Site Address:	Site Ref:	Survey Date:
Old Crest, Smallwood	LP01	



Ownership Details:	Site Area: 0.31ha
Redditch Borough Council	Grid Ref: SP0414 6709
Current Land Use:	
Vacant Surrounding Land Uses:	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Repo BORLP3 New Source: (e.g. landowner, developer etc)	rt, omission site, other)
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:	Details: 08/002 submitted for residential devt (21-2-08) (Refused)
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	

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

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

Land at risk of Flooding	
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	Botano
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	
Adverse impact/impact but could be mitigated	
Cincificant advance increatiful connect has writingted	
Significant adverse impact that cannot be mitigated	
	<u></u>
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
g around of a more and	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Less than f.okin	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
0 1000	
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	
miligated	
Are there are Dhysical Caratrainte an aite?	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
Yes and cannot be overcome	

Are there TPOs on site?	
No	
140	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	B
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Too. He 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	
Infractructure Conscitu	
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	
· ·	
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	Botano
Direct decese to main adopted road	
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

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

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\checkmark
Possibly, or with issues which can be resolved within 10	
years	
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
	LP allocation = 24

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 etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:	Details:	10 dwellings under construction
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes: Site under construction - no need to assess suitability		

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

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

Land at risk of Flooding	
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	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Adverse impact/impact but could be mittigated	
Cinnificant advance import that connect he militarted	
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	
0 4000	
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	
miligated	
Are there any Physical Constraints on site?	
Are there any Physical Constraints on site?	
INO	
Vac hut age ha guerrages	
Yes, but can be overcome	
Was and aggret he assessed	
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	<u></u>
Open Space & Recreation	D 4 "
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development Development	
Yes. No possibility of replacement provision	
103. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	7.77
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-1-11-
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	
Cambiont infracti dotate in place to corve 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	Deteile
Can the site be accessed by vehicle from the highway? Direct access to main/adopted road	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	3.0
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	
Indignificant or moderate commettly little to com-	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	\checkmark
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	$\overline{\hspace{1cm}}$
Therefore available within 0 - 5 years	•
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

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

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

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

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



Ownership Details:	Site Area: 0.43ha		
Alcester Property Developments Ltd	Grid Ref : SP0471 6802		
Current Land Use:			
Disused gardens	V		
Surrounding Land Uses: Residential			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3 New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	ils: 07/152 - 24 dwellings		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

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	Betails
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Opportunity to enhance/no adverse impact	
Advarsa impact/impact but sould be mitigated	
Adverse impact/impact but could be mitigated	
Cinnificant advance import that connet has militarted	
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	
0 4000	
Over 1600m	<u> </u>
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	
miligated	
Are there any Physical Constraints on site?	
Are there any Physical Constraints on site?	
INU	
Was but and be suggested	
Yes, but can be overcome	
Y I I	
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	
Onen Chase & Decreation	
Open Space & Recreation Would the site result in the loss of these facilities?	 Details
No	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	
Tool the possibility of replacement providen	
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	
Infractive Consoits	
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	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	10
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	
To allow We and a more departs and the second secon	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

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

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

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

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

Site Address:	Site Ref:	Survey Date:	
Former Megabowl site	LP04		



Ownership Details:	Site Area: 1.17ha
Private	Grid Ref: SP0464 6557
Current Land Use:	
Redeveloped employment site for residential us	es
Surrounding Land Uses:	
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: 05/552 & 07/092 - 89 dwellings under construction
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes: Site under construction, no need to asses suital	pility

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	
s a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	\checkmark
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully ntroduced	
Land at risk of Flooding	
s the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	

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

Ctoro 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	Details
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
opportunity to crimanoc/no adverse impact	
	- 7
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
	2 121 2
Less than 400m (walking distance)	
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	= 7
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	
Loos than oom	
Between 800m and 1600m	
Over 1600m	- (a
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	
Vos. hut can ha avercomo	
Yes, but can be overcome Yes and cannot be overcome	
TOO AND CANNOT DO CYCLOTHE	

And the are TDOs on site 2	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - demonstrated that land will not come forward for	
employment uses	
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	Botano
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. strategie	
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 18.11.0
·	
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	5
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses? No compatibility issues	
No compatibility issues	
. ,	
Insignificant or moderate compatibility issues Residential development considered incompatible (discount	

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

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

Appropriate timeframe for development?	Details
0-5 years	\checkmark
5-10 years	
10years +	- 44

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

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



Ownership Details:		Site Area:	5.68ha
Ownership Details.		Site Alea.	3.00na
Private		Grid Ref:	SP0393 6838
Current Land Use:			
Site clearance / remediation compl	ete. Installatio	on of services	s underway
Surrounding Land Uses: Employment			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3			
New Source: (e.g. landowner, developer	etc)		
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:	□ Deta		1 & 06/541 dwellings (2 phases)
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes Groundwork in progress	S :		

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

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

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
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		- 7
A single TPO		L.
Group TPO		
Is there a Public Right of Way on the site?	9	
No		
Yes		
Onen Space & Decreation		

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

Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
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	- II
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	<u> </u>
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	9
Appropriate Density	Total number of Dwellings
	255 dwellings with pp

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



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

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

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

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	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Thavered impact but doubt be mitigated	
Significant adverse impact that cannot be mitigated	
olgrimodrit davorso impact that ourmot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Over 600m (warking distance) of inenective 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	
Terriculation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Dhysical Constraints on site?	
Are there any Physical Constraints on site?	
No	
Vac but age ha guerrages	
Yes, but can be overcome	
Voc and connet he aversers	
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 Development	
Yes. No possibility of replacement provision	
Tes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	2 0 100
No	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served? Sufficient infrastructure in place to serve development	
Sumdent infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	
INO access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Botano
No compatibility issues	
' '	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

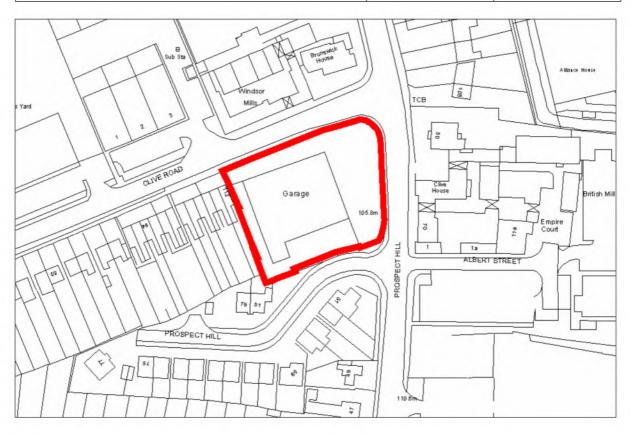
Stage C	
Availability	
Is the site immediately available for development?	
Yes	\checkmark
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	\checkmark
Therefore available within 0 - 5 years	·
ADR	
Therefore available within 5 - 10 years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

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

Appropriate timeframe for development?	Details
0-5 years	\checkmark
5-10 years	
10years +	- 44

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

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, or BORLP3 windfall site New Source: (e.g. landowner, developer etc)	nission site, other)
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	ils: 06/247 - 24 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?	\checkmark
No: No significant adverse impact on biodiversity	√
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	4
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	
Advance from a Character but a sold be as if and	
Adverse impact/impact but could be mitigated	
Cignificant adverse impact that cannot 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	
0	
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:	E
None	
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
<u> </u>	
Are there any Physical Constraints on site?	
No	
Vac hut asia ha sucressa	
Yes, but can be overcome	7 - 7 10
Vac and approximate a suprema	

