compatibility issues | √ |
| Insignificant or moderate compatibility issues | |
| Residential development considered incompatible (discount site for residential) | |
| Stone C | |
| Stage C | |
| Availability Is the site immediately available for development? | |
| Yes | |
| No | |
| | V |
| What is the predominant land type on the site? | Details |
| Brownfield or Greenfield within or adjacent to a settlement | \checkmark |
| Therefore available within 0 - 5 years | |
| ADR Therefore available within 5 - 10 years | |
| Green Belt | |
| Therefore available beyond 10 years | |
| , | 1 |
| 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:

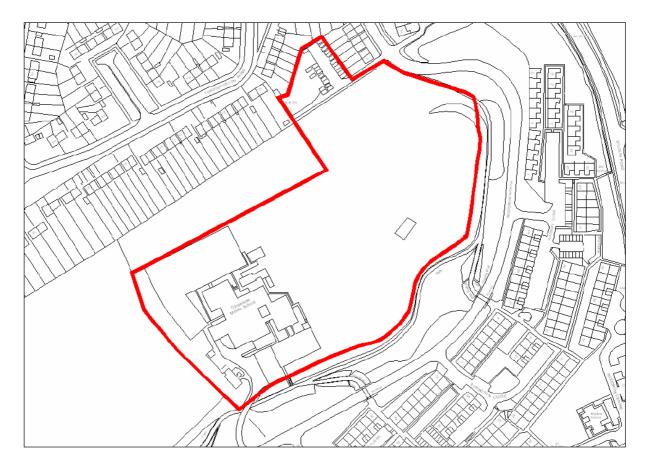
Playing field, Dingleside Middle School & Land to the rear of 1-11 Auxerre Avenue

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

| Stage A | |
|---|----------------|
| Conformity with Strategic Policy for | Details |
| Development Distribution/Settlement | |
| Hierarchy | |
| Brownfield (previously developed) site | |
| that is within or adjoining a settlement | |
| and is within Redditch Borough | |
| Greenfield or Green Belt site which is | \checkmark |
| within or adjoining a settlement and is | |
| within Redditch Borough | |
| Any site (either brownfield, Greenfield or Green Belt) that is not within, or | |
| adjoining any settlement and is within | |
| Redditch Borough – site will be | |
| discounted | |
| Any site which falls within the WYG | |
| Study Boundary which may form part of | |
| a direction of growth for Redditch needs | |
| beyond the Redditch Borough Boundary | |
| (site to be assessed under separate | |
| study) | |
| | |
| Biodiversity, Geodiversity & Heritage | |
| Is a scheduled Ancient Monument located on the | e Details - no |
| site? | |
| Yes: Site will be discounted | 4 |
| No: Does the site fall within or significantly affect | |
| other site of designated international, regional of value, or affect habitat for protected flora or faul | |
| Does the site affect trees, hedgerows or areas | |
| ancient woodland not subject to statutory protect | |
| No: | √ · |
| | • |
| Yes: | mnost |
| Opportunity to enhance/no significant adverse in | |
| Significant adverse impact (mitigation to be exp | , |
| Significant adverse impact – site will be discount unless it can be demonstrated that mitigation can be demonstrated. | |
| successfully introduced | iii be |
| Successiany 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 | ent |
| How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement? | Details |
| Opportunity to enhance/no adverse impact | |
| Adverse impact/impact but could be mitigated | ✓ |
| Significant adverse impact that cannot be mitigated | |
| Sustainability: | |
| Access to Public Transport | |
| Is the site well related to a bus stop (or railway station)? | Details |
| Less than 400m (walking distance) | ✓ |
| Between 400m and 800m (walking distance) | |
| Over 800m (walking distance) or ineffective service | |
| Access to services and facilities | |
| Walking distance to nearest first school: | |
| Less than 1.5km | √ |
| Between 1.5km and 3km | |
| Over 3km | |
| Walking distance to nearest local retail facilities: | |
| Less than 800m | |
| Between 800m and 1600m | ✓ |
| Over 1600m | |
| Walking distance to nearest health facilities: | |
| Less than 800m | ✓ |
| Retween 800m and 1600m | |

| Over 1600m | |
|--|----------|
| | |
| Constraints to Delivery | |
| Level of Contamination on Site: | |
| None | ✓ |
| Contamination that can be overcome through land remediation | |
| High level of contamination that cannot be realistically mitigated | |
| Are there any Physical Constraints on site? | |
| No | √ |
| Yes, but can be overcome | |
| Yes and cannot be overcome | |
| Are there TPOs on site? | |
| No | √ |
| A single TPO | |
| Group TPO | |
| Is there a Public Right of Way on the site? | |
| No | |
| Yes | ✓ |
| On an One of the original of t | |
| Open Space & Recreation Would the site result in the loss of these facilities? | Details |
| No. | Dergiis |

Yes, but indication of replacement provision possible on, next to or near to the site as part of the

development
Yes. No possibility of replacement provision

| Employment Land | |
|--|----------|
| Would development of the site result in the loss of | Details |
| employment land? | |
| No | √ |
| Yes - demonstrated that land will not come forward | |
| for employment uses | |
| Yes - land is not likely to come forward for | |
| employment uses | |
| Yes - land is likely to come forward for employment uses | |
| Infrastructure Capacity | |
| Is the site considered adequately served by existing | Details |
| infrastructure (e.g. utilities and highways) or can it be adequately served? | Dotallo |
| 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 | |
| I II alian and A a a a a a a | |
| Highway Access | Data 9- |
| 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 a district or one | |
| Compatibility with adjoining uses | Deteile |
| Would development of the site for residential uses be compatible with existing and/or proposed adjoining | Details |
| uses? | |
| No compatibility issues | _/ |
| | V |
| Insignificant or moderate compatibility issues | |
| Residential development considered incompatible | |
| (discount site for residential) | |

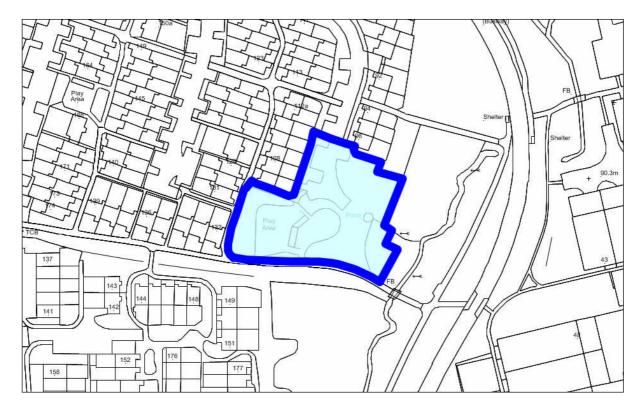
| Stage C | | |
|--|-----------------|--------------|
| Availability | | |
| Is the site immediately available for de | velopment? | |
| Yes | | |
| No | | ✓ |
| What is the predominant land type on | the site? | Details |
| Brownfield or Greenfield within or adja settlement | cent to a | |
| Therefore available within 0 - 5 years | | \checkmark |
| ADR Therefore available within 5 - 10 years | | |
| Green Belt Therefore available beyond 10 years | | |
| Achievability | | |
| Willingness of landowner to progress s development | site for | Details |
| Yes, or issues which can be resolved v | within 5 years | √ |
| Possibly, or with issues which can be r 10 years | resolved within | |
| No, issues which cannot be resolved | | |
| Appropriate timeframe for developm | nent? | Details |
| 0-5 years | 101111 | V |
| 5-10 years | | |
| 10years + | | |
| | | |
| Potential Residential Yield | | |
| Appropriate Density | | |
| 120 | | 120 |

UCS 8.38 Dingleside Middle School





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







| Ownership Details: | Site Area: 0.31ha | |
|--|-------------------------------|--|
| Redditch Borough Council | Grid Ref : SP0698 6848 | |
| Current Land Use: | | |
| Open Space | | |
| Surrounding Land Uses: | | |
| Residential | | |
| Character of Surrounding Area: | | |
| Former Development Corporation housing – mix | of public and private tenure | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, om | ission site, other) | |
| Discounted from 2008/09 SHLAA due to flooding | g issues | |
| 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: | | |
| Flat site comprising of a tarmac area (formerly a play area) some shrubs and mature trees. | | |
| Offers a natural extension to the existing Loxley Close | | |

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

| 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) | Johane |
| · · · · · · · · · · · · · · · · · · · | 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 | |
| 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? | <u> </u> |
| No | |
| Vos. hut can ho overcomo | |

| Vac and agreet he assessed | / |
|---|-------------------|
| Yes and cannot be overcome | ✓ Flooding Issues |
| Are there TPOs on site? | |
| No | |
| A single TPO | |
| Group TPO | ✓ NT No.5 |
| Is there a Public Right of Way on the site? | |
| No – Access to disused play area only | |
| Yes | |
| | |
| Open Space & Recreation | |
| Would the site result in the loss of these facilities? | Details |
| No | Details |
| 140 | |
| Yes, but indication of replacement provision possible | |
| on, next to or near to the site as part of the | |
| Development | |
| Yes. No possibility of replacement provision | |
| | V |
| | |
| Employment Land | |
| Would development of the site result in the loss of employment land? | Details |
| No | _/ |
| | V |
| Yes - <u>demonstrated</u> that land will not come forward for | |
| employment uses | |
| Yes - land is not likely to come forward for employment uses | |
| Yes - land is likely to come forward for employment uses | |
| | |
| Infrastructure Capacity | |
| Is the site considered adequately served by existing | Details |
| infrastructure (e.g. utilities and highways) or can it be | |
| adequately served? | |
| Sufficient infrastructure in place to serve development | √ |
| Infrastructure constraints that would require investment to | |
| overcome but can probably be addressed by developer | |
| contributions | |
| Significant infrastructure constraints, i.e. strategic | |
| infrastructure required which may require Government | |
| grants | |
| Highway Access | |
| | Details |
| Can the site be accessed by vehicle from the highway? Direct access to main/adopted road | Details |
| Direct access to main/aucpteu roau | Y |
| Access to unadopted road/track | |
| No access | |
| | • |

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

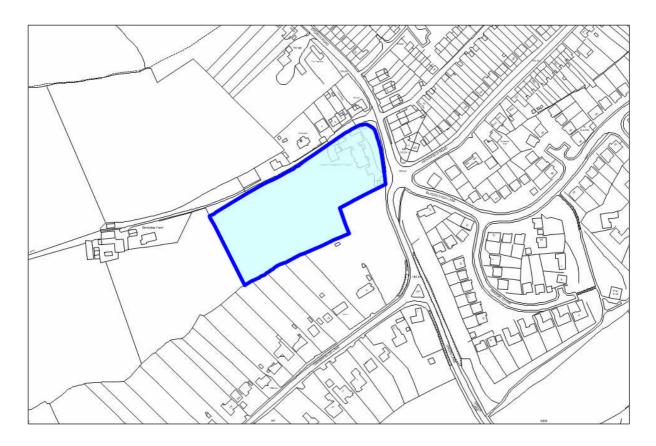
| Stage C | |
|---|--------------|
| Availability | |
| Is the site immediately available for development? | |
| Yes | \checkmark |
| No | |
| What is the predominant land type on the site? | Details |
| Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years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

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

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

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

| Site Address: | Site Ref: | Survey Date: |
|--|-----------|--------------|
| Upper Norgrove House, Church Road, Webheath | 2010/04 | 03/9/10 |







| Ownership Details: | Site Area: 1.22ha | |
|--|------------------------------------|--|
| Redditch Borough Council | Grid Ref: SP0182 6619 | |
| Current Land Use: | | |
| Former Hostel in large grounds, adjacent to exist town. Within Webheath ADR. | ting urban area on the edge of the | |
| Surrounding Land Uses: | | |
| Residential / Semi-rural | | |
| Character of Surrounding Area: | | |
| Low density housing in more affluent area of Re | dditch with a semi-rural feel | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) | | |
| New Source: (e.g. landowner, developer etc) | | |
| Landowner | | |
| Relevant Planning History: (including most recent ownership details) | | |
| Detailed Planning Permission: Deta | ils: | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: | | |

| Stage A | |
|--|----------------------------|
| Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy | Details |
| Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough | √ |
| Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough | |
| Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted | |
| 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 | Former hostel & associated |
| | gardens |
| 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 | |
| | Details |
| How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site | Details |
| impact on the existing character of the Settlement? | |
| Opportunity to enhance/no adverse impact | |
| Opportunity to enhance/no adverse impact | ✓ |
| 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 |
| | 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 | 1 |
| 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 | |

| | 1 |
|---|----------------------------|
| | |
| Are there TPOs on site? | |
| No | |
| A single TPO | |
| Group TPO | ✓ BOR TPO No.72 |
| le there a Dublic Dight of Mouses the cite? | 7 BOR 170 No.72 |
| Is there a Public Right of Way on the site? | 1 |
| Yes | |
| Tes | ✓ Footpath diversion |
| | required, but would not |
| | prevent development of the |
| | site |
| | |
| Open Space & Recreation | 1 |
| Would the site result in the loss of these facilities? | Details |
| No | ✓ |
| Yes, but indication of replacement provision possible | |
| on, next to or near to the site as part of the | |
| Development | |
| Yes. No possibility of replacement provision | |
| | |
| Employment Land | |
| Would development of the site result in the loss of | Details |
| employment land? | |
| No | √ |
| Yes - demonstrated that land will not come forward for | |
| employment uses | |
| Yes - land is not likely to come forward for employment uses | |
| Yes - land is likely to come forward for employment uses | |
| | |
| Infrastructure Capacity | |
| Is the site considered adequately served by existing | Details |
| infrastructure (e.g. utilities and highways) or can it be | |
| adequately served? | |
| Sufficient infrastructure in place to serve development | |
| Infrastructure constraints that would require investment to | ✓ |
| overcome but can probably be addressed by developer | · |
| contributions | |
| Significant infrastructure constraints, i.e. strategic | |
| infrastructure required which may require Government | |
| grants | |
| Highway Access | Dotoilo |
| Can the site be accessed by vehicle from the highway? Direct access to main/adopted road | Details / |
| Direct access to main/adopted toda | ✓ |
| 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 | ✓ |
| Possibly, or with issues which can be resolved within 10 years | |
| No, issues which cannot be resolved | |