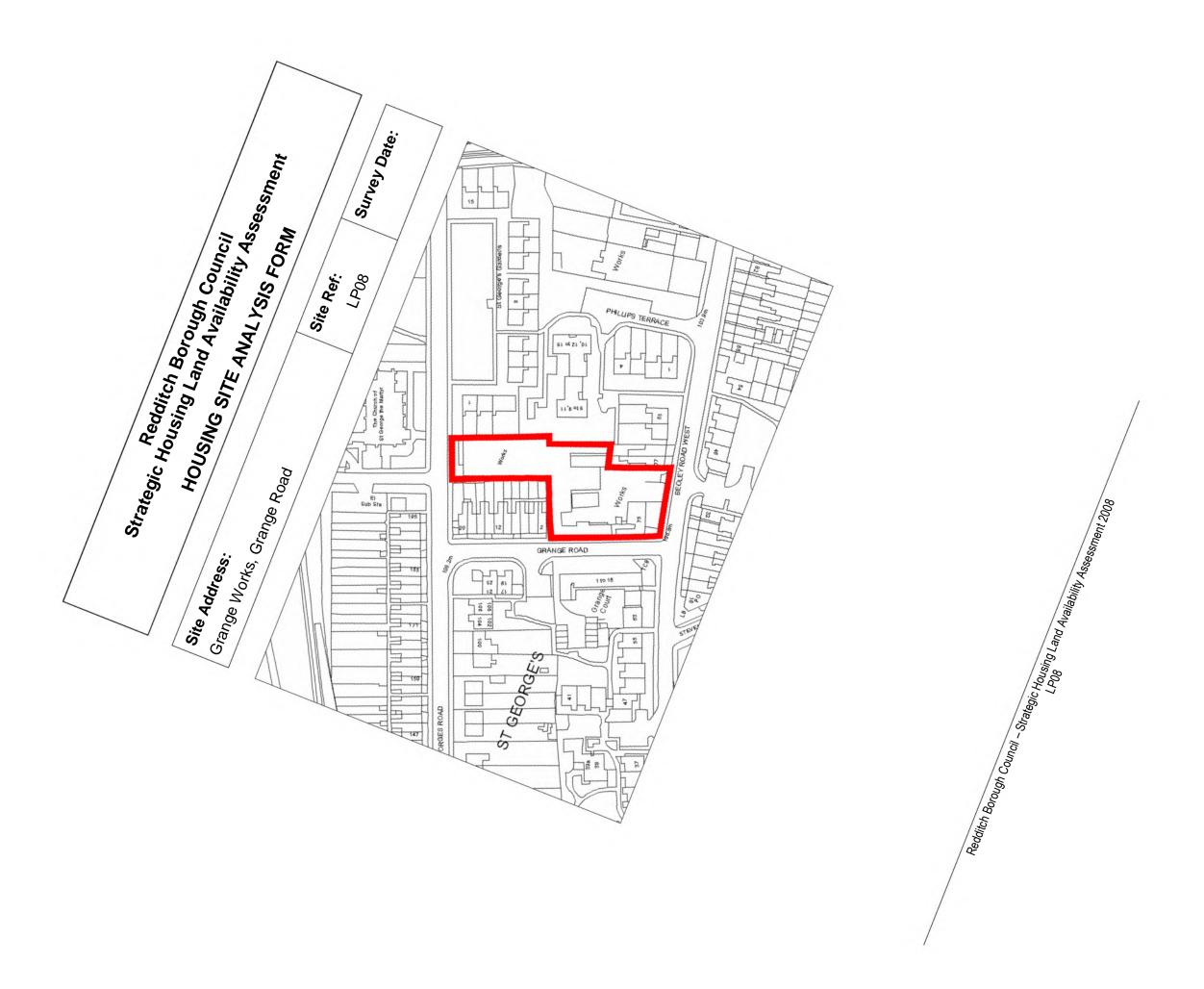
And there TDOs on site?	
Are there TPOs on site?	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - demonstrated that land will not come forward for	
employment uses 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	
Infrastructure Capacity Is the site considered adequately served by existing	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?	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	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	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	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	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	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	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	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	
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	
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 Access to unadopted road/track	
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	
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 Access to unadopted road/track No access	
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 Access to unadopted road/track No access Compatibility with adjoining uses	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? 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	
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 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
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 Access to unadopted road/track No access Compatibility with adjoining uses Would development of the site for residential uses 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 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 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? No compatibility issues Insignificant or moderate compatibility issues	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? 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? No compatibility issues	Details

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
	24 dwellings with pp



Ownership Details:	Site Area: 0.26ha
Owens	Grid Ref: SP0483 6758
Current Land Use: Disused employment unit	
Surrounding Land Uses: Residential	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, on BORLP3 windfall site New Source: (e.g. landowner, developer etc)	nission site, other)
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	ails: 06/494 - 22 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?	\checkmark
No: No significant adverse impact on biodiversity	\checkmark
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
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	2 otalio
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	
Adverse impact/impact but could be miligated	
Cincificant advance increat that connect has writingted	
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)	
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 1.5km	
Between 1.5km and 3km	
Over 3km	
-	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
0 4000	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
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	
mugatod	
Are there any Physical Constraints on site?	
Are there any Physical Constraints on site?	
INU	
V but b	
Yes, but can be overcome	
Y 1	
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	
Onen Space & Recreation	
Open Space & Recreation Would the site result in the loss of these facilities?	Details
No	Details
INO .	
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	
employment uses Yes - land is not likely to come forward for employment uses	
employment uses	
employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses	
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	Details
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
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
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
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	Details
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to	Details
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer	Details
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 - 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 - 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 - 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	Details
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development 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	
Pes - 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	Details
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development 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	
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 Can the site be accessed by vehicle from the highway? Direct access to main/adopted road Access to unadopted road/track	
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 Can the site be accessed by vehicle from the highway? Direct access to main/adopted road	
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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 Can the site be accessed by vehicle from the highway? Direct access to main/adopted road Access to unadopted road/track No access Compatibility with adjoining uses	Details
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development 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 Access to unadopted road/track No access Compatibility with adjoining uses Would development of the site for residential uses be	
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 Can the site be accessed by vehicle from the highway? 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
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 Can the site be accessed by vehicle from the highway? 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
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 Can the site be accessed by vehicle from the highway? 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
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 Can the site be accessed by vehicle from the highway? 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? No compatibility issues	Details

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

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

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

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

Site Address:	Site Ref:	Survey Date:
Land adjacent to Rockhill Farm, Feckenham	LP09	



Ownership Details:	Site Area: 0.92ha
RSL	Grid Ref : SP0134 6168
Current Land Use: Agriculture	
Surrounding Land Uses: Rural village and farmland	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, of BORLP3 windfall commitment New Source: (e.g. landowner, developer etc)	mission site, other)
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Det	ails: 07/005 - 10 dwellings
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes: Under construction	

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
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	Provides 100% affordable units, therefore exception to exclusion
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)	- 14
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	Botano
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	
Adverse impact but could be miligated	
Cignificant advance impact that connet 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	-(1
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Dottwoon coom and rocom	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Leas than oom	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
None	
Contamination that can be overcome through land	
remediation	
Terriediation	
High level of contemination that connet he realistically	
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	
Tes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Botano
No	
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
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?	Botano
No compatibility issues	
' '	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

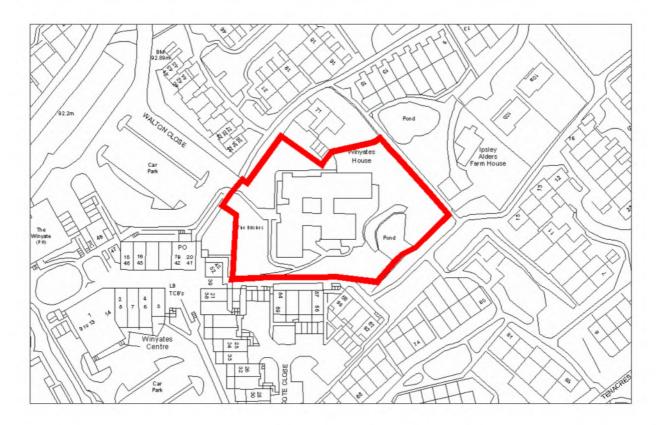
Stage C		
Availability		
Is the site immediately available for development?		
Yes	✓	
No		
What is the predominant land type on the site?	Details	
Brownfield or Greenfield within or adjacent to a settlement		
Therefore available within 0 - 5 years		
ADR		
Therefore available within 5 - 10 years		
Green Belt	✓ Provides 100%	
Therefore available beyond 10 years		
	affordable units, therefore	
	available in 0-5 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
	10 dwellings u/c

Site Address:	Site Ref:	Survey Date:
Walton Close, Winyates West	LP10	



Ownership Details:	Site Area: 0.48ha
RSL	Grid Ref : SP0733 6729
Current Land Use:	
Demolished old peoples home	
Surrounding Land Uses: Residential and district centre	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report BORLP3 windfall site New Source: (e.g. landowner, developer etc)	ort, omission site, other)
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:	Details: 07/275 - 19 dwellings
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	

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

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

Land at risk of Flooding	
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	2 3 133
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	
Adverse impact impact but codid be imitigated	
Significant advarce impact that cannot be mitigated	
Significant adverse impact that cannot be mitigated	
0 4 1 1 1114	
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	
TVOTIC	
Contamination that can be overcome through land	
remediation	
Tomoulation	
High level of contamination that cannot be realistically	
_ ·	
mitigated	
And the are any Dhymical Constraints on site 0	
Are there any Physical Constraints on site?	
No	
Y I I	
Yes, but can be overcome	
Y I I	
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	
Onen Chase & Decreation	
Open Space & Recreation Would the site result in the loss of these facilities?	 Details
No	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	
Infractive Canacity	
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	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	1.0
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	
To allow We and a more departs and 1997 at	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

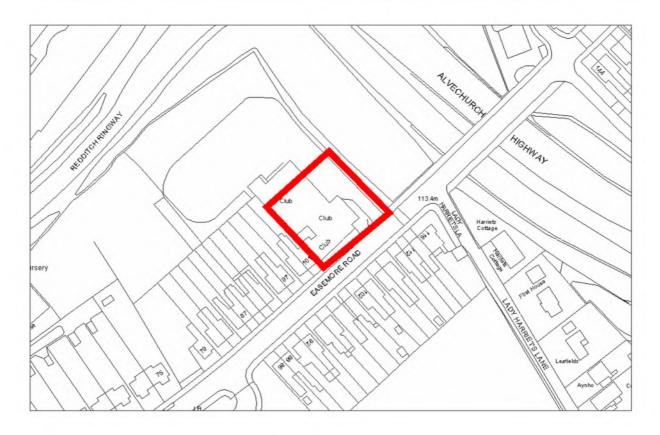
Stage C	
Availability	
Is the site immediately available for development?	
Yes	\checkmark
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	\checkmark
Therefore available within 0 - 5 years	•
ADR	
Therefore available within 5 - 10 years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

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

Appropriate timeframe for development?	Details
0-5 years	\checkmark
5-10 years	
10years +	- 44

Potential Residential Yield	9
Appropriate Density	Total number of Dwellings
	19 dwellings with pp

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 BORLP3 windfall site New Source: (e.g. landowner, developer etc)	t, omission site, other)
Relevant Planning History:	
(including most recent ownership details)	
Detailed Planning Permission:	Details: 05/301 ol - 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	\checkmark
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	Ç.
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	4 ()
Significant adverse impact that cannot be mitigated	
Suppose a suppos	
Sustainability:	
Access to Public Transport Is the site well related to a bus stop (or railway station)?	Details
	Details
Less than 400m (walking distance)	0
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 No	* 01
Yes, but can be overcome	7 - 1
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 Development	
Yes. No possibility of replacement provision	
Tes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	2 3 4 4 1 1
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?	Botano
No compatibility issues	
' '	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

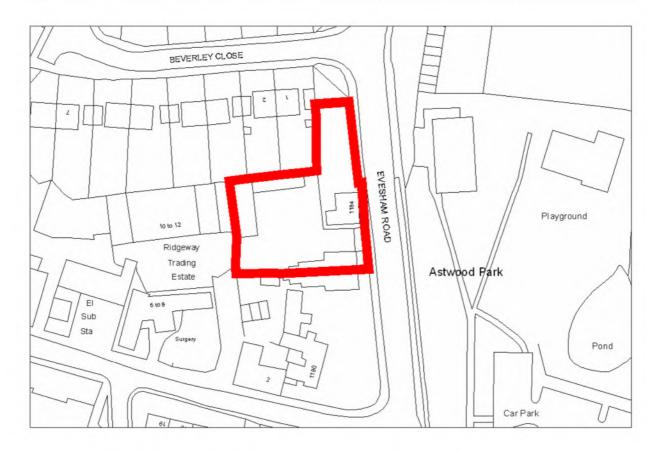
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	\checkmark
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	\checkmark
ADR	
Therefore available within 5 - 10 years	
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 +	- 44

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

Site Address:	Site Ref:	Survey Date:	
1184-1186 Evesham Road, Astwood Bank	LP12		



Ownership Details:	- 1	Site Area:	0.12ha	
Private		Grid Ref:	SP0433 6249	
Current Land Use:				
Employment				
Surrounding Land Uses: Residential				
Character of Surrounding Area:				
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3 windfall site				
New Source: (e.g. landowner, developer of	etc)			
Relevant Planning History: (including most recent ownership details)				
Detailed Planning Permission:	□ Deta		0 & 05/089 vellings	
Outline Planning Permission:				
Previous Local Plan Allocation:				
Additional Information/site notes: Under construction				

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	✓
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	- 5
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	
Detween deem and recent	
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	
Ves and cannot be overcome	

And the are TDOs on site 2	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - demonstrated that land will not come forward for	
employment uses	
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	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions Significant infrastructure constraints, i.e. atratagia	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	
grants	
Highway Access	A 18
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Dotano
·	
Access to unadopted road/track	
No access	
On many clicility and the second second	
Compatibility with adjoining uses	D-1-9-
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses? No compatibility issues	
INO COMPANDING ISSUES	
Insignificant or moderate compatibility issues	
Insignificant or moderate compatibility issues Residential development considered incompatible (discount	

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

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

Appropriate timeframe for development?	Details
0-5 years	\checkmark
5-10 years	
10years +	- 44

Potential Residential Yield	9
Appropriate Density	Total number of Dwellings
	9 dwellings u/c

HOUSING SITE ANALYSIS FORM

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



Ownership Details:	Site Area: 0.09ha
S Ananthram	Grid Ref: SP0390 6655
Current Land Use:	
Waste land	
Surrounding Land Uses: Residential	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, BORLP3 windfall site New Source: (e.g. landowner, developer etc)	omission site, other)
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:	etails: 06/371 - 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?	\checkmark
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	Details
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Opportunity to enhance/no adverse impact	
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	
Tomodation	
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	L =
Is there a Public Right of Way on the site?	
No	
Yes	
Out on Out on the Out of the Out	
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	
Too. He 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	
Informations Consolitor	
Infrastructure Capacity	 Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	
Indignificant or moderate compatibility issues	
Insignificant or moderate compatibility issues Residential development considered incompatible (discount	
site for residential)	
one 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	

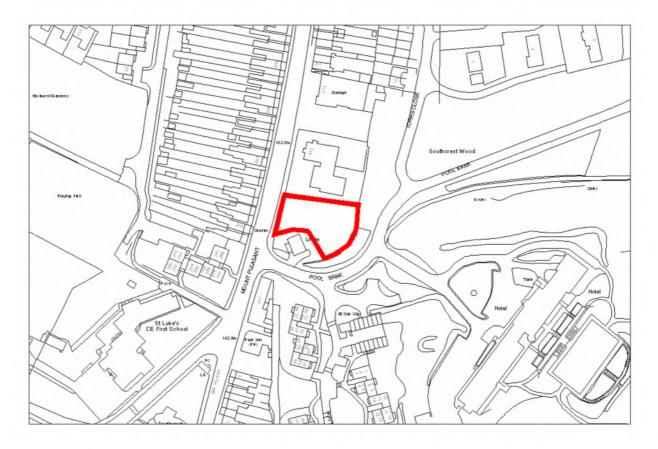
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\checkmark
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	\checkmark
5-10 years	
10years +	4.1

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

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Adjacent The Lodge, Pool Bank	LP15	



Ownership Details:	Site Area: 0.1ha		
Bradley Design Homes	Grid Ref : SP0386 6650		
Current Land Use:			
Residential			
Surrounding Land Uses: Residential			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3 windfall site New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Det	ails: 07/201 - 5 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?	\checkmark
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	Details
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	10
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)	7.0
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	
THOTIC	
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	7
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	
Onen Chase & Decreation	
Open Space & Recreation Would the site result in the loss of these facilities?	 Details
No	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	
Infractive Canacity	
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	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	
,	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	
Indignificant or maderate commetibility is a comment.	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	\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
	5 dwellings u/c

HOUSING SITE ANALYSIS FORM

!	Site Address:	Site Ref:	Survey Date:
l	and at Tidbury Close, Walkwood	LP16	



Ownership Details:	Site Area: 0.12ha		
Charles Martin Homes	Grid Ref: SP0323 6480		
Current Land Use:			
Open Space			
Surrounding Land Uses: Residential			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3 windfall site New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Det	ails: 07/214 - 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?	\checkmark
No: No significant adverse impact on biodiversity	\checkmark
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
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	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	4 10
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	
None	
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
Di i lo i i i i	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
Yes and cannot be overcome	

And the ma TDO and alter	
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	
The second many of the second ma	
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	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	
Direct access to main/adopted road	
Access to unadopted road/track	
·	
Access to unadopted road/track No access	
Access to unadopted road/track No access Compatibility with adjoining uses	Dataila
Access to unadopted road/track No access Compatibility with adjoining uses Would development of the site for residential uses be	Details
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
Access to unadopted road/track No access Compatibility with adjoining uses Would development of the site for residential uses be	Details
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? No compatibility issues	Details
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

Stage C Availability	
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 +	- 44

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

HOUSING SITE ANALYSIS FORM

Site Address:

Land adjacent to Castleditch Lane/Pheasant Lane

Site Ref:

Survey Date:

LPX02

3.9.2008







Ownership Details:	Site Area: 0.52 ha
(Godfrey Davies)	Grid Ref: SP04446495
English Partnerships	
Jordan House West	
Hall Court	
Hall Park West	
Telford	
TF3 4NN	
Current Land Use:	
Open Space	
Surrounding Land Uses:	
Open Space and Residential	
Character of Surrounding Area:	
December of the still area with weigh	for a divine and law density dwellings and
parkland opposite	f medium and low density dwellings and
рагкіана оррозіте	
Previous Source: (e.g. BORLP3, UCS, V	WYG Report, omission site, other)
Additional LP3 Site	
New Source: (e.g. landowner, developer e	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)	
•	private residential area of Oakenshaw, very
	. To the east of the site - very large 4 bed
detached dwellings, to the south we	est, 3 bed detached at a higher density.