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

| Potential Residential Yield | |
|-----------------------------|---------------------------|
| Appropriate Density | Total number of Dwellings |
| 22 dwellings per hectare | 27 |

| Site Address: | Site Ref: | Survey Date: |
|-----------------------------|-----------|--------------|
| Clifton Close, Matchborough | 2010/05 | 03/9/10 |







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

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

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

| Are there TPOs on site? | |
|---|----------------------------|
| No | Blanket TPO, but no |
| | trees within site boundary |
| A single TPO | trees within site boundary |
| Group TPO | |
| Is there a Public Right of Way on the site? | |
| No | |
| | V |
| Yes | |
| | |
| Open Space & Recreation | |
| Would the site result in the loss of these facilities? | Details |
| No | Informal open space only |
| Yes, but indication of replacement provision possible | |
| on, next to or near to the site as part of the | |
| Development | |
| Yes. No possibility of replacement provision | |
| | |
| Employment Land | |
| Would development of the site result in the loss of | Details |
| employment land? | |
| No | \checkmark |
| | |
| Yes - <u>demonstrated</u> that land will not come forward for | |
| employment uses | |
| Yes - land is not likely to come forward for employment uses | |
| Yes - land is likely to come forward for employment uses | |
| Information 0 | |
| Infrastructure Capacity | T 5 . " |
| Is the site considered adequately served by existing | Details |
| infrastructure (e.g. utilities and highways) or can it be | |
| adequately served? Sufficient infrastructure in place to serve development | |
| Sufficient infrastructure in place to serve development | ✓ |
| Infrastructure constraints that would require investment to | |
| overcome but can probably be addressed by developer | |
| contributions | |
| Significant infrastructure constraints, i.e. strategic | |
| infrastructure required which may require Government | |
| grants | |
| Highway Access | |
| Can the site be accessed by vehicle from the highway? | Details |
| Direct access to main/adopted road | √ |
| Access to unadopted road/track | |

No access

| 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) | |

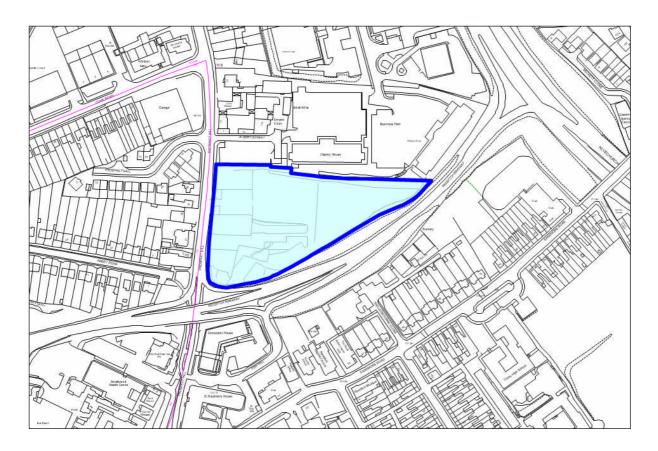
| Stage C | |
|---|--------------|
| Availability | |
| Is the site immediately available for development? | |
| Yes | \checkmark |
| No | |
| What is the predominant land type on the site? | Details |
| Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years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

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







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

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

| Ctorro D | |
|--|--------------|
| Stage B | |
| Other Environmental Issues: | |
| Impact on the historic, cultural and built environment | 5 |
| How would the site affect the setting and character of a | Details |
| Listed Building or Conservation Area? How would the site | |
| impact on the existing character of the Settlement? | |
| Opportunity to enhance/no adverse impact | ✓ |
| Adverse impact/impact but could be mitigated | |
| Significant adverse impact that cannot be mitigated | |
| Sustainability: | |
| Access to Public Transport | |
| Is the site well related to a bus stop (or railway station)? | Details |
| Less than 400m (walking distance) | √ |
| Between 400m and 800m (walking distance) | |
| Over 800m (walking distance) or ineffective service | |
| [A | |
| 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 | \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 contamination that cannot be realistically mitigated | |
| Are there any Physical Constraints on site? | 1 |
| No | |
| Yes, but can be overcome | ✓ |
| Yes and cannot be overcome | |

| Are there TPOs on site? | |
|--|--------------|
| No | \checkmark |
| A single TPO | |
| Group TPO | |
| Is there a Public Right of Way on the site? | |
| No | \checkmark |
| Yes | |
| | |
| Open Space & Recreation | |
| Would the site result in the loss of these facilities? | Details |
| No | \checkmark |
| Yes, but indication of replacement provision possible | |
| on, next to or near to the site as part of the | |
| Development | |
| Yes. No possibility of replacement provision | |
| Fundament Land | |
| Employment Land | D (" |
| 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 | |
| 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 Stano |
| 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 | \checkmark |
| Access to unadopted road/track | |
| No access | |

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

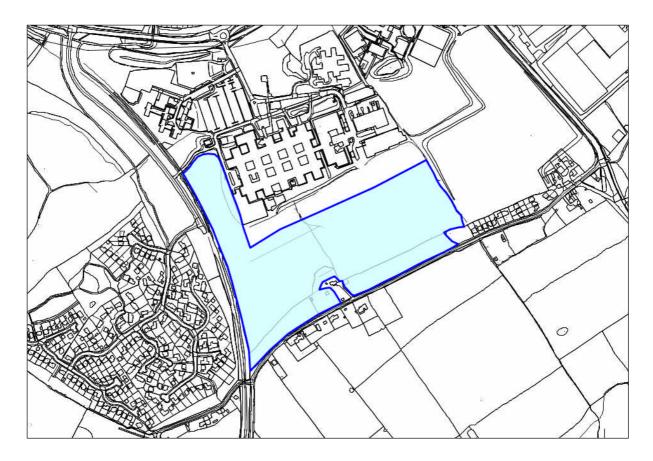
| Stage C | |
|---|--------------|
| Availability | |
| Is the site immediately available for development? | |
| Yes | \checkmark |
| No | |
| What is the predominant land type on the site? | Details |
| Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years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

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

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

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

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







| Ownership Details: | Site Area: 7.74 ha | |
|--|-------------------------------|--|
| Multiple owners | Grid Ref : SP0617 6446 | |
| Current Land Use: | | |
| Vacant Scrub land | | |
| Surrounding Land Uses: | | |
| Open Space, residential | | |
| Character of Surrounding Area: | | |
| Quiet and peaceful area on the edge of the urban area. Immediately adjacent to the Alexandra Hospital and bounded by Green Lane, which offers limited frontage development with a more rural feel. | | |
| Site is bounded on it's western edge by Wirehill development, which is primarily 3-4 bed detached properties in private ownership. | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) | | |
| White Young Green | | |
| New Source: (e.g. landowner, developer etc) | | |
| Relevant Planning History: (including most recent ownership details) | | |
| Detailed Planning Permission: 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) | |
| Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced | |
| Land at rick of Flooding | |
| Land at risk of Flooding Is the site in an area of known flooding risk? | Details |
| No: Little/no risk of flooding | |
| | 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 | |

| 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? 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 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 | Ctore D | |
|--|---|---|
| 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? Opportunity to enhance/no adverse impact | | |
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| impact on the existing character of the Settlement? Opportunity to enhance/no adverse impact Adverse impact/impact but could be mitigated Significant adverse impact that cannot be mitigated Sustainability: Access to Public Transport Is the site well related to a bus stop (or railway station)? Details Less than 400m (walking distance) Between 400m and 800m (walking distance) Over 800m (walking distance) or ineffective service Access to services and facilities Walking distance to nearest first school: Less than 1.5km Details 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 | | Details |
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| Access to services and facilities Walking distance to nearest first school: Less than 1.5km | , , , | √ |
| 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 | Over 800m (walking distance) or ineffective service | |
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| 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 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 | Less than 1.5km | √ |
| Walking distance to nearest local retail facilities: Less than 800m Between 800m and 1600m Valking 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 | 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 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 | Over 3km | |
| 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 | | |
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| 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 | Between 800m and 1600m | \checkmark |
| 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 | Over 1600m | |
| Between 800m and 1600m Over 1600m Constraints to Delivery Level of Contamination on Site: None Contamination that can be overcome through land remediation High level of contamination that cannot be realistically mitigated Are there any Physical Constraints on site? No Yes, but can be overcome | Walking distance to nearest health facilities: | |
| Over 1600m Constraints to Delivery Level of Contamination on Site: None Contamination that can be overcome through land remediation High level of contamination that cannot be realistically mitigated Are there any Physical Constraints on site? No Yes, but can be overcome ✓ Sewer pipe runs across | Less than 800m | |
| Over 1600m Constraints to Delivery Level of Contamination on Site: None Contamination that can be overcome through land remediation High level of contamination that cannot be realistically mitigated Are there any Physical Constraints on site? No Yes, but can be overcome ✓ Sewer pipe runs across | Between 800m and 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 Sewer pipe runs across | | \checkmark |
| Level of Contamination on Site: None Contamination that can be overcome through land remediation High level of contamination that cannot be realistically mitigated Are there any Physical Constraints on site? No Yes, but can be overcome Sewer pipe runs across | Constraints to Delivery | <u> </u> |
| None Contamination that can be overcome through land remediation High level of contamination that cannot be realistically mitigated Are there any Physical Constraints on site? No Yes, but can be overcome ✓ Sewer pipe runs across | | |
| 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 | | √ |
| 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 | Contamination that can be overcome through land | |
| Are there any Physical Constraints on site? No Yes, but can be overcome Sewer pipe runs across | · · · · · · · · · · · · · · · · · · · | |
| No Yes, but can be overcome ✓ Sewer pipe runs across | · | |
| No Yes, but can be overcome ✓ Sewer pipe runs across | Are there any Physical Constraints on site? | |
| Sewer pipe runs across | | |
| Taite, Milliation Dossible. | Yes, but can be overcome | Sewer pipe runs across site. Mitigation possible. |

| Yes and cannot be overcome | |
|---|----------------|
| Are there TPOs on site? | |
| No | |
| A single TPO | |
| Group TPO | ✓ NT TPO No.27 |
| Is there a Public Right of Way on the site? | |
| No | |
| Yes | √ |
| Open Space & Recreation | |
| Would the site result in the loss of these facilities? | Details |
| No | \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 | ✓ |
| 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 | Details |
| compatible with existing and/or proposed adjoining uses? | |
| No compatibility issues | ✓ |
| Insignificant or moderate compatibility issues | |
| Residential development considered incompatible (discount | |
| site for residential) | |
| | |

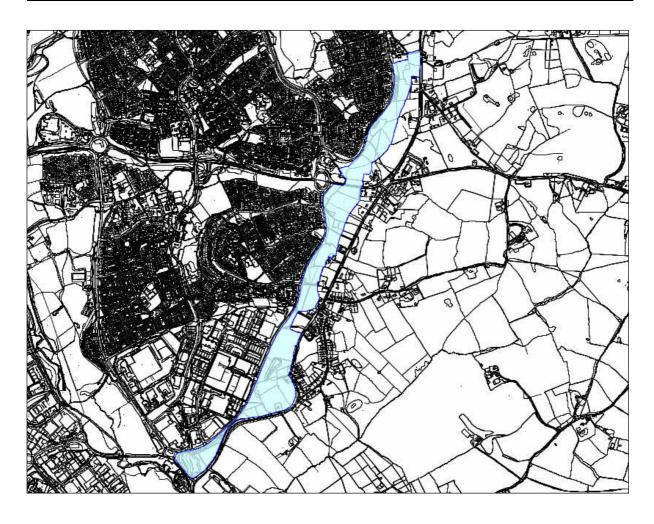
| Stage C | |
|---|--------------|
| Availability | |
| Is the site immediately available for development? | |
| Yes | |
| No | \checkmark |
| What is the predominant land type on the site? | Details |
| Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years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

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

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

| Potential Residential Yield | |
|-----------------------------|---------------------------|
| Appropriate Density | Total number of Dwellings |
| | 145 |