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

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

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

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

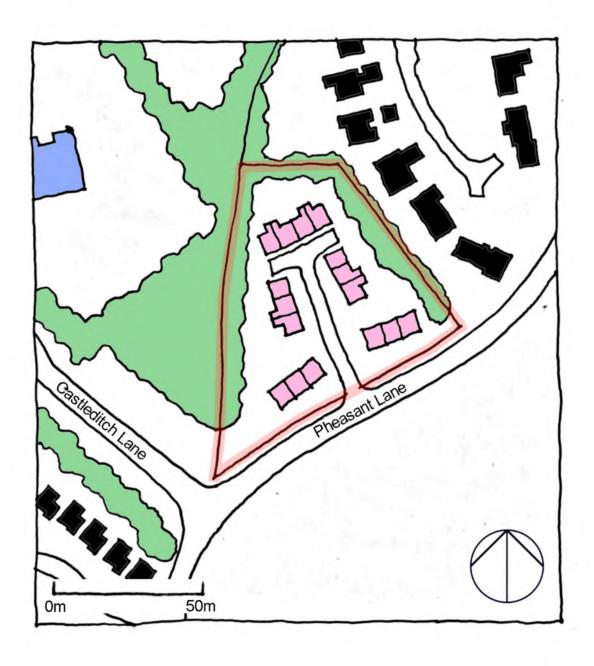
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – Further evaluation may be required prior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

Constraints to Delivery	
Level of Contamination on Site:	
None	\checkmark
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No No	\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	
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	p
Would development of the site result in the loss of employment land?	Details
No	√
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	
Sufficient infrastructure in place to serve development	\checkmark

Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	1 2 4 9 11
contributions	· · · · · · · · · · · · · · · · · · ·
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	0.11
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
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	
1 To 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	5
No	
	B . "
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	1
Therefore available beyond to years	
[
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	V 0 latter as D070(4)
,	✓ See letter on P870(1)
Possibly, or with issues which can be resolved within 10	1 A 1
years	
No, issues which cannot be resolved	
,	
Appropriate timeframe for development?	Dotaila
Appropriate timeframe for development?	Details
0-5 years	✓
5 10 years	
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	13 - 22

LPX 02 Pheasant Lane

0.52ha



HOUSING SITE ANALYSIS FORM

Site Address:

Former Claybrook School, Matchborough

Site Ref:

Survey Date:

LPX04 27.8.08











Ownership Details:	Site Area:		
Westbury Homes	0.74 ha		
	Grid Ref: SP07596625		
Current Land Use:			
Vacant			
Surrounding Land Uses:			
Residential			
Character of Surrounding Area:			
Site surrounded predominantly by high density of	ex-Corporation housing.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	sission site, other)		
Additional LP3 Site			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:	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	
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)	
(site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any or designated international, regional or local value, or affer flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection?	ect habitat for protected
No: No significant adverse impact on biodiversity	✓
Yes:	T
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	
Table 1 and	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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

Constraints to Delivery		
Level of Contamination on Site:		
None	√	
Contamination that can be overcome through land remediation		
High level of contamination that cannot be realistically mitigated		
Are there any Physical Constraints on site?		
No	√	
Yes, but can be overcome		
Yes and cannot be overcome		
Are there TPOs on site?		
No		
A single TPO		
Group TPO	Warwick TPO 4 & 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	
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	May need to use part of ex-playing field for access – perhaps recreation facilities could be incorporated within scheme.
Yes. No possibility of replacement provision	

Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	Access an issue at this stage
Compatibility with adjoining uses	0
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	√
Insignificant or moderate compatibility issues	
Residential development considered incompatible	

Stage C		
Stage C Availability		
Is the site immediately available for development?		
Yes		V
No		
What is the predominant land type on the		Details
Brownfield or Greenfield within or adjacent to a		\checkmark
settlement		
Therefore available within 0 - 5 years		
ADR		
Therefore available within 5 - 10 years		
Green Belt		
Therefore available beyond 10 years		
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 re	esolved within	
10 years		
No, issues which cannot be resolved		
Appropriate timeframe for development? Details		
Appropriate timeframe for development? 0-5 years		/
<u> </u>		V
5-10 years		
10years +		
Potential Residential Yield	Tatal mounts and C	Divisillin ma
Appropriate Density Total number o		
		19-36

LPX 04 Claybrook School

1.16ha



Strategic Housing Land Availability Assessment HOUSING SITE ANALYSIS FORM Site Address: Fire Station & Millfields, Middle House Lane Site Ref: Survey Date: LPX05 19.2.09

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

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

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

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

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

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

Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	√
	· ·
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	
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	· - v
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
	35-58

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

Site Address:

Former Ipsley School Playing Field

Site Ref:

Survey Date:

29.8.08

LPX06







Ownership Details:		Site Area:
Worcestershire County Council		0.93 ha
		Grid Ref: SP04986575
Current Land Use:		
Vacant		
Surrounding Land Uses:		
Desidential		
Residential Character of Surrounding Area:		
Character of Surrounding Area.		- 00
Previous Source: (e.g. BORLP3, UCS,	WYG Re	eport, omission site, other)
Additional LP3 Site		
New Source: (e.g. landowner, developer	etc)	
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:		Details:
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes	5	
Policy B(HSG).1 (28 dwellings)		
See comment on LPX07. This site is completely inaccessible for amenity use at present.		

Stage A				
Conformity with Strategic Policy for		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)				
Diadicarate Candicarate 9 Haritana				
Biodiversity, Geodiversity & Heritage	l a a tha	Dataila		
Is a scheduled Ancient Monument located	on the	Details		
site? Yes: Site will be discounted				
res. Site will be discounted				
No: Does the site fall within or significantly	affect any otl	her site of		
designated international, regional or local				
flora or fauna? Does the site affect trees, I		•		
woodland not subject to statutory protection? ✓				
No. No significant advance immediate high				
No: No significant adverse impact on biod	iversity			
Yes:				
163.		✓ Need to protect		
		hedgerows along boundaries		
		of the site		
Opportunity to enhance/no significant adv				
Significant adverse impact (mitigation to be				
Significant adverse impact – site will be dis				
unless it can be demonstrated that mitigat	ion can be			
successfully introduced				
Land at risk of Flooding				
Is the site in an area of known flooding risl	k?	Details		
No: Little/no risk of flooding	1.	./		
1.0. Ettio/Ho Hot of Hooding		V		

Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be	
explored)	
	_ 8
Zone 3 – High risk – Site will be discounted unless it	
can be demonstrated that mitigation can be	
successfully introduced	
· ·	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environme	
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	HER – may require further
the site impact on the existing character of the	evaluation prior to
Settlement?	development
Opportunity to enhance/no adverse impact	\checkmark
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
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:	
Less than 800m	
Between 800m and 1600m	√
Over 1600m	

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

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

Employment Land	
Would development of the site result in the loss of	Details
employment land?	Details
No	
140	V
Yes - demonstrated that land will not come forward	
for employment uses	
Tor employment deed	
Yes - land is not likely to come forward for	
employment uses	
1 7	
Yes - land is likely to come forward for employment	
uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	√
Infrastructure constraints that would require	
investment to overcome but can probably be	
addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require	
Government grants	
Highway Acces	
Highway Access	Details
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
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 de	velopment?	
Yes	voiopinione.	✓
No		
What is the predominant land type on t	the site?	Details
Brownfield or Greenfield within or adjace settlement	cent to a	√
Therefore available within 0 - 5 years		
ADR Therefore available within 5 - 10 years		
Green Belt Therefore available beyond 10 years]	
Achievability		
Willingness of landowner to progress s development	ite for	Details
Yes, or issues which can be resolved v	vithin 5 years	✓
Possibly, or with issues which can be r	resolved within	
No, issues which cannot be resolved		
Appropriate timeframe for developm	nent?	Details
0-5 years		√
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density	Total nu	ımber of Dwellings
		24-40

LPX 06/07 Oakenshaw Road

1.95ha



Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Site Address:

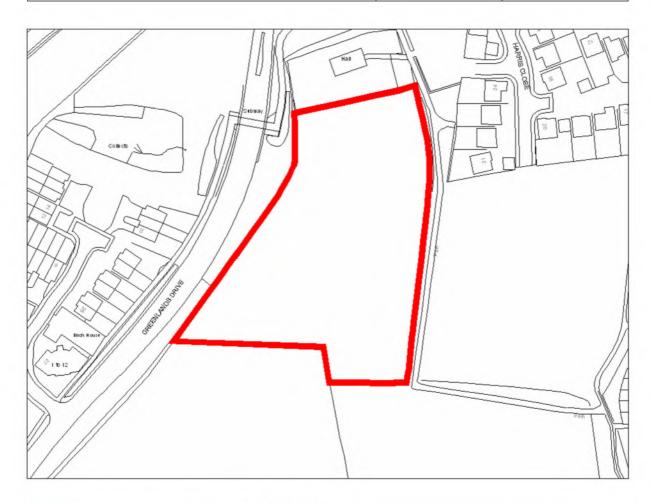
Land South of Scout Hut, Oakenshaw Road

Site Ref:

Survey Date:

LPX07

29.8.08







Ownership Details:	Site Area:	
Redditch Borough Council	1.02 ha	
	Grid Ref: SP04896577	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Open Space and Residential		
Character of Surrounding Area:		
Predominantly 3 & 4 Bed detached dwellings		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Sources ()		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
(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 (31 dwellings)		
Access may be via Harris Close, which is predor dwellings. This site should be developed in conjubetween the two sites is intimidating and routes better natural surveillance. This site is predominuseful amenity land and there are pitches adjace part of this development.	unction with LPX06. The pathway through could be planned to offer antly scrub land which offers no	
Access through scouts' car park into the site. Ca comprehensive development scheme which incl alternative parking arrangement for the scout hu work.	uded car park area may offer an	

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	√
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	1 =
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	ct habitat for protected
woodland not subject to statutory protection? ✓	
No: No significant adverse impact on biodiversity	- 11
Yes:	
Opportunity to enhance/no significant adverse impact	Good hedgerows all the way round the site, particularly thick hedgerows with mature trees on the west side (an important habitat)
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be	
successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	√
	,

<u> </u>	
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be	
explored)	
Zone 3 – High risk – Site will be discounted unless it	
can be demonstrated that mitigation can be	
successfully introduced	
Successfully introduced	
Ctore D	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environme	
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	
the site impact on the existing character of the	
Settlement?	
Opportunity to enhance/no adverse impact	✓ HER – further evaluation
, , , , , , , , , , , , , , , , , , , ,	
	may be required prior to
	development
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
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)	
The state of the s	
Over 800m (walking distance) or ineffective service	
Cver ocent (wanting distance) of inchestive 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 ooth	
Between 800m and 1600m	
DELWEEH OUDIN AND TOUDIN	✓
O 4.000 m.	
Over 1600m	

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

Constraints to Delivery	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	\checkmark
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	\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	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	
Informations Compositor	
Infrastructure Capacity	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	
Sumcient 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 pages	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Dotailo
No compatibility issues	
The companionity roodes	•
Insignificant or moderate compatibility issues	
Residential development considered incompatible	
(discount site for residential)	- 4

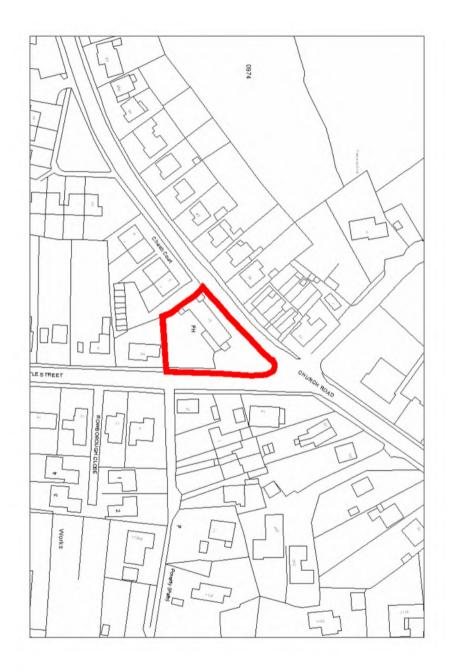
Stage C		
Availability		
Is the site immediately available for dev	relopment?	
Yes	0.000	
No		√
What is the prodominant land type on the	oo sito?	Dotoilo
What is the predominant land type on the Brownfield or Greenfield within or adjace		Details
settlement	ent to a	V
Therefore available within 0 - 5 years		
Therefore available within 6 6 years		
ADR		
Therefore available within 5 - 10 years		
•		
Green Belt		
Therefore available beyond 10 years		
Achievability	40 for	Details
Willingness of landowner to progress si	te ioi	Details
development Yes, or issues which can be resolved w	ithin 5 years	
Tes, or issues which can be resolved w	illiii 5 years	✓
Possibly, or with issues which can be re	esolved within	
10 years	boolvoa Within	
No, issues which cannot be resolved		
*		
Appropriate timeframe for developm	ent?	Details
0-5 years		✓
5-10 years		
10years +		
-,		
Potential Residential Yield		
Appropriate Density	Total number of	f Dwellings
		26-44

LPX 06/07 Oakenshaw Road

1.95ha



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



Ownership Details:		Site Area:	0.12ha
Wherein Details.		Oito Aica.	0.12Ha
Owens Homes Ltd		Grid Ref:	SP0421 6272
Current Land Use:			
Disused public house			
Surrounding Land Uses: Residential			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, V Small site windfall New Source: (e.g. landowner, developer et	•	ssion site, other)	
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:	□ Deta	ils: 08/109	- 5 dwellings
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

Stage A Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	\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	Botano
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	D 4 3
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 booth (walking distance) of inenective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Lood than Tokin	
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	
Detuges 200m and 1000m	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery Level of Contamination on Site:	
None	
None	
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
Yes and cannot be overcome	

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Onen Chase & Decreation	
Open Space & Recreation Would the site result in the loss of these facilities?	 Details
No	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	
Infractive Canacity	
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	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	1.0
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	
To allow We and a grown departs and the CO 200 at	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

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

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

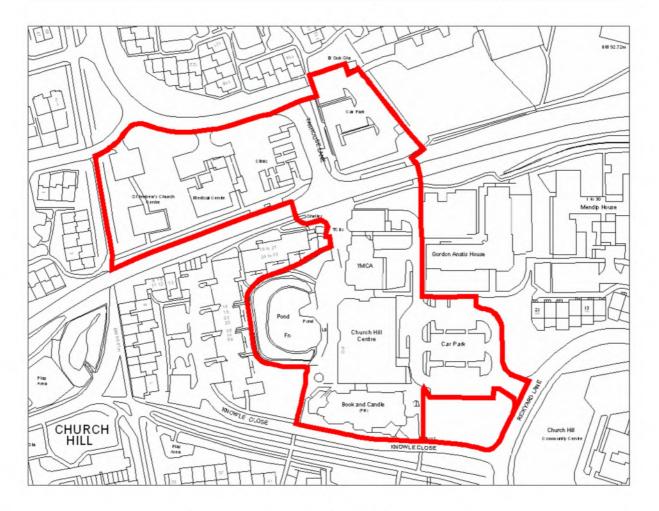
Appropriate timeframe for development?	Details
0-5 years	\checkmark
5-10 years	
10years +	- 44

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

Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

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







Ownership Details:	Site Area:
Redditch Borough Council	2.25 ha
	Grid Ref: SP06526864
Current Land Use:	
District Centre	
Surrounding Land Uses:	
-	
Residential	
Character of Surrounding Area:	
New town district centre – looking dated and in r	need of regeneration
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	
Core strategy strategic site	
Core strategy strategic site	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History:	
(including most recent ownership details)	
Detailed Planning Permission: Detailed	ls:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes	

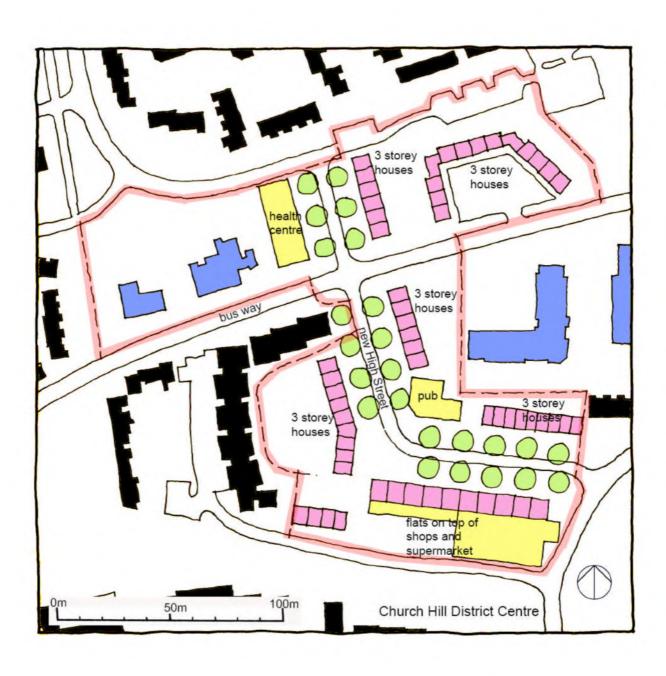
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	✓
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any or designated international, regional or local value, or affer flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection?	ct habitat for protected
No: No significant adverse impact on biodiversity	\checkmark
Yes:	<i>y</i>
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted	
unless it can be demonstrated that mitigation can be successfully introduced	
Successivily 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 environmen	nt
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER should be contacted prior to development – high sensitivity
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	√
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	√
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	√
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
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	√
Open Space & Recreation	B
Would the site result in the loss of these facilities?	Details
No	√
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	
Yes. No possibility of replacement provision	

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	
Was along the Black to assess for word for a god to word	
Yes - land is likely to come forward for employment	
uses	
Infrastructure Canacity	
Infrastructure Capacity Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	
Cumoistic infractive active ac	Y
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	Details
highway?	
Direct access to main/adopted road	✓
Access to uppedented your districts	
Access to unadopted road/track	
No access	
110 000033	
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)	