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



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

| Stage A | |
|--|--------------|
| Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy | Details |
| Brownfield (previously developed) site that is within or | |
| adjoining a settlement and is within Redditch Borough | |
| Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough | ✓ |
| Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted | |
| Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study) | |
| | |
| Biodiversity, Geodiversity & Heritage | |
| Is a scheduled Ancient Monument located on the site? | Details - No |
| Yes: Site will be discounted | |
| 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 | |
| Lond at viet of Flooding | |
| Land at risk of Flooding | Detaile |
| Is the site in an area of known flooding risk? No: Little/no risk of flooding | Details |
| • | |
| Yes: | |
| Zone 1 – Little or no risk | |
| Zone 2 – Low to medium risk (mitigation to be explored) | ✓ |
| Zone 3 – High risk – Site will be discounted unless it can be | |
| demonstrated that mitigation can be successfully introduced | |

| Stage B | |
|---|--------------|
| Other Environmental Issues: | |
| Impact on the historic, cultural and built environment | |
| How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement? | Details |
| 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 | √ |
| Contamination that can be overcome through land remediation | |
| High level of contamination that cannot be realistically mitigated | |
| Are there any Physical Constraints on site? | |
| No | |
| Yes, but can be overcome | |
| Yes and cannot be overcome | |

| Are there TPOs on site? | |
|---|-----------------------|
| No | |
| | |
| A single TPO | |
| Group TPO | ✓ Warwick TPO No.s 2, |
| | |
| le there a Dublic Dight of Wey on the cite? | 3, 4, 5 & 7 |
| Is there a Public Right of Way on the site? | |
| No | |
| Yes | √ |
| | |
| Open Space & Recreation | |
| Would the site result in the loss of these facilities? | Details |
| No | |
| 140 | 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 | |
| Tee. No peccionity of replacement provident | |
| Employment Land | |
| Would development of the site result in the loss of | Details |
| employment land? | Botano |
| No | |
| | V |
| Yes - <u>demonstrated</u> that land will not come forward for | |
| employment uses | |
| Yes - land is not likely to come forward for employment uses | |
| Yes - land is likely to come forward for employment uses | |
| Tes land is likely to come forward for employment ases | |
| Infrastructure Capacity | |
| Is the site considered adequately served by existing | Details |
| infrastructure (e.g. utilities and highways) or can it be | Details |
| adequately served? | |
| Sufficient infrastructure in place to serve development | |
| Sufficient initiastructure 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 | |
| · | <u> </u> |
| Access to unadopted road/track | |
| No cocce | I . |

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

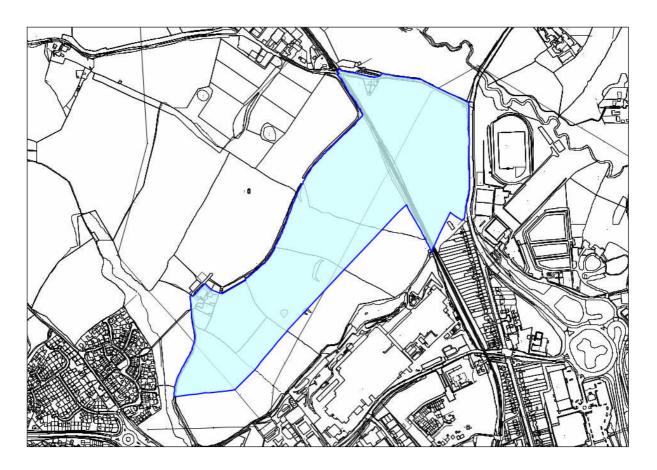
| Stage C | |
|---|--------------|
| Availability | |
| Is the site immediately available for development? | |
| Yes | |
| No | \checkmark |
| What is the predominant land type on the site? | Details |
| Brownfield or Greenfield within or adjacent to a settlement | |
| Therefore available within 0 - 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 |
| | 360 |

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



| Ownership Details: | Site Area: 25.5 ha | |
|---|-----------------------|--|
| West of railway – Persimmon Homes East of railway – Gallagher Estates | Grid Ref: SP0363 6891 | |
| Current Land Use: | | |
| ADR – agricultural uses | | |
| Surrounding Land Uses: | | |
| Green belt, employment, open space, residentia | I | |
| 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? | Details - No |
| Yes: Site will be discounted | Details - 140 |
| No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection? | |
| No: No significant adverse impact on biodiversity | |
| Yes: | |
| Opportunity to enhance/no significant adverse impact | |
| Significant adverse impact (mitigation to be explored) | ✓ Undulating landscape that requires a clever and sympathetic urban design strategy |
| Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced | |
| [| |
| Land at risk of Flooding | Dat-9- |
| Is the site in an area of known flooding risk? No: Little/no risk of flooding | Details |
| <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 | |

| 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: | 1 |
| 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: | 1 |
| Less than 1.5km | |
| Between 1.5km and 3km | √ |
| Over 3km | |
| Walking distance to nearest local retail facilities: | |
| Less than 800m | |
| Between 800m and 1600m | √ |
| Over 1600m | |
| Walking distance to nearest health facilities: | T |
| Less than 800m | |
| Between 800m and 1600m | |
| Over 1600m | \checkmark |
| Constraints to Delivery | |
| Level of Contamination on Site: | 1 |
| 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? | 1 |
| No | |
| Yes, but can be overcome | Undulating landscape |

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

| Details |
|--------------|
| |
| \checkmark |
| |
| |
| |
| |

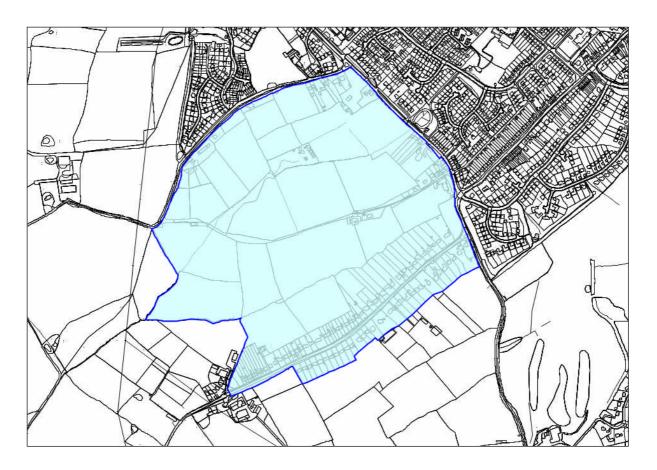
| Stage C | | |
|---|------------------------|--|
| Availability | | |
| Is the site immediately available for development? | | |
| Yes | \checkmark | |
| No | | |
| What is the predominant land type on the site? | Details | |
| Brownfield or Greenfield within or adjacent to a settlement | | |
| Therefore available within 0 - 5 years | | |
| ADR | Release of this ADR in | |
| Therefore available within 5 - 10 years | | |
| | years 0-5 will enable | |
| 0 5 1 | development of IN67 | |
| Green Belt | | |
| Therefore available beyond 10 years | | |

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

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

| Potential Residential Yield | |
|-----------------------------|---------------------------|
| Appropriate Density | Total number of Dwellings |
| | 425 |

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



| Ownership Details: | Site Area: 47-71 ha | |
|--|-----------------------|--|
| Multiple Owners | Grid Ref: SP0152 6613 | |
| Current Land Use: | | |
| Agriculture | | |
| Surrounding Land Uses: | | |
| Agriculture and residential | | |
| Character of Surrounding Area: | | |
| The Webheath ADR is located on the edge of Redditch and is currently in agricultural use. The site is characterised by its undulating rural landscape with mature trees and hedgerows situated throughout the site. Residential property is situated throughout the site. Residential property is situated to the north, east and southern boundaries and comprises mainly of newer, private, large detached properties. | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) | | |
| Borough of Redditch Local Plan No. 3 | | |
| New Source: (e.g. landowner, developer etc) | | |
| Relevant Planning History: (including most recent ownership details) | | |
| Detailed Planning Permission: Deta | ils: | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: | | |

| Ctogo A | |
|--|--|
| Stage A Conformity with Strategic Policy for Development | Details |
| Distribution/Settlement Hierarchy | |
| Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough | |
| Greenfield or Green Belt site which is within or 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) | |
| Diadiversity Condiversity 9 Heritage | |
| Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site? | Details - No |
| Yes: Site will be discounted | Details - NO |
| No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection? | |
| No: No significant adverse impact on biodiversity | Phase 1 Habitat Survey completed by site owner |
| Yes: | |
| Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) | |
| Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced | |
| | |
| Land at risk of Flooding | Dotoile |
| Is the site in an area of known flooding risk? No: Little/no risk of flooding | <u>Details</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 | |
| | |

| Otana B | |
|--|----------|
| Stage B | |
| Other Environmental Issues: | |
| Impact on the historic, cultural and built environment | 5." |
| How would the site affect the setting and character of a | Details |
| Listed Building or Conservation Area? How would the site | |
| impact on the existing character of the Settlement? | |
| Opportunity to enhance/no adverse impact | ✓ |
| Adverse impact/impact but could be mitigated | |
| Significant adverse impact that cannot be mitigated | |
| Sustainability: | 1 |
| Access to Public Transport | |
| Is the site well related to a bus stop (or railway station)? | Details |
| Less than 400m (walking distance) | 2000 |
| 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 | |

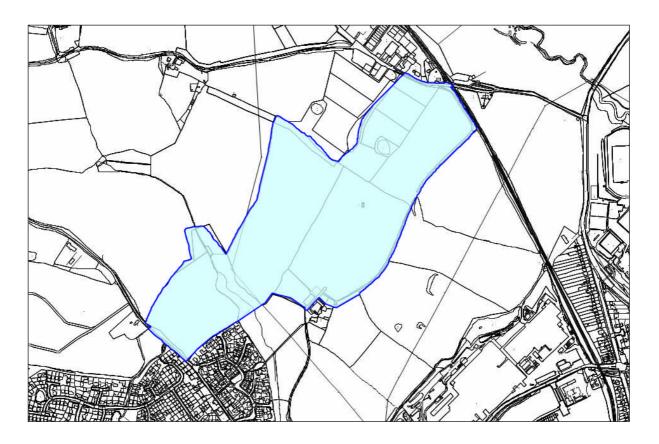
| Yes, but can be overcome | Biodiversity |
|--|---|
| Yes and cannot be overcome | |
| Are there TPOs on site? | |
| No | |
| A single TPO | |
| Group TPO | ✓ BOR TPO No.72 |
| Is there a Public Right of Way on the site? | |
| No | |
| Yes | ✓ |
| Open Space & Recreation | |
| Would the site result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

| Compatibility with adjoining uses | |
|---|---------------------------|
| Would development of the site for residential uses be | Details |
| compatible with existing and/or proposed adjoining uses? | |
| No compatibility issues | \checkmark |
| Insignificant or moderate compatibility issues | |
| Residential development considered incompatible (discount | |
| site for residential) | |
| | |
| 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 | |
| A 12 1994 | |
| Achievability | Detelle |
| 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 | Y |
| No, issues which cannot be resolved | |
| | |
| Appropriate timeframe for development? | Details |
| 0-5 years | |
| 5-10 years | √ ₍₃₅₀₎ |
| 10years + | √ ₍₂₅₀₎ |
| | |
| Potential Residential Yield | |
| Appropriate Density | Total number of Dwellings |