Availability Is the site immediately available for development? Yes No What is the predominant land type on the site? Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years ADR Therefore available within 5 - 10 years Green Belt Therefore available beyond 10 years Achievability Willingness of landowner to progress site for development 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 O-5 years 5-10 years 10years +	Stage C		
Is the site immediately available for development? Yes No What is the predominant land type on the site? Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years ADR Therefore available within 5 - 10 years Green Belt Therefore available beyond 10 years Achievability Willingness of landowner to progress site for development 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 +			
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 O-5 years Joyears 10 years		/elonment?	
What is the predominant land type on the site? Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years ADR Therefore available within 5 - 10 years Green Belt Therefore available beyond 10 years Achievability Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years 5-10 years 10 years 10 years Details		оюриюне.	
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 0-5 years 5-10 years 10 years			
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 0-5 years 5-10 years 10 years			5 . "
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 0-5 years 5-10 years 10years 1			Details
Therefore available within 0 - 5 years ADR Therefore available within 5 - 10 years Green Belt Therefore available beyond 10 years Achievability Willingness of landowner to progress site for development 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 10 years		cent to a	✓
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 0-5 years 5-10 years 10 years			
Green Belt Therefore available beyond 10 years Achievability Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years 5-10 years 10years +	Therefore available within 0 - 5 years		
Green Belt Therefore available beyond 10 years Achievability Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years 5-10 years 10years +	ADR		
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 0-5 years 5-10 years 10 years +			
Achievability Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years 5-10 years 10 years +	Therefore available mains of regular		
Achievability Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years 5-10 years 10 years +	Green Belt	- 1	
Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years 5-10 years 10 years +	Therefore available beyond 10 years		
Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years 5-10 years 10 years +			
Willingness of landowner to progress site for development Yes, or issues which can be resolved within 5 years Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years 5-10 years 10 years +			
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 0-5 years 5-10 years 10 years +			D
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? □-5 years □-10 years		ite for	Details
Possibly, or with issues which can be resolved within 10 years No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years 5-10 years 10years +		ithin E vooro	
No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years 5-10 years 10years +	res, or issues which can be resolved w	num 5 years	✓
No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years 5-10 years 10years +	Possibly or with issues which can be re	esolved within	
No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years 5-10 years 10years +	The state of the s	COOLACA MILITA	
Appropriate timeframe for development? 0-5 years 5-10 years 10years +	To your		
Appropriate timeframe for development? 0-5 years 5-10 years 10years +	No, issues which cannot be resolved		
0-5 years 5-10 years 10years +			
0-5 years 5-10 years 10years +			
5-10 years 10years +	Appropriate timeframe for development?		Details
10years +	0-5 years		√
10years +	5-10 years		
Potential Residential Yield			
	Potential Residential Yield		
Appropriate Density Total number of Dwellings	Appropriate Density	Total number of	f Dwellings
57	9		57



Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

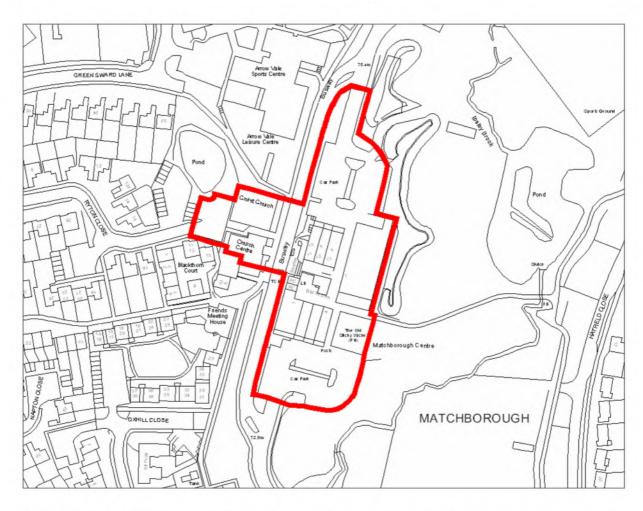
Site Address:

Matchborough District Centre

Site Ref:

f: Survey Date:

CS03 27.8.08







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

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

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

Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	√
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	NT TPO 14
Is there a Public Right of Way on the site?	
No	
Yes	✓
Open Space & Recreation	
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	

Empleyment Lond	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
INO	V
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	- 1
	- A1
V I P (P I. (
Yes - land is not likely to come forward for employment	1
uses	
Yes - land is likely to come forward for employment	
uses	0 00
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	√
	Y
Infracts at the constraints that would require	
Infrastructure constraints that would require	
investment to overcome but can probably be	
addressed by developer contributions	
Cignificant infrastructure constraints is atratagia	
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	Details
highway?	
Direct access to main/adopted road	/
	Y
Access to unadopted road/track	
No access	
O a mana dila ilita a mana di a india di a mana a a	
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	
5 - 22 - 22 - 22 - 23 - 24 - 24 - 24 - 24	
Residential development considered incompatible	
i nesidential development considered incombatible	
(discount site for residential)	19

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	\checkmark
settlement	·
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	· -
Willingness of landowner to progress site for	Details
development	
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within	\checkmark
10 years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	√

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	17



HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Peterbrook CloseWYG023.9.2008





Ownership Details: Redditch Borough Council	Site Area: 0.16 ha Grid Ref: SP04586508
Current Land Use:	
Open Space	- 1
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	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:	
WYG Report – 6 Dwellings	
Assets disposal scheme in for 5 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	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	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	√
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	\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	\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	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
	V
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	\checkmark
Yes	
Open Space & Recreation	Data!la
Would the site result in the loss of these facilities?	<u>Details</u>
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	
res. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	2 orano
No	<u> </u>
	•
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	
163 - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	\checkmark
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	\checkmark
Access to unadopted road/track	
No access	

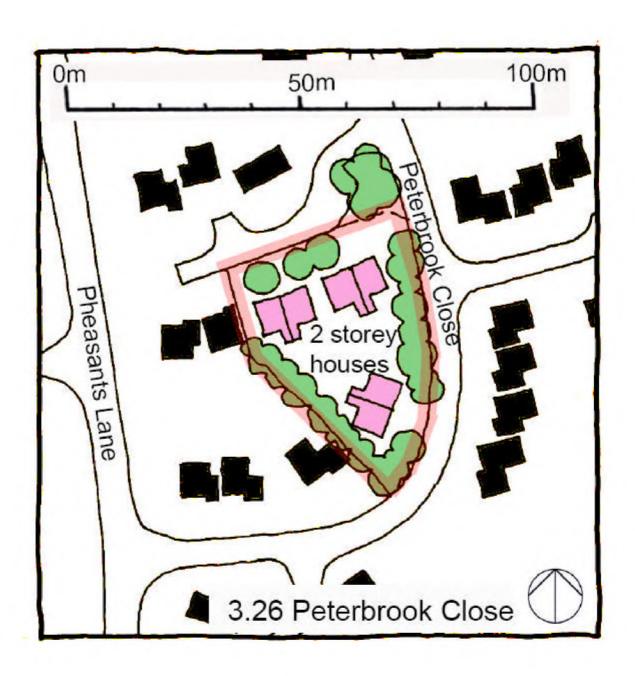
Details
\checkmark

Stage C	
Availability	
Is the site immediately available for development?	
Yes	\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
	5-8



HOUSING SITE ANALYSIS FORM

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







Ownership Details: Private	Site Area: 0.57 ha Grid Ref: SP0628 6906	
Current Land Use:		
Cleared Residential Site Surrounding Land Uses: 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: Outline Planning Permission: Previous Local Plan Allocation:		
Additional Information/site notes:		
WYG Report – 22 Dwellings		
Site is surrounded by trees as is well-screened. Flat site, cleared and ready for development.		
No issues of over-looking existing adjacent properties.		
May be slight access issues – track would need widening and access crosses existing Icknield Street footpath.		

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

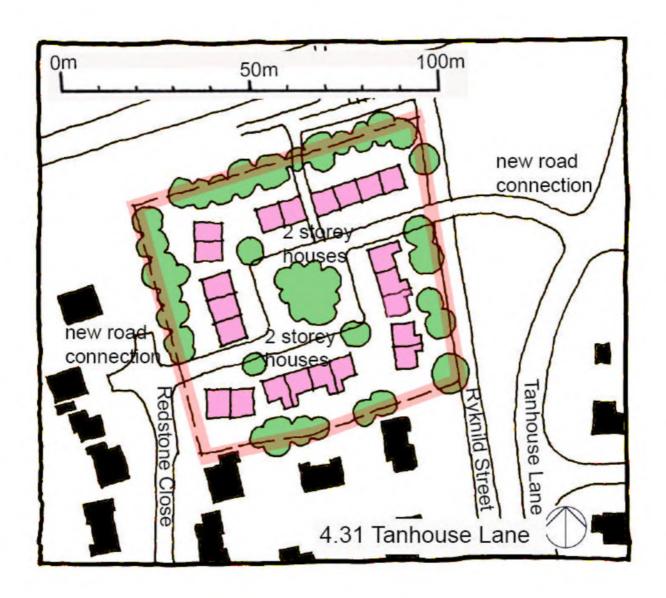
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna?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