No access

350 & 250

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



| Ownership Details: | Site Area: 27.73 ha | |
|---|------------------------------------|--|
| Multiple owners | Grid Ref: SP0329 6894 | |
| Current Land Use: | | |
| Green Belt - agricultural | | |
| Surrounding Land Uses: | | |
| Land on northern edge of the Borough, adjacent employment. | t to ADR, and Brockhill estate and | |
| Character of Surrounding Area: | | |
| Located at the edge of the town's built form, offering one of the main access points into the town. Nearby employment areas comprise aging buildings, predominantly smaller industrial units plus large drop-forge company. Residential units mainly comprise the new Brockhill development (completed early 2000's) and Batchley – 1950's council housing estate – both providing a mix of public and private tenures. | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) | | |
| New Source: (e.g. landowner, developer etc) | | |
| Relevant Planning History: (including most recent ownership details) | | |
| Detailed Planning Permission: Deta | ils: | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: | | |

| Stage A | |
|--|---|
| Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy | Details |
| Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough | |
| Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough | ✓ |
| Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted | |
| Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study) | |
| | |
| Biodiversity, Geodiversity & Heritage | |
| Is a scheduled Ancient Monument located on the site? | Details - No |
| Yes: Site will be discounted | |
| No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection? | |
| No: No significant adverse impact on biodiversity | |
| Yes: | |
| Opportunity to enhance/no significant adverse impact | |
| Significant adverse impact (mitigation to be explored) | ✓ Undulating landscape that requires a clever and |
| | sympathetic urban design strategy |
| Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced | |
| | |
| Land at risk of Flooding | 5 |
| 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 | |

| Ctore D | |
|--|--------------|
| Stage B | |
| Other Environmental Issues: | |
| Impact on the historic, cultural and built environment | Deteile |
| How would the site affect the setting and character of a | Details |
| Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement? | |
| Opportunity to enhance/no adverse impact | |
| opportunity to enhance/no adverse impact | 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) | 2 (3) |
| | |
| Between 400m and 800m (walking distance) | |
| Over 800m (walking distance) or ineffective service | V |
| Access to services and facilities | |
| Walking distance to nearest first school: | |
| Less than 1.5km | |
| Loss than 1.5km | |
| Between 1.5km and 3km | ✓ |
| Over 3km | |
| Walking distance to nearest local retail facilities: | |
| Less than 800m | |
| Between 800m and 1600m | √ |
| Over 1600m | , |
| Over 1600m Walking distance to nearest health facilities: | |
| Less than 800m | |
| Loss than oodin | |
| Between 800m and 1600m | |
| Over 1600m | \checkmark |
| 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? | |
| No | |

| No. 1 () | |
|--|--|
| Yes, but can be overcome | ✓ Undulating landscape |
| | High pressure gas pipeline |
| Yes and cannot be overcome | ing. procoure gas procure |
| | |
| Are there TPOs on site? | |
| No | |
| A single TPO | |
| Group TPO | ✓ BOR TPO 98 |
| Is there a Public Right of Way on the site? | BOK II O 30 |
| No | |
| Y. | V |
| Yes | |
| Open Space & Recreation | |
| Would the site result in the loss of these facilities? | Details |
| No | ✓ Structured open space |
| | provision would form part of |
| | any development proposal |
| Yes, but indication of replacement provision possible | |
| on, next to or near to the site as part of the | |
| Development | |
| Yes. No possibility of replacement provision | |
| Employment Land | |
| Would development of the site result in the loss of | Details |
| employment land? | |
| No | \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 | Deteile |
| Is the site considered adequately served by existing | Details |
| | Details |
| Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be | Details |
| 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 |
| 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 | ✓ Highway and drainage |
| 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 | ✓ Highway and drainage issues are being addressed |
| Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer | ✓ Highway and drainage issues are being addressed by the developers as part of |
| Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions | ✓ Highway and drainage issues are being addressed |
| Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic | ✓ Highway and drainage issues are being addressed by the developers as part of |
| Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions | ✓ Highway and drainage issues are being addressed by the developers as part of |
| Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants Highway Access | Highway and drainage issues are being addressed by the developers as part of pre-application preparations |
| Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants Highway Access Can the site be accessed by vehicle from the highway? | ✓ Highway and drainage issues are being addressed by the developers as part of |
| Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants Highway Access Can the site be accessed by vehicle from the highway? Direct access to main/adopted road | Highway and drainage issues are being addressed by the developers as part of pre-application preparations Details |
| Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants Highway Access Can the site be accessed by vehicle from the highway? | Highway and drainage issues are being addressed by the developers as part of pre-application preparations |

| | 'green' as site would be |
|---|---------------------------|
| | phased after development |
| | of the ADR and adequate |
| | /improved highway access |
| | |
| | would be provided as part |
| No poppe | of ADR development |
| No access | |
| Compatibility with adjoining uses | |
| Would development of the site for residential uses be | Details |
| compatible with existing and/or proposed adjoining uses? | Details |
| | |
| No compatibility issues | ✓ |
| 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 | Details |
| Therefore available within 0 - 5 years | |
| ADR | |
| Therefore available within 5 - 10 years | |
| Green Belt | \checkmark |
| Therefore available beyond 10 years | |
| Achievahilis | |
| Achievability Willingness of landowner to progress site for development | Details |
| | 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 | Details |
| , , , , , , , , , , , , , , , , , , , | ▼ |
| 5-10 years | |
| 10years + | |
| Potential Residential Yield | |
| | Total number of Davids |
| Appropriate Density | Total number of Dwellings |
| | 400 |

| Site Address: | Site Ref: | Survey Date: |
|-----------------------|-----------|--------------|
| Foxlydiate Green Belt | 2010/14 | 03/9/10 |



| Ownership Details: | Site Area: 22.16 ha | |
|--|------------------------------|--|
| Multiple owners | Grid Ref: SP0161 6775 | |
| Current Land Use: | | |
| Green Belt – agricultural use | | |
| Surrounding Land Uses: | | |
| Green belt, Special Wildlife Site, Local Nature R | eserve, Residential | |
| Character of Surrounding Area: | | |
| Predominantly undulating Green Belt at the north western entrance to the town. Site separated from nearby housing by community woodland and other wildlife/wooded sites. Nearby housing comprises of the new Brockhill development (completed early 2000's) and Batchley – 1950's council housing estate – both providing a mix of public and private tenures. | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) | | |
| New Source: (e.g. landowner, developer etc) | | |
| Relevant Planning History: (including most recent ownership details) | | |
| Detailed Planning Permission: Deta | ils: | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: | | |

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

| Ctown D | |
|--|----------------------------|
| Stage B | |
| Other Environmental Issues: Impact on the historic, cultural and built environment | |
| | Details |
| How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site | Details |
| impact on the existing character of the Settlement? | |
| Opportunity to enhance/no adverse impact | |
| opposition, and according to the control of the con | 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) | ✓ |
| 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 | |
| Things.co | |
| Are there any Physical Constraints on site? | |
| No | |
| Yes, but can be overcome | ✓ Undulating landscape |
| | High pressure gas pipeline |
| Yes and cannot be overcome | g p. cccaro gao pipomio |

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

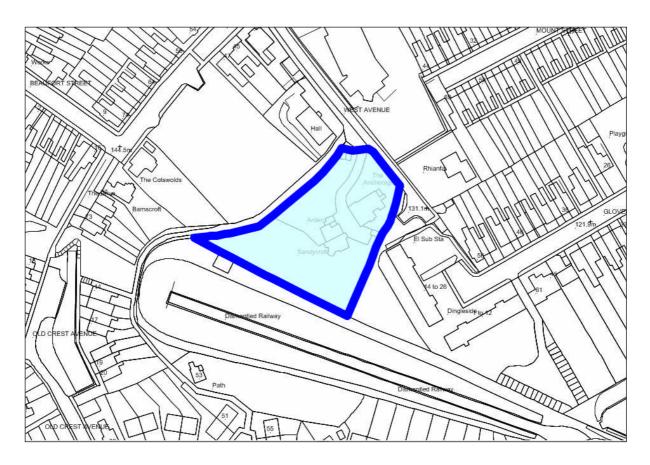
No access

| Compatibility with adjoining uses | |
|--|--------------|
| Would development of the site for residential uses be | Details |
| compatible with existing and/or proposed adjoining uses? | |
| 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 | |
| ADR | |
| Therefore available within 5 - 10 years | |
| Green Belt | \checkmark |
| Therefore available beyond 10 years | |
| Achievability | |
| Willingness of landowner to progress site for development | Details |
| Yes, or issues which can be resolved within 5 years | 2 ottaine |
| • | V |
| 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 + | \checkmark |
| | |
| Potential Residential Yield | TT : 1 |

Appropriate Density

Total number of Dwellings 230

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

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

| Yes, but can be overcome | Existing tenants |
|---|---------------------------------------|
| Yes and cannot be overcome | |
| Are there TPOs on site? | |
| No | \checkmark |
| A single TPO | |
| Group TPO | |
| Is there a Public Right of Way on the site? | |
| No | √ |
| Yes | |
| Onen Chase & Decreation | |
| Open Space & Recreation | Dotoilo |
| Would the site result in the loss of these facilities? | Details |
| NO | V |
| Yes, but indication of replacement provision possible | |
| on, next to or near to the site as part of the | |
| Development | |
| Yes. No possibility of replacement provision | |
| | |
| Employment Land | |
| Would development of the site result in the loss of employment land? | Details |
| No | \checkmark |
| | · · · · · · · · · · · · · · · · · · · |
| Yes - demonstrated that land will not come forward for | |
| employment uses Yes - land is not likely to come forward for employment uses | |
| Yes - land is likely to come forward for employment uses | |
| 163 - Idila is likely to come forward for employment uses | |
| Infrastructure Capacity | |
| Is the site considered adequately served by existing | Details |
| infrastructure (e.g. utilities and highways) or can it be | |
| adequately served? | |
| Sufficient infrastructure in place to serve development | \checkmark |
| Infrastructure constraints that would require investment to | |
| overcome but can probably be addressed by developer | |
| contributions | |
| Significant infrastructure constraints, i.e. strategic | |
| infrastructure required which may require Government | |
| grants Highway Access | |
| Can the site be accessed by vehicle from the highway? | Details |
| Direct access to main/adopted road | _/ |
| · | V |
| Access to unadopted road/track | |
| No access | |

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

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

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

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

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



Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix B - Excluded Sites

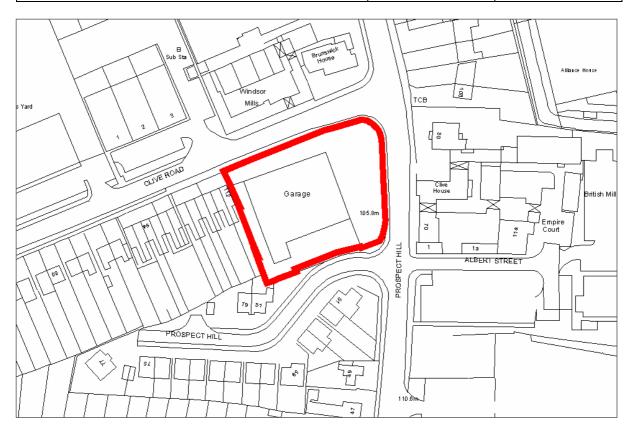
Date: April 2010

0908 ref: 0558





| Site Address: | Site Ref: | Survey Date: |
|---------------------------|-----------|--------------|
| Johnsons Cars, Clive Road | LP07 | |



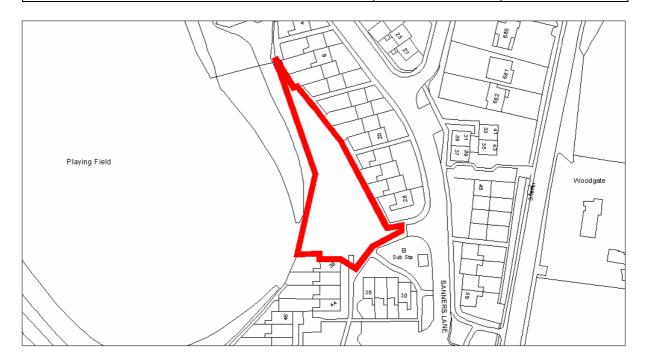
| Ownership Details: | Site Area: 0.32ha | | |
|---|-----------------------------|--|--|
| Mr Mike Berwick | Grid Ref: SP0415 6810 | | |
| Current Land Use: | | | |
| Car Showroom | | | |
| Surrounding Land Uses: Residential & employment | | | |
| Character of Surrounding Area: | | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3 windfall site New Source: (e.g. landowner, developer etc) | | | |
| Relevant Planning History: (including most recent ownership details) | | | |
| Detailed Planning Permission: Deta | ails: 06/247 - 24 dwellings | | |
| Outline Planning Permission: | | | |
| Previous Local Plan Allocation: | | | |
| Additional Information/site notes: Planning consent lapsed, viable business on site, therefore delete from SHLAA | | | |

| Site Address: | Site Ref: | Survey Date: |
|--------------------------------|-----------|--------------|
| Community House, Easemore Road | LP11 | |



| Ownership Details: | Site Area: 0.11ha | |
|--|---------------------------------------|--|
| Redditch Borough Council | Grid Ref: SP0451 6801 | |
| Current Land Use: | | |
| Community Centre | | |
| Surrounding Land Uses: Residential | | |
| Character of Surrounding Area: | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, om BORLP3 windfall site New Source: (e.g. landowner, developer etc) | nission site, other) | |
| Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: Detailed Detailed Planning Detailed Detailed Planning Permission: | ail s: 05/301 ol - 6 dwellings | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: Outline consent lapsed (05/301ol). Landowner withdrawn release of land for development. Therefore delete site from SHLAA | | |

| Site Address: | Site Ref: | Survey Date: |
|-----------------------|-----------|--------------|
| Land off Banners Lane | L4L01 | 29.8.2008 |





| Ownership Details: | Site Area: 0.17 ha | | |
|---|-------------------------------|--|--|
| Redditch Borough Council | Grid Ref : SP0416 6393 | | |
| Current Land Use: | | | |
| Open Space | | | |
| Surrounding Land Uses: | | | |
| Residential, School Field | | | |
| Character of Surrounding Area: | | | |
| High Density – predominantly Social Housing | | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) | | | |
| L4L | | | |
| 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: | | | |
| Landowner withdrawn release of land for development. | | | |

| Ctore A | |
|--|----------|
| 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 | |
| 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 | 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 | <u> </u> |
| | , |
| Adverse impact/impact but could be mitigated | |
| Significant adverse impact that cannot be mitigated | |
| Sustainability: | |
| Access to Public Transport | |
| Is the site well related to a bus stop (or railway station)? | Details |
| Less than 400m (walking distance) | Details |
| Less than 400m (waiking 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 florin | V |
| 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: | 1 |
| 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? | |
|---|---|
| No | ✓ |
| Yes, but can be overcome | |
| Yes and cannot be overcome | |
| Are there TPOs on site? | |
| No | |
| A single TPO | |
| Group TPO | New Town TPO 28 |
| Is there a Public Right of Way on the site? | L |
| 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 | Open space not in structured use. Site adjacent school playing fields |
| | |
| 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 | \checkmark |
| Access to unadopted road/track | |
| No access | |
| Compatibility with adjoining uses | |
| Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses? | Details |
| No compatibility issues | ✓ |
| Insignificant or moderate compatibility issues | |
| Residential development considered incompatible (discount site for residential) | |
| Stage C | |
| Availability | |
| Is the site immediately available for development? | |
| Yes | \checkmark |
| No | |
| What is the predominant land type on the site? | Details |
| Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years | \checkmark |
| ADR | |
| Therefore available within 5 - 10 years | |
| Green Belt | |
| Therefore available beyond 10 years | |
| Achievability | |
| Willingness of landowner to progress site for development | Details |
| Yes, or issues which can be resolved within 5 years | ✓ |
| Possibly, or with issues which can be resolved within 10 years | |
| No, issues which cannot be resolved | |
| Appropriate timeframe for development? | Details |
| 0-5 years | V |
| 5-10 years | , |
| 10years + | |
| | |
| Potential Residential Yield | T |
| Appropriate Density | Total number of Dwellings |
| 50dph would be inappropriate on this site | 5 |



| Site Address: | Site Ref: | Survey Date: |
|---------------------------------------|-----------|--------------|
| Land to the rear of Poplar Road Shops | UCS 1.35 | 2008 |







| Ownership Poteiler | Cita Amaza O OF ha | | |
|--|------------------------------|--|--|
| Ownership Details: | Site Area: 0.25 ha | | |
| Redditch Borough Council | Grid Ref : SP02326738 | | |
| Current Land Use: | | | |
| Rear of shops, garages, parking and scrub/wood | ded area | | |
| Surrounding Land Uses: | | | |
| Residential/commercial | | | |
| Character of Surrounding Area: | | | |
| Generally run down appearance to the rear of shops. An area of the town's oldest council estates | | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) | | | |
| UCS | | | |
| 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: | | | |
| Landowner withdrawn release of land for development | | | |

| Site Address: | Site Ref: | Survey Date: |
|------------------------|-----------|--------------|
| Land off Hunt End Lane | UCS 3.23 | 3.9.2008 |







| Ownership Details: | | Site Area: | 1.65 ha |
|--|----------------|---------------|----------------------|
| Redditch Borough Council | | Grid Ref: | SP0345 6430 |
| Current Land Use: | | | |
| Open Space | | | |
| Surrounding Land Uses: | | | |
| Residential, open space and emplo | yment | | |
| Character of Surrounding Area: | | | |
| Private 3 and 4 bedroom detached | residential ar | nd a small so | cale industrial area |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) | | | |
| UCS | | | |
| 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 LOQ information indicates that land | | ing to releas | e land for |
| development. Plus biodiversity and contamination issues. | | | |

| Site Address: | Site Ref: | Survey Date: |
|-------------------------------|-----------|--------------|
| Land East of Longfellow Close | UCS 3.43 | 29.8.2008 |







| Ownership Details: | Site Area: 0.30 ha |
|--|----------------------|
| Redditch Borough Council | Grid Ref: SP03456517 |
| - Todanon Dorodgii Obanon | 3.14 1.31 |
| Current Land Use: | |
| Open Space | |
| Surrounding Land Uses: | |
| Residential | |
| Character of Surrounding Area: | |
| 1990's 3 and 4 bed private houses | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, om | ission site, other) |
| UCS | |
| 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: | |
| LOQ information indicates that landowner unwilling to release land for development. Plus biodiversity issues and flooding implications along The Wharrage Park area. | |

| Site Address: | Site Ref: | Survey Date: |
|---|-----------|--------------|
| Land between Brooklands Lane & Offenham | UCS 4.36 | 27.8.2008 |
| Close | | |

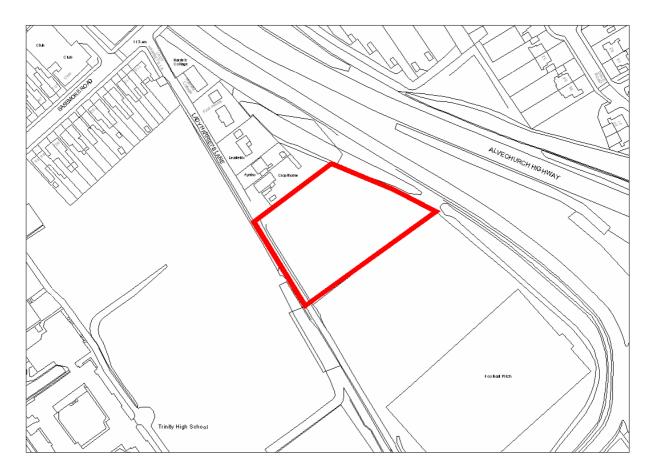






| Ownership Details: | Site Area: 1.33 ha | |
|---|------------------------------------|--|
| Redditch Borough Council | Grid Ref: SP05786839 | |
| Current Land Use: | | |
| AVP – Open scrub land | | |
| Surrounding Land Uses: | | |
| Adjacent houses and district distributor | | |
| Character of Surrounding Area: | | |
| Detached family homes (adjacent) & Ex-corpora from view) | ation homes (opposite but screened | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) | | |
| UCS | | |
| 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: | | |
| LOQ information indicates that landowner unwilling to release land for development. | | |

| Site Address: | Site Ref: | Survey Date: |
|------------------------------|-----------|--------------|
| Land off Lady Harriet's Lane | UCS 5.20 | 8.9.2008 |







| Ownership Details: Worcestershire County Council | Site Area: 0.43 ha Grid Ref: SP04666791 | |
|--|---|--|
| Current Land Use: | | |
| Open Space Surrounding Land Uses: Residential & High School Playing Fields | | |
| Character of Surrounding Area: | | |
| Ribbon development along un-adopted track Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) | | |
| New Source: (e.g. landowner, developer etc) | | |
| Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: Detailed Planning Permission: | ilo | |
| Detailed Planning Permission: Deta Outline Planning Permission: | ilis: | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: Semi natural space approached via un-adopted track. | | |
| Access issues with visibility splay for road serving around 10 dwellings – should not be a problem. | | |

| 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) | Good hedgerows around site. Also valuable & historical "Green Lane" along western boundary |
| 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 | ✓ |
| | All grass land helps to soak up water & prevent 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 | Could be ecological area | | |
| impact on the existing character of the Settlement? | for local high school & local | | |
| | population as lack of green | | |
| | space in this area of town | | |

| 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? | |
| Are there any Physical Constraints on site? No | |
| Yes, but can be overcome | |

| Yes and cannot be overcome | / |
|--|------------------------|
| res and cannot be overcome | V |
| | Access to adopted road |
| 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 — Site is not currently open to the | |
| Would the site result in the loss of these facilities? | Details |
| No | |
| Yes, but indication of replacement provision possible | |
| on, next to or near to the site as part of the | |
| Development | |
| Yes. No possibility of replacement provision | ✓ |
| | |
| Employment Land | |
| Would development of the site result in the loss of | Details |
| employment land? | |
| No | ✓ |
| Yes - <u>demonstrated</u> that land will not come forward for | |
| employment uses | |
| Yes - land is not likely to come forward for employment uses | |
| Yes - land is likely to come forward for employment uses | |
| 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 | v |
| 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 | Dotails |
| Access to unadopted road/track | √ |
| No access | |
| | |
| Compatibility with adjoining uses | |

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

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

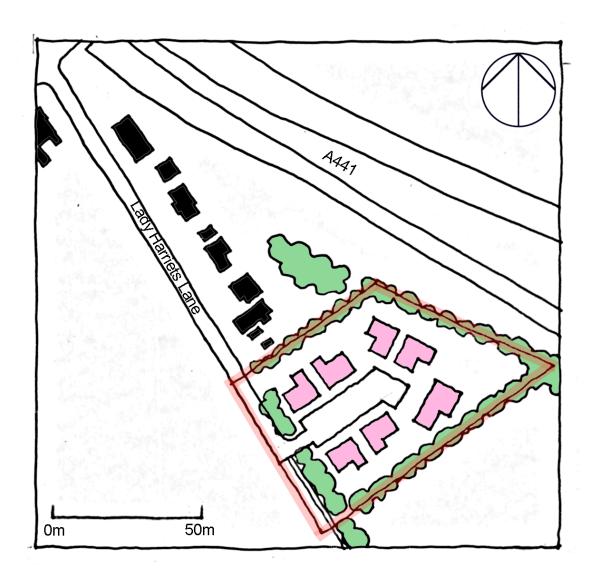
| Achievability | |
|--|----------|
| Willingness of landowner to progress site for development | Details |
| Yes, or issues which can be resolved within 5 years | ✓ |
| Possibly, or with issues which can be resolved within 10 years | |
| No, issues which cannot be resolved | |

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

| Potential Residential Yield | |
|---|---------------------------|
| Appropriate Density | Total number of Dwellings |
| Densities at 30 dph + would be inappropriate for junction | 7-10 |
| layout – no opportunity to improve | |

UCS 5.20 Lady Harriets Lane

0.43ha



HOUSING SITE ANALYSIS FORM

Site Address:

Land at McDonald's Island

Site Ref:

UCS 8.10, UCS 8.46 & part of UCS 8.47

Survey Date:

3.9.2008

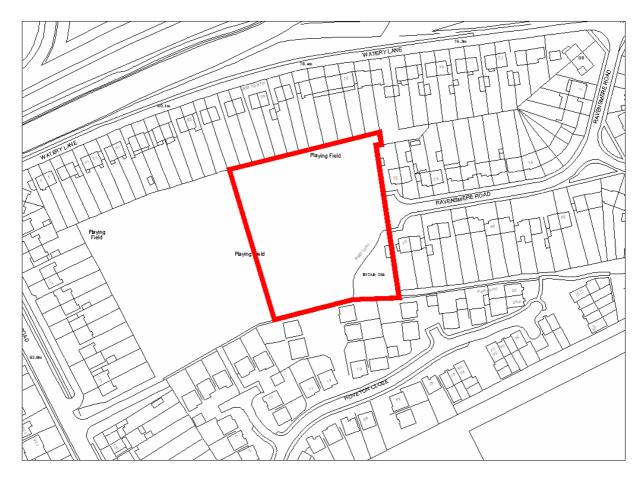






| Ownership Details: | Site Area: 3.04 ha | | |
|---|------------------------------|--|--|
| Owner only Botano. | 0.01 na | | |
| Redditch Borough Council | Grid Ref : SP05056483 | | |
| Current Land Use: | | | |
| Open Space | | | |
| Surrounding Land Uses: | | | |
| Residential, B1 employment & road traffic junction | on | | |
| Character of Surrounding Area: | | | |
| Part of this site fronts onto the busy McDonald's Island. Site is raised in comparison to the surrounding area, but is not so steep to deter development. | | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) | | | |
| UCS | | | |
| 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: | | | |
| LOQ information indicates that landowner unwill development. | ing to release land for | | |

| Site Address: | Site Ref: | Survey Date: |
|---|-----------|--------------|
| Land to the rear of Watery Lane & Ravensmere Road | UCS 9.1 | 27.08.2008 |

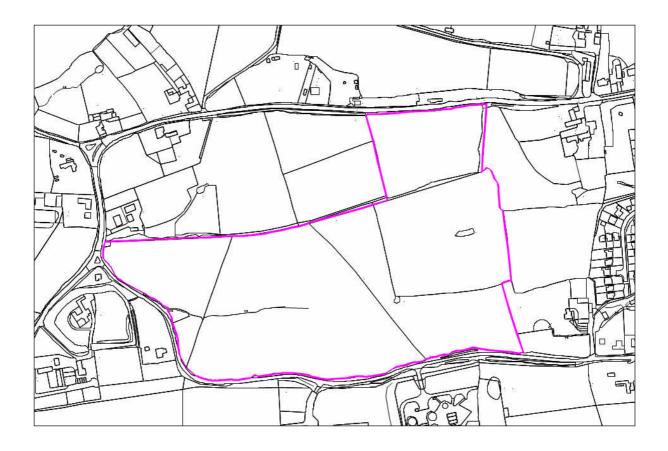






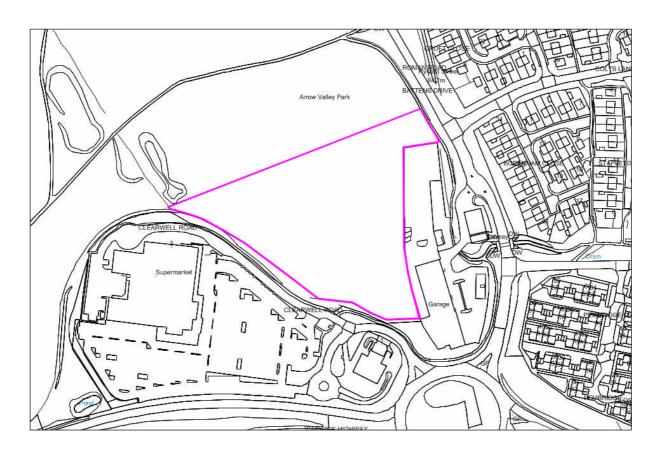
| Ownership Details: | Site Area: 0.67 ha | | |
|--|-----------------------------|--|--|
| Redditch Borough Council | Grid Ref: SP05576645 | | |
| Current Land Use: | | | |
| Recreational Open Space | | | |
| Surrounding Land Uses: | | | |
| Traditional 1930-50's semi detached properties | & some new build | | |
| Character of Surrounding Area: | | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) | | | |
| New Source: (e.g. landowner, developer etc) | | | |
| Relevant Planning History: (including most recent ownership details) | | | |
| Detailed Planning Permission: Deta | ils: | | |
| Outline Planning Permission: | | | |
| Previous Local Plan Allocation: | | | |
| Additional Information/site notes: LOQ information indicates that landowner unwilling to release land for development. Plus, biodiversity issues. | | | |

| Site Address: | Site Ref: | Survey Date: |
|---|--------------|----------------|
| Land at Astwood Lane/Walnut Tree Farm & | 2010/15 & 18 | 01/9/10 |
| Top Meadow, Astwood Bank | | Desktop Survey |