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER should be contacted prior to development – high sensitivity
Opportunity to enhance/no adverse impact	Enhance - previous building was derelict and run down
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	-
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Loss than 1.5km	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	\checkmark
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	7
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	/
	V
A single TPO	v - v)
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	✓
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	* 1
Development Development	
Bovolopmont	
Yes. No possibility of replacement provision	
	13
Employment Land	
Employment Land Would development of the site result in the loss of	Datails
Would development of the site result in the loss of employment land?	Details
Would development of the site result in the loss of	Details 🗸
Would development of the site result in the loss of employment land?	Details 🗸
Would development of the site result in the loss of employment land? No	Details 🗸
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for	Details 🗸
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses	Details 🗸
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses	Details 🗸
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses	Details 🗸
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity	Details Details
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing	✓
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity	✓
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	✓
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	✓

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 0.0000
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	·
No What is the prodominant land type on the site?	Details
What is the predominant land type on the site? Brownfield or Greenfield within or adjacent to a settlement	Details
Therefore available within 0 - 5 years	V
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
Appropriate time frame for developments	Detaile
Appropriate timeframe for development?	Details
0-5 years	√
5-10 years	
10years +	
Detential Decidential Vield	
Potential Residential Yield	Total number of Dwellings
Appropriate Density	Total number of Dwellings



HOUSING SITE ANALYSIS FORM

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







Ownership Details:	Site Area: 1.41 ha	
Accord Housing Association	Grid Ref: SP06210 6869	
Current Land Use:		
Demolished Primary School		
Surrounding Land Uses:		
Residential and Open Space	<u> </u>	
Character of Surrounding Area:		
Mix of open space and residential – majority of residential is high density excorporation housing.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
WYG Report		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: 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	1
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	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	
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	Data "
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)	

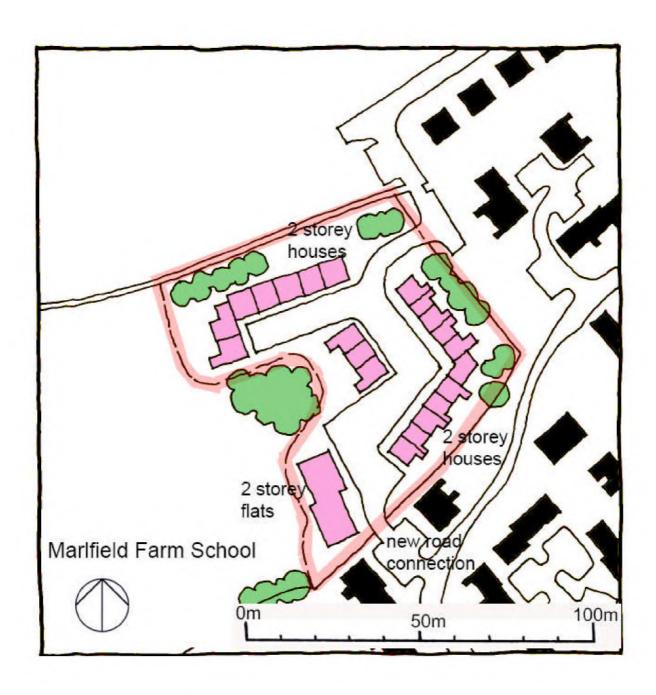
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully

introduced

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	- 1
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	1
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
, , ,	V
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to complete and facilities	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	\checkmark
Between 1.5km and 3km	
Over 3km	1 - 1
Walking distance to nearest local retail facilities:	
Less than 800m	
2000 and 11 000111	
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	./
	V
Between 800m and 1600m	
Over 1600m	

Constraints to Delivery	
Level of Contamination on Site:	
None	\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	
140	V
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	1.0
No	
A single TPO	
Group TPO	NT TPO 8
Is there a Public Right of Way on the site?	
, , , , , , , , , , , , , , , , , , ,	1/1
No V	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	<i>5</i> o.ao
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	✓
Francisco en el conse	
Employment Land	D
Would development of the site result in the loss of employment land?	Details
No	✓
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
	Details
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	/
oumoism imasmusture 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	/ Dotaile
Direct access to main/adopted road	✓ Via Redstone Close
Access to unadopted road/track	
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	<u> </u>
Would development of the site for residential uses be	Details
	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	✓
Incignificant or moderate compatibility issues	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Ctore C	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
100	v
No	
What is the predominant land type on the site?	Details
	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	./
, , , , , , , , , , , , , , , , , , , ,	V
Possibly, or with issues which can be resolved within 10	
years	10
No, issues which cannot be resolved	
NO, ISSUES WHICH CAHHOLDE TESOIVED	
Appropriate timeframe for development?	Details
0-5 years	\checkmark
, and the second	•
5-10 years	
10years +	
Detential Decidential Viold	
Potential Residential Yield	T . I
Appropriate Density	Total number of Dwellings
	36-60



HOUSING SITE ANALYSIS FORM

Site Address:

High Trees, Dark Lane

Site Ref:

Survey Date:

WYG06

3.9.2008





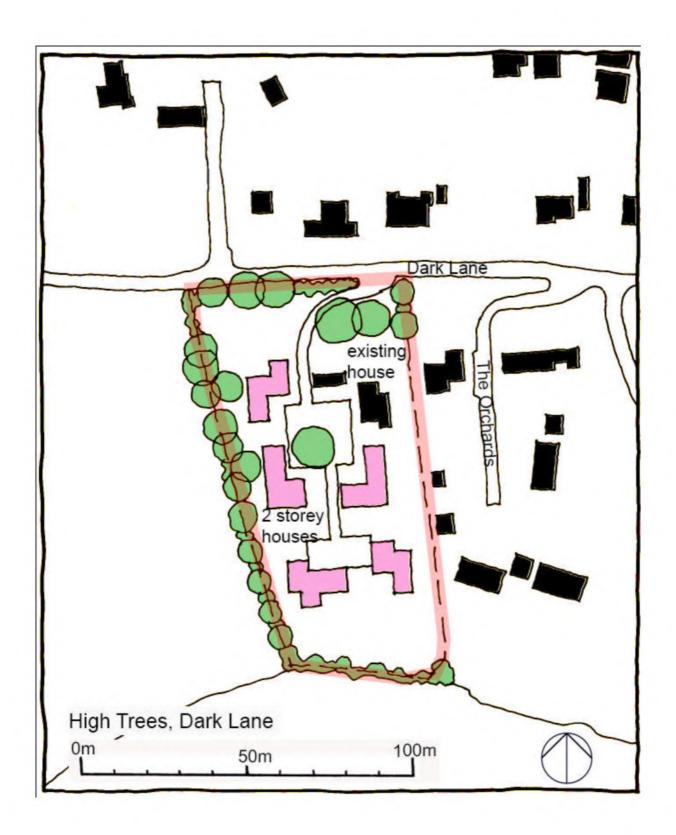
Ownership Details:	Site Area: 0.7 ha	
Bradley Design Homes	Grid Ref: SP03806218	
Current Land Use:		
Residential		
Surrounding Land Uses:		
Executive dwellings & traditional village settleme	ent development	
Character of Surrounding Area:		
Rural lane with large 4 & 5 bed dwellings	0.1	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	uission 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	
Lond of sink of Floodings	
Land at risk of Flooding	Dotoilo
Is the site in an area of known flooding risk? No: Little/no risk of flooding	Details
No. Little/110 fisk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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

Are there any Physical Constraints on site?	
No	√
	•
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	Borough of Redditch
Is there a Public Right of Way on the site?	1 0 .00
No	√
Yes	,
res	
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	
Fundament Land	
Employment Land Would development of the site result in the loss of	Details
employment land?	Details
No	√
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	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	√
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	

Highway Access Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Details
<u>' </u>	V
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	\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	
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	
Annual vista time from a few develor mant?	Deteile
Appropriate timeframe for development? 0-5 years	Details
0-3 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, omission site, other)	
New Source: (e.g. landowner, developer etc)	
Landowner	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Details:	
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
RB07 – Site could only be developed as part of a wider scheme as no independent access.	
RB08 – Some scrub land lost which is fenced off from public access.	
Access possible around 108-110 Bromsgrove Road.	