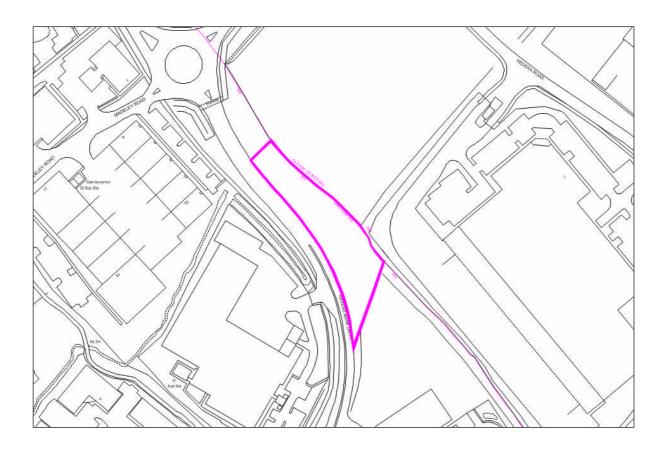
| Ownership Details: Private | Site Area: 11.2 ha Grid Ref: | |
|---|------------------------------|--|
| Current Land Use: | | |
| Rural location, not adjacent to urban settlements. Site is within Redditch Green Belt. | | |
| Surrounding Land Uses: | | |
| Character of Surrounding Area: | | |
| Previous 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: Deta | ils: | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: | | |
| The SA for consultation options to accommodate 4000 dwellings in Redditch, including revision of Green belt boundaries, has identified that Green Belt revision to the north/west of the urban area offers the most sustainable option for Green Belt revision. There are no exceptional circumstances which exist to secure release of this land in preference to sites not considered suitable for development due to their location. | | |

| Site Address: | Site Ref: | Survey Date: |
|---|-----------|----------------|
| Land between Morrisons (ex Safeway) | 2010/16 | 01/9/10 |
| superstore and Brooklyn Garage (UCS 6.43) | | Desktop Survey |



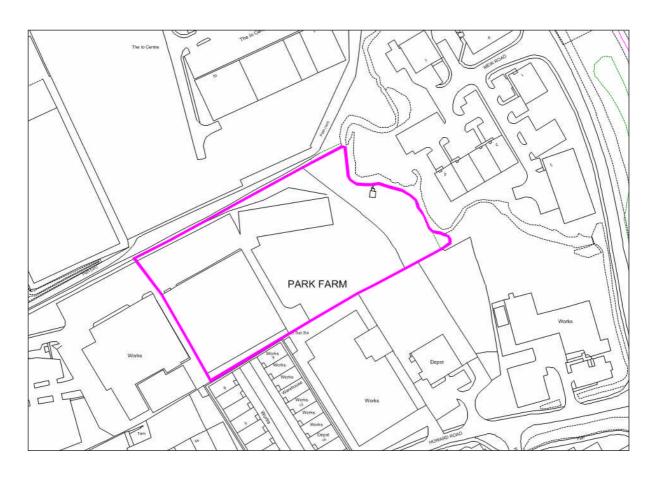
| Ownership Details: | Site Area: 2.22 ha | |
|---|--------------------|--|
| Redditch Borough Council | Grid Ref: | |
| Current Land Use: | | |
| Parkland. | | |
| Surrounding Land Uses: | | |
| Residential, Retail | | |
| Character of Surrounding Area: | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) | | |
| New Source: (e.g. landowner, developer etc) | | |
| Relevant Planning History: (including most recent ownership details) | | |
| Detailed Planning Permission: Deta | ils: | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: | | |
| No residential development this side of Battens Drive. Therefore residential development would not be in keeping with the area. | | |

| Site Address: | Site Ref: | Survey Date: |
|---|-----------|---------------------------|
| Land north of Istel, fronting Ravensbank Drive (UCS 4.54) | 2010/19 | 01/9/10 Desktop Survey |



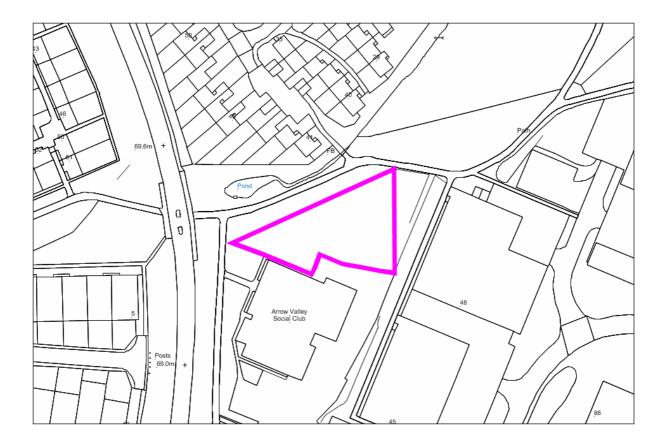
| Ownership Details: | Site Area: 0.33 ha | |
|--|--------------------|--|
| Multiple owners | Grid Ref: | |
| Current Land Use: | | |
| Surrounding Land Uses: | | |
| Industrial | | |
| Character of Surrounding Area: | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) New Source: (e.g. landowner, developer etc) | | |
| Relevant Planning History: (including most recent ownership details) | | |
| Detailed Planning Permission: Deta | ils: | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: | | |
| Land fronting district distributor within North Moc Estates. Location not considered suitable for re- | | |

| Site Address: | Site Ref: | Survey Date: |
|----------------------------------|-----------|----------------|
| Delsons, Studley Road (UCS 9.50) | 2010/20 | 01/9/10 |
| | | Desktop Survey |



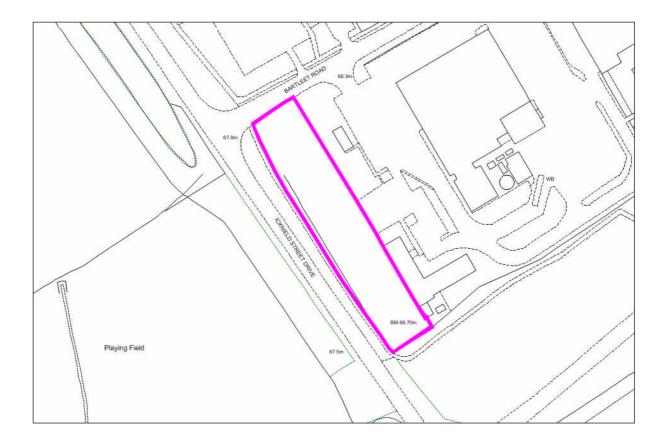
| Ownership Details: | Site Area: 1.57 ha |
|--|---------------------------------|
| Private | Grid Ref: |
| Current Land Use: | |
| Surrounding Land Uses: | |
| Industrial | |
| Character of Surrounding Area: | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, om | ission site, other) |
| New Source: (e.g. landowner, developer etc) | |
| Relevant Planning History: (including most recent ownership details) | |
| Detailed Planning Permission: Deta | ils: |
| Outline Planning Permission: | |
| Previous Local Plan Allocation: | |
| Additional Information/site notes: | |
| Land locked site within industrial area. Not a suidevelopment. | itable location for residential |

| Site Address: | Site Ref: | Survey Date: |
|---------------------------------|-----------|----------------|
| Land off Heming Road (UCS 9.55) | 2010/21 | 01/9/10 |
| | | Desktop Survey |



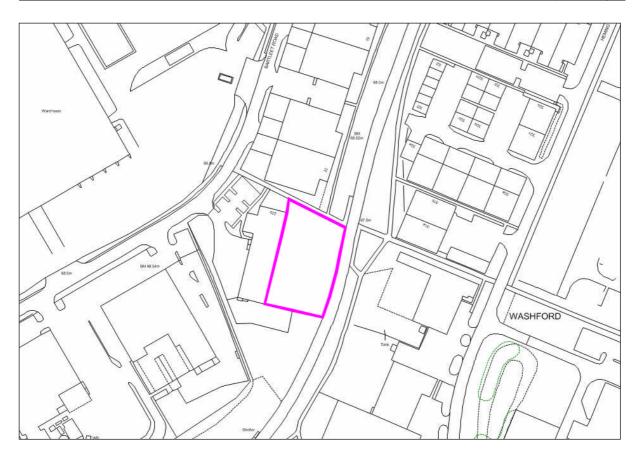
| Ownership Details: | Site Area: 0.15 ha | |
|--|--------------------|--|
| Multiple owners | Grid Ref: | |
| Current Land Use: | | |
| Surrounding Land Uses: | | |
| Character of Surrounding Area: | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) New Source: (e.g. landowner, developer etc) | | |
| Relevant Planning History: (including most recent ownership details) | | |
| Detailed Planning Permission: Deta | ils: | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: | | |
| Land within industrial area. Not a suitable location for residential development. | | |

| Site Address: | Site Ref: | Survey Date: |
|--|-----------|----------------|
| Land fronting Icknield Street (UCS 9.57) | 2010/22 | 01/9/10 |
| | | Desktop Survey |



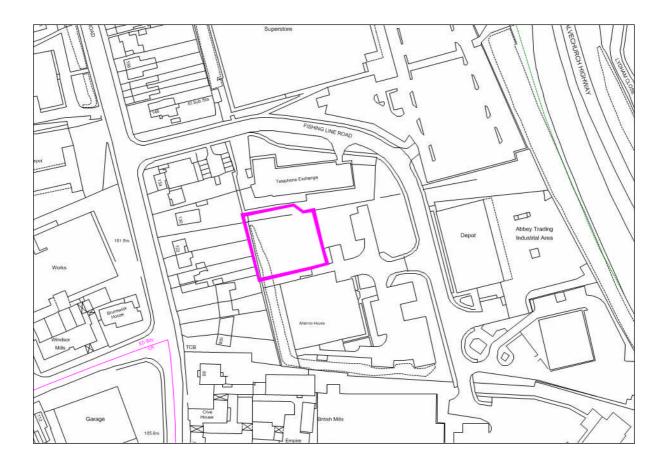
| Ownership Details: | Site Area: 0.35 ha | |
|---|----------------------------------|--|
| Multiple owners | Grid Ref: | |
| Current Land Use: | | |
| Surrounding Land Uses: | | |
| Industrial | | |
| Character of Surrounding Area: | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, om | ission site, other) | |
| New Source: (e.g. landowner, developer etc) | | |
| Relevant Planning History: (including most recent ownership details) | | |
| Detailed Planning Permission: Deta | ils: | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: | | |
| Within employment zoning, fronting Icknield Stre residential development | eet. Not considered suitable for | |

| Site Address: | Site Ref: | Survey Date: |
|--|-----------|----------------|
| Land fronting Matchborough Way (UCS9.62) | 2010/23 | 01/9/10 |
| | | Desktop Survey |



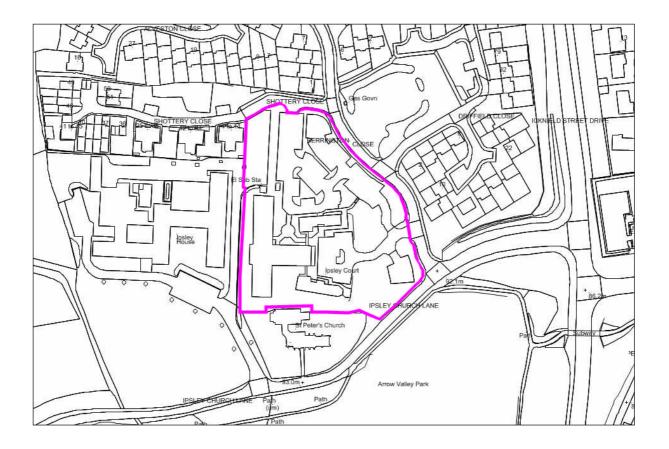
| Ownership Details: | | Site Area: 0.26 ha |
|--|----------------|-----------------------------------|
| Multiple owners | | Grid Ref: |
| Current Land Use: | | |
| Surrounding Land Uses: | | |
| Character of Surrounding Area: | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) New Source: (e.g. landowner, developer etc) | | |
| Relevant Planning History: (including most recent ownership details) | | |
| Detailed Planning Permission: | ☐ Deta | ails: |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: | | |
| Land within industrial estate, not co | onsidered suit | table for residential development |

| Site Address: | Site Ref: | Survey Date: |
|---------------------------------------|-----------|----------------|
| Land off Fishing Line Road (UCS 5.17) | 2010/24 | 01/9/10 |
| | | Desktop Survey |



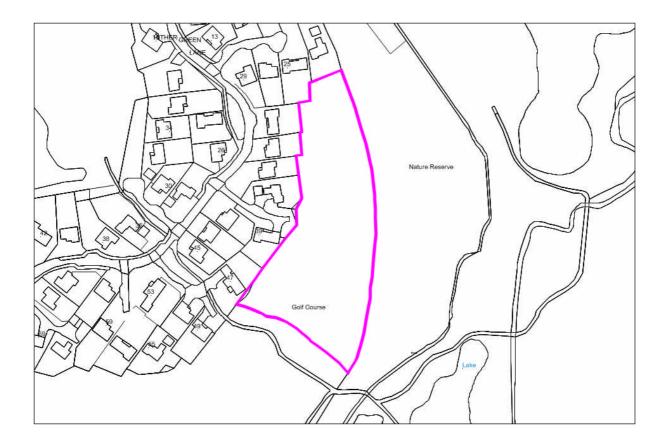
| Ownership Details: | Site Area: 0.14 ha | |
|---|-----------------------------------|--|
| Private | Grid Ref: | |
| Current Land Use: | | |
| Surrounding Land Uses: | | |
| Industrial, Residential, NEW College | | |
| Character of Surrounding Area: | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, 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: | | |
| Land within industrial estate, not considered sui | table for residential development | |

| Site Address: | Site Ref: | Survey Date: |
|----------------------|-----------|----------------|
| Ipsley Court, Ipsley | 2010/25 | 01/9/10 |
| | | Desktop Survey |



| Ownership Details: | Site Area: 1.29 ha | |
|---|----------------------|--|
| Private | Grid Ref: | |
| Current Land Use: | | |
| Offices – Primarily Employment Zone | | |
| Surrounding Land Uses: | | |
| Residential, open space | | |
| Character of Surrounding Area: | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, om | nission site, other) | |
| New Source: (e.g. landowner, developer etc) | | |
| Relevant Planning History: (including most recent ownership details) | | |
| Detailed Planning Permission: Deta | iils: | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: | | |
| RBC has an obligation to protect its supply of employment land for appropriate uses. If / when the Law Society vacates these premises in the future, the site will first be assessed through the Employment Land Review to consider its suitability for continued employment uses. Only if it is found to be surplus to employment requirements will it be assessed for other uses. | | |

| Site Address: | Site Ref: | Survey Date: |
|---------------------------------------|-----------|--------------|
| Land to the east of Hither Green Lane | 2010/26 | 03/9/10 |







| Ownership Details: | Site Area: 1.43 ha | |
|---|-----------------------------------|--|
| Private | Grid Ref : SP0425 6799 | |
| | | |
| Current Land Use: | | |
| Scrub land – not driving range as suggested | | |
| Surrounding Land Uses: | | |
| Residential, SSSI and golf course | | |
| Character of Surrounding Area: | | |
| Site within Arrow Valley Park. The surrounding 4-5 bed detached private dwellings. | area is dominated by high quality | |
| 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: | | |
| Access to the site is restricted, obtainable only by two shared driveways which offer | | |

| 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) | |
| Diadiransity Conditionsity O Haritana | |
| Biodiversity, Geodiversity & Heritage | Detaile No |
| 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) | √ Adjacent SSSI |
| Significant adverse impact – site will be discounted unless it | |
| can be demonstrated that mitigation can be successfully | |
| introduced | |
| | |
| Land at risk of Flooding | Detaile |
| 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 | 2 otalio |
| 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 | |
| Sustainability: Access to Public Transport | |
| Is the site well related to a bus stop (or railway station)? | Details |
| Less than 400m (walking distance) | Dotallo |
| Between 400m and 800m (walking distance) | |
| Over 800m (walking distance) or ineffective service | |
| Over boom (waiking distance) of ineffective service | Y |
| 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 | |
| | V |
| Over 3km | |
| Walking distance to nearest local retail facilities: | |
| Less than 800m | |
| Between 800m and 1600m | |
| Over 1600m | \checkmark |
| 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 | |

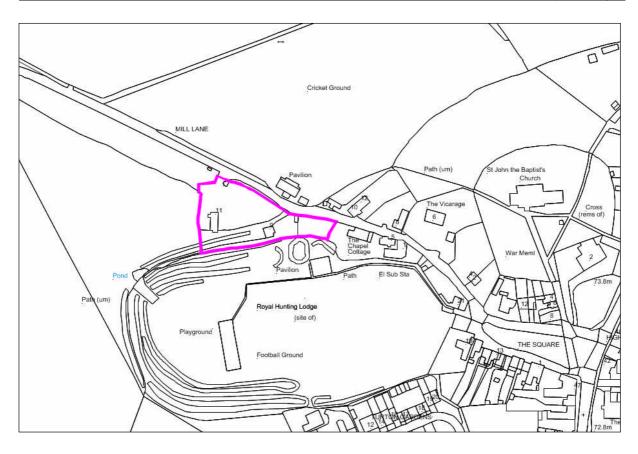
| | , |
|---|-----------------|
| Yes and cannot be overcome | ✓ |
| Are there TPOs on site? | <u> </u> |
| No | |
| | |
| A single TPO | |
| Group TPO | √ (Blanket TPO) |
| Is there a Public Right of Way on the site? | |
| No | \checkmark |
| Yes | , |
| 163 | |
| Open Space & Recreation | |
| Would the site result in the loss of these facilities? | Details |
| No | |
| Yes, but indication of replacement provision possible | |
| on, next to or near to the site as part of the | |
| Development | |
| Yes. No possibility of replacement provision | √ |
| | , |
| Employment Land | |
| Would development of the site result in the loss of | Details |
| employment land? | |
| No | \checkmark |
| | |
| Yes - demonstrated that land will not come forward for | |
| employment uses Yes - land is not likely to come forward for employment uses | |
| Yes - land is likely to come forward for employment uses | |
| Tee land to likely to define forward for employment dece | L |
| 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 | \checkmark |
| 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 |
| , | |
| Access to unadopted road/track | |
| No access | \checkmark |
| | |
| Compatibility with adjoining uses | |
| Would development of the site for residential uses be | Details |

| Residential development considered incompatible (discount site for residential) Stage C Availability s the site immediately available for development? Yes No What is the predominant land type on the site? Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years ADR Therefore available within 5 - 10 years Green Belt Therefore available beyond 10 years Achievability Willingness of landowner to progress site for development Yes, or issues which can be resolved within 10 Years No, issues which cannot be resolved Appropriate timeframe for development? Details Details Details | compatible with existing and/or proposed adjoining uses? | |
|---|---|--------------|
| Residential development considered incompatible (discount site for residential) Stage C Availability s the site immediately available for development? Yes No What is the predominant land type on the site? Details Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years ADR Therefore available within 5 - 10 years Green Belt Therefore available beyond 10 years Achievability Willingness of landowner to progress site for development 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 Details | No compatibility issues | |
| Stage C Availability s the site immediately available for development? Yes No What is the predominant land type on the site? Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years ADR Therefore available within 5 - 10 years Green Belt Therefore available beyond 10 years Achievability Willingness of landowner to progress site for development Yes, or issues which can be resolved within 10 Years No, issues which cannot be resolved Appropriate timeframe for development? Details Details Details Details Details | Insignificant or moderate compatibility issues | √ |
| Stage C Availability s the site immediately available for development? Yes No What is the predominant land type on the site? Details Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years ADR Therefore available within 5 - 10 years Green Belt Therefore available beyond 10 years Achievability Willingness of landowner to progress site for development 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 Details Details | Residential development considered incompatible (discount site for residential) | |
| Availability s the site immediately available for development? Yes No What is the predominant land type on the site? Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years ADR Therefore available within 5 - 10 years Green Belt Therefore available beyond 10 years Achievability Willingness of landowner to progress site for development 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 Details Details Details | one for reducting, | |
| s the site immediately available for development? Yes No What is the predominant land type on the site? Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years ADR Therefore available within 5 - 10 years Green Belt Therefore available beyond 10 years Achievability Willingness of landowner to progress site for development 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 Details Details | Stage C | |
| s the site immediately available for development? Yes No What is the predominant land type on the site? Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years ADR Therefore available within 5 - 10 years Green Belt Therefore available beyond 10 years Achievability Willingness of landowner to progress site for development 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 Details Details | Availability | |
| 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 Details Details | Is the site immediately available for development? | |
| 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 Details Details | Yes | |
| Achievability Willingness of landowner to progress site for development yes, or issues which can be resolved within 10 years Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved Appropriate timeframe for development? Details Details Details Details | No | \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 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 Details Details Details | What is the predominant land type on the site? | Details |
| 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 Details Details | | |
| 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 Details Details | | |
| 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 Details Details | ADR | |
| 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 Details Details | · | |
| 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 Details Details | | |
| 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 Details O-5 years | Therefore available beyond 10 years | |
| 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 | Achievability | |
| 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 | Willingness of landowner to progress site for development | Details |
| No, issues which cannot be resolved Appropriate timeframe for development? Details 5-10 years | Yes, or issues which can be resolved within 5 years | |
| Appropriate timeframe for development? Details 5-10 years | Possibly, or with issues which can be resolved within 10 | |
| Appropriate timeframe for development? Details 5-10 years | years | |
| 0-5 years 5-10 years | No, issues which cannot be resolved | \checkmark |
| 0-5 years 5-10 years | Appropriate timeframe for development? | Details |
| 5-10 years | | Details |
| | o o yours | |
| 10years + | 5-10 years | - |
| | 10years + | |
| | Potential Residential Yield | |

Appropriate Density

Total number of Dwellings

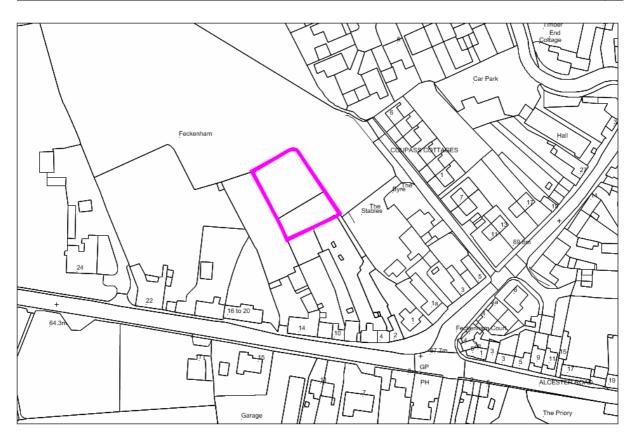
| Site Address: | Site Ref: | Survey Date: |
|----------------------|-----------|----------------|
| Mill Lane, Feckenham | UCS 11.1 | 01/9/10 |
| | | Desktop Survey |



| Ownership Details: | Site Area: 0.25 ha | |
|--|--------------------|--|
| Private | Grid Ref: | |
| Current Land Use: | | |
| 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: | ils: | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: | | |
| Within Flood Zone 3 – High Risk. Listed Building. | | |

HOUSING SITE ANALYSIS FORM

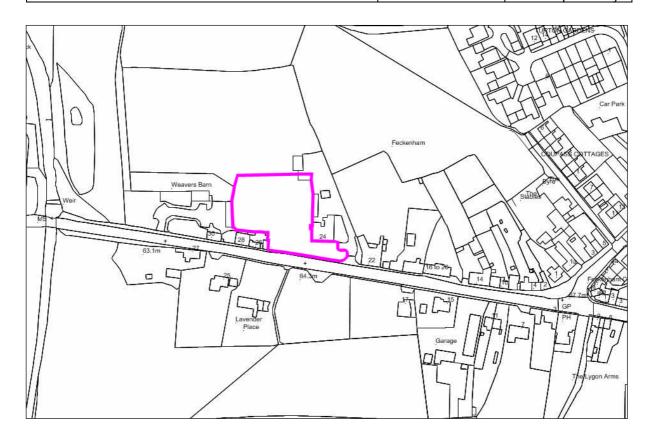
Site Address:Site Ref:Survey Date:Rear of Droitwich Road, FeckenhamUCS 11.301/9/10
Desktop Survey



| Ownership Details: | Site Area: 0.09 ha | |
|--|--------------------|--|
| Private | Grid Ref: | |
| Current Land Use: | | |
| 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: Deta | ils: | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: | | |
| Site cannot be developed in isolation as reliant on access through UCS 11.6. Carriageway width of Coupass Cottages fails to meet minimum width to accommodate traffic from additional housing. Also issues with visibility onto High Street. | | |

HOUSING SITE ANALYSIS FORM

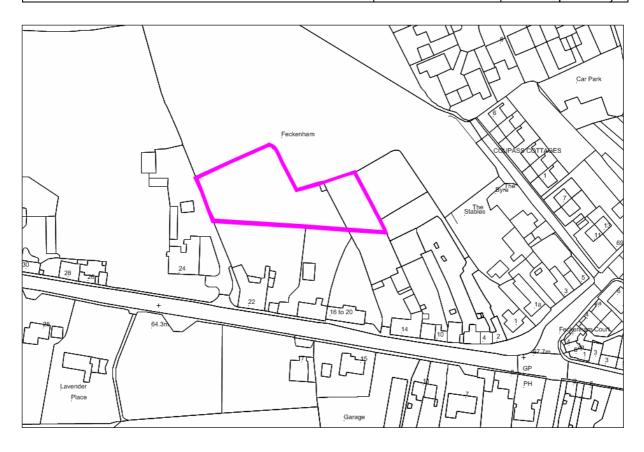
Site Address:Site Ref:Survey Date:Rear of 24 Droitwich Road, FeckenhamUCS 11.401/9/10
Desktop Survey



| Ownership Details: | Site Area: ha Grid Ref: | |
|--|-------------------------|--|
| Current Land Use: | | |
| 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: Garden belonging to 24 Droitwich Road. Garden wall is listed. Limited access to site. | | |

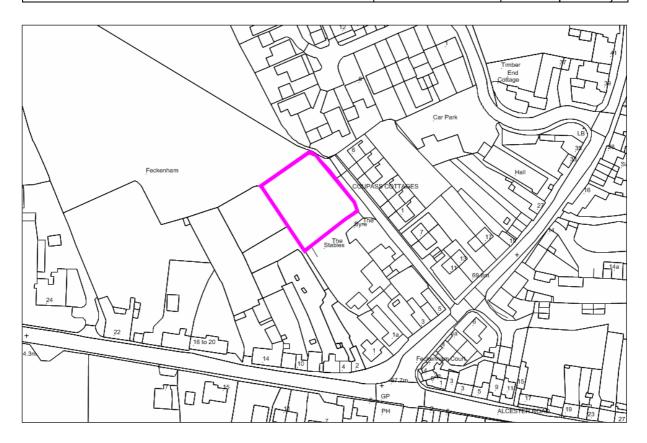
HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Rear of Droitwich Road, FeckenhamUCS 11.501/9/10
Desktop Survey



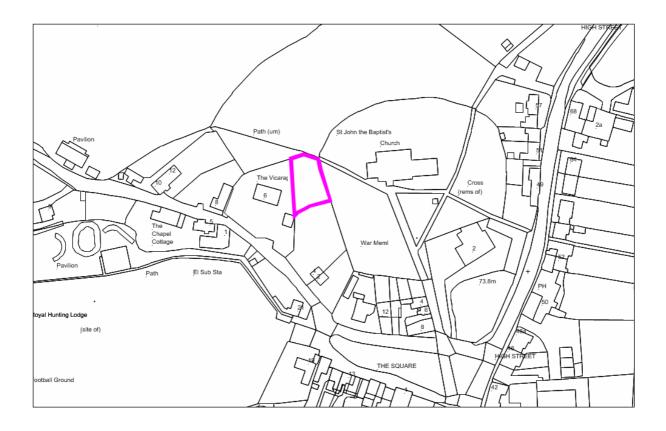
| Ownership Details: | Site Area: 021 ha | |
|--|-------------------|--|
| Private | Grid Ref: | |
| Current Land Use: | | |
| Surrounding Land Uses: | | |
| Character of Surrounding Area: | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) New Source: (e.g. landowner, developer etc) | | |
| Relevant Planning History: (including most recent ownership details) | | |
| Detailed Planning Permission: | ils: | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: Site cannot be developed in isolation as reliant on access through UCS 11.6. Carriageway width of Coupass Cottages fails to meet minimum width to accommodate traffic from additional housing. Also issues with visibility onto High Street. | | |
| | | |

| Site Address: | Site Ref: | Survey Date: |
|--------------------------------|-----------|----------------|
| Rear of High Street, Feckenham | UCS 11.6 | 01/9/10 |
| | | Desktop Survey |



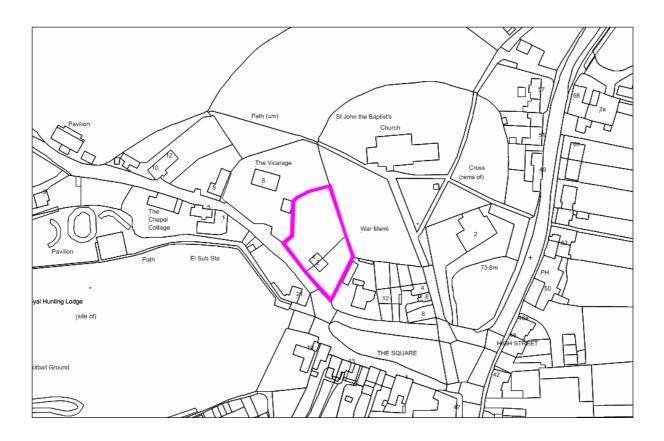
| Ownership Details: | Site Area: 0.12 ha | | |
|--|--------------------------------|--|--|
| Private | Grid Ref: | | |
| Current Land Use: | | | |
| Surrounding Land Uses: | | | |
| Character of Surrounding Area: | Character of Surrounding Area: | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) New Source: (e.g. landowner, developer etc) | | | |
| Relevant Planning History: (including most recent ownership details) | | | |
| Detailed Planning Permission: | Details: | | |
| Outline Planning Permission: | | | |
| Previous Local Plan Allocation: | | | |
| Additional Information/site notes: | | | |
| Site falls below size threshold. | | | |

| Site Address: | Site Ref: | Survey Date: |
|----------------------------------|-----------|----------------|
| Rear of 2-4 Mill Lane, Feckenham | UCS 11.7 | 01/9/10 |
| | | Desktop Survey |



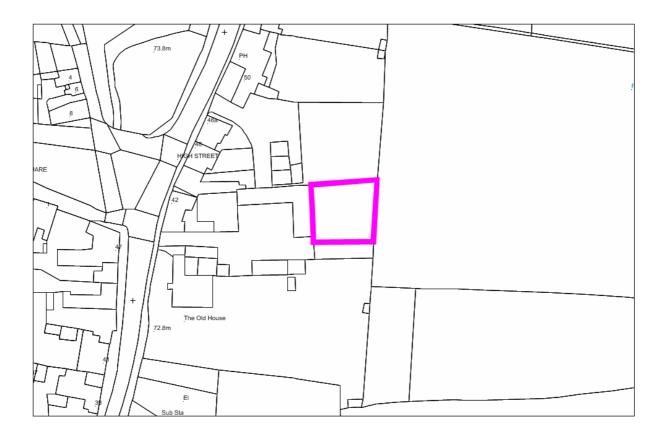
| Ownership Details: | Site Area: 0.04 ha | |
|--|----------------------|--|
| | Grid Ref: | |
| Current Land Use: | | |
| Surrounding Land Uses: | | |
| Character of Surrounding Area: | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, or | nission site, other) | |
| New Source: (e.g. landowner, developer etc) | | |
| Relevant Planning History: (including most recent ownership details) | | |
| Detailed Planning Permission: Deta | ils: | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: | | |
| Cannot be developed in isolation as reliant on access though UCS 11.8. | | |

| Site Address: | Site Ref: | Survey Date: |
|--------------------------|-----------|----------------|
| 2-4 Mill Lane, Feckenham | UCS 11.8 | 01/9/10 |
| | | Desktop Survey |



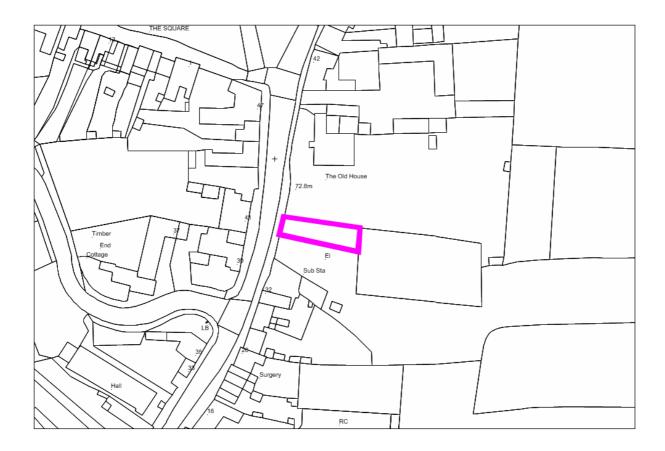
| Ownership Details: | Site Area: 0.11 ha | |
|--|----------------------|--|
| Private | Grid Ref: | |
| Current Land Use: | | |
| Surrounding Land Uses: | | |
| Character of Surrounding Area: | | |
| Previous Source: (e.g. BORLP3, UCS, WYG Report, om | nission site, other) | |
| New Source: (e.g. landowner, developer etc) | | |
| Relevant Planning History: (including most recent ownership details) | | |
| Detailed Planning Permission: Deta | ils: | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: | | |
| Below the site size threshold. 2 dwellings on the site. Dismiss | | |

| Site Address: | Site Ref: | Survey Date: |
|-----------------------------------|-----------|----------------|
| Rear of 42 High Street, Feckenham | UCS 11.9 | 01/9/10 |
| | | Desktop Survey |



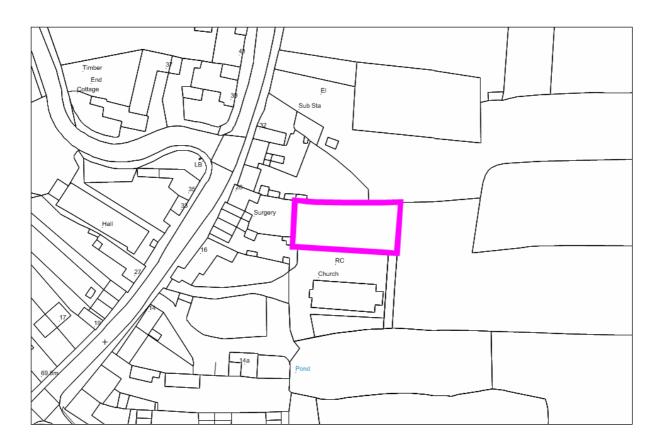
| Site Area: 0.04 ha | | |
|---|--|--|
| Grid Ref: | | |
| | | |
| | | |
| | | |
| mission site, other) | | |
| New Source: (e.g. landowner, developer etc) | | |
| | | |
| ails: | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| Site Address: | Site Ref: | Survey Date: |
|--------------------------------|-----------|----------------|
| Adj. 32 High Street, Feckenham | UCS 11.10 | 01/9/10 |
| | | Desktop Survey |



| Site Area: 0.02 ha | | |
|---|--|--|
| Grid Ref: | | |
| | | |
| | | |
| | | |
| nission site, other) | | |
| New Source: (e.g. landowner, developer etc) | | |
| | | |
| ails: | | |
| | | |
| | | |
| | | |
| | | |
| | | |

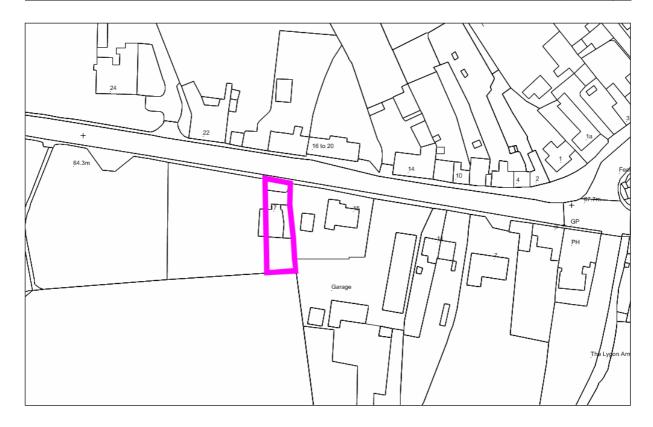
| Site Address: | Site Ref: | Survey Date: |
|-----------------------------------|-----------|----------------|
| Rear of 26 High Street, Feckenham | UCS 11.11 | 01/9/10 |
| | | Desktop Survey |



| Ownership Details: | Site Area: 0.06 ha | |
|---|--------------------|--|
| Private | Grid Ref: | |
| Current Land Use: | | |
| 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: Deta | nils: | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: | | |
| Below the site size threshold. Dismiss. | | |

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:17 Droitwich Road, FeckenhamUCS 11.1201/9/10
Desktop Survey



| Ownership Details: | Site Area: 0.03 ha | |
|---|--------------------|--|
| Private | Grid Ref: | |
| Current Land Use: | | |
| 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: Deta | nils: | |
| Outline Planning Permission: | | |
| Previous Local Plan Allocation: | | |
| Additional Information/site notes: | | |
| Below the site size threshold. Site of existing dwelling. Dismiss. | | |