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

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

High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
No	\checkmark
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
	V
A single TPO	0.11
Group TPO	
Is there a Public Right of Way on the site?	<u> </u>
No	
Yes	\checkmark
	Dublic vieht of wearing wellt
	Public right of way is unlit,
	narrow and unappealing.
	Opportunity to incorporate a safer pedestrian route
	through the site as part of
	its design
	its design
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 Development	
Yes. No possibility of replacement provision	/
Tes. No possibility of replacement provision	✓
Employment Land	
Would development of the site result in the loss of	Details
employment land?	2.1
No	V Midro av Morteo mot
	✓ 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	* 1

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	7	
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	✓ Relocation of existing	
	business tenants could	
What is the predominant land type on the site?	slow this	
What is the predominant land type on the site? Brownfield or Greenfield within or adjacent to a settlement		
Brownfield or Greenfield within or adjacent to a settlement	slow this	
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	slow this	
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years ADR	slow this	
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years ADR Therefore available within 5 - 10 years	slow this	
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years ADR	slow this	
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	slow this	
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	slow this 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	slow this	
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	slow this 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	slow this 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	slow this 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	Details Details 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?	slow this 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? 0-5 years	Details Details 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? 0-5 years 5-10 years	Details Details 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? 0-5 years	Details Details 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? 0-5 years 5-10 years 10years +	Details Details 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? 0-5 years 5-10 years 10years +	Details Details Details 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? 0-5 years 5-10 years 10years +	Details Details Details	

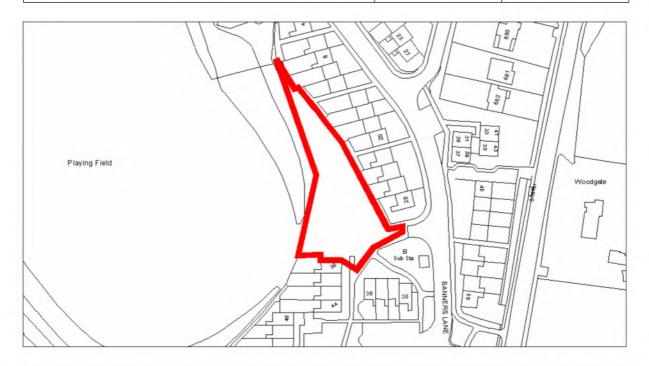
RB 003 Widney House

2.24ha



HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land off Banners LaneL4L0129.8.2008





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, or	nission site, other)	
L4L		
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:		
This site is currently being prepared for disposal under the Sites for Disposal initiative. Indicative scheme for 5 dwellings.		

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

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
, and a second s	development
Opportunity to enhance/no adverse impact	\checkmark
Advarga impact/impact but could be mitigated	<u> </u>
Adverse impact/impact but could be mitigated	1
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)	
and the state of t	V
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	✓
Between 1.5km and 3km	
Over 3km	
Malling distance to account beat and it for the	
Walking distance to nearest local retail facilities: Less than 800m	
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	

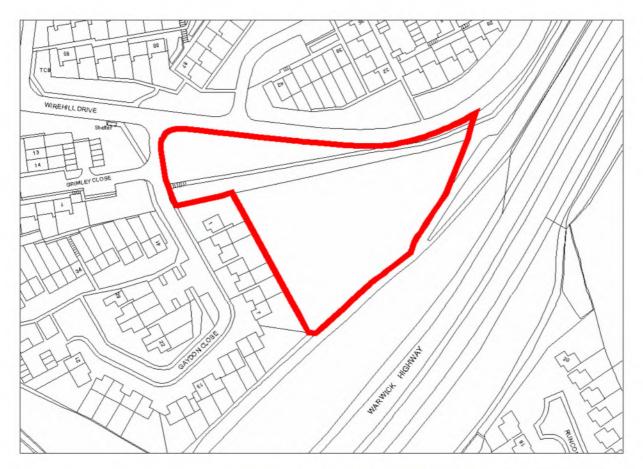
Are there any Physical Constraints on site?	
No	✓
	·
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A circle TDO	
A single TPO	
Group TPO	New Town TPO 28
Is there a Public Right of Way on the site?	
No	√
Yes	
Open Space & Recreation	
Would the site result in the loss 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	V 07-27-27-27-15-
	✓ Open space not in structured use. Site
	adjacent school playing
	fields
	1
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	√
	· ·
Yes - demonstrated that land will not come forward for	
employment uses Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
res - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	
Sufficient infrastructure in place to serve development	
· · · · · · · · · · · · · · · · · · ·	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 access	
110 000000	
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	
No, issues which cannot be resolved	
110, 100000 Willott Out Hot Do 10001400	
Appropriate timeframe for development?	Details
0-5 years	√
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
50dph would be inappropriate on this site	5



HOUSING SITE ANALYSIS FORM

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







Ownership Details:	Site Area: 0.47 ha
Redditch Borough Council	Grid Ref: SP0492 6613
Current Land Use:	
Highway verge & Open Space	
Surrounding Land Uses:	
Residential	9 1
Character of Surrounding Area:	
High density ex-corporation units	
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)
UCS	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	nils:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
Sloping site, with mature hedgerows dissecting the north of hedgerow should be retained to maidensity 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	8
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER –further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	No adverse impact if land north of hedgerow left open
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	- G
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	\checkmark
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	· ·
Less than 1.5km	\checkmark
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	- //
Between 800m and 1600m	√
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	√
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	V

Are there any Physical Constraints on site?	
No	
Vac. but can be aversome	
Yes, but can be overcome	✓
	Apparently land is made of
	unconsolidated soil from
	when highways were built -
	Investigation needed prior to
	development
	астопоринени
Yes and cannot be overcome	
Are there TPOs on site?	
No	\checkmark
A circle 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	1/0 11 11 1
	✓ Currently used be local
	kids – play football on the
	top of the site
Employment Land	<u></u>
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
	· ·
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	1
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
Infractruature constraints that would require investment to	
Infrastructure constraints that would require investment to	0
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	0.00
infrastructure required which may require Government	
arants	

Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	\checkmark
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	,
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	√
<u> </u>	•
5-10 years 10years +	
ιυγεαιο τ	1
Potential Residential Yield	<u> </u>
Appropriate Density	Total number of Dwellings
	12-20



HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land to the rear of Poplar Road ShopsUCS1.352008







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:	
Redidential/commercial	
Character of Surrounding Area:	
Generally run down appearance to the rear of st council estates	nops. An area of the town's oldest
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	uission 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:	
This site would benefit from complete regeneration been demolished. Some remaining garages are above shops is dismal with very poor lighting.	
Opportunity to enhance rear of shops and improresidents. Would suggest development to the lipplanted buffer to SWS/LNR of Foxlydiate Wood.	ne of retaining wall only to allow

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	Half of the south-western end of the site is woodland & scrubland & a part of Foxlydiate Wood (LNR & SWS). This section should not be built on.

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	

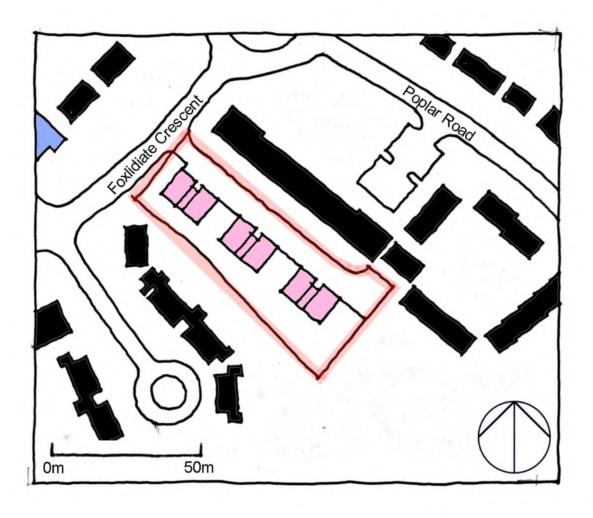
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	E 1
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – Further evaluation may be required prior to development.
Opportunity to enhance/no adverse impact	Opportunity to enhance – area in desperate need of regeneration.
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Constain shills o	
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 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	
Walking distance to nearest health facilities:	
Less than 800m	√
Between 800m and 1600m	
Over 1600m	
Constraints to Delive	
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	√
	Slope of wooded area & 15ft retaining wall
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	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	✓
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	Details
<u>'</u>	V
Access to unadopted road/track	1
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	✓
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	
A 1.1 1996	
Achievability Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	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	Dotails
,	ν
5-10 years	
10years +	
Potential Residential Yield	7.1.
Appropriate Density	Total number of Dwellings
	8 - 18

UCS 1.35 Poplar Road

0.25ha



HOUSING SITE ANALYSIS FORM

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







Ownership Details:	Site Area: 0.40 ha		
	Grid Ref: SP0156 6671		
Current Land Use:			
Scrub Land			
Surrounding Land Uses:			
Residential			
Character of Surrounding Area:			
Site nestled between church and care home			
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission 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:			
Planning permission for five dwellings with associated access drives and amenity space has been allowed on appeal with the terms of the application, Ref 2008/073/FUL.			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	√
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadivaraity Candivaraity 9 Haritana	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	\checkmark
Yes: Good hedgerows along west and south-eastern sides.	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Loud of sink of Floodings	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Details
	٧
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Ciana D	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	15. "
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER – further evaluation
impact on the existing character of the Settlement?	may be required prior to development
Opportunity to enhance/no adverse impact	development
	V
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
	./
Less than 400m (walking distance)	V
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to complete and facilities	
Access to services and facilities	
Walking distance to nearest first school: Less than 1.5km	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	\checkmark
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
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 No	√
Vos. hut can ha overcomo	
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	/
110	•
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
res - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	2 6 6 8 11 11 11 11 11 11 11 11 11 11 11 11 1
adequately served?	
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	<u> </u>
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	\checkmark

Access to unadopted road/track

No access

Compatibility with adjoining uses		
Would development of the site for residential uses be	Details	
compatible with existing and/or proposed adjoining uses?	Betans	
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)		
Ctore 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 evailable within F 10 years		
Therefore available within 5 - 10 years Green Belt		
Therefore available beyond 10 years		
Thorotore 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	=	
No, issues which cannot be resolved		
TNO, 1550E5 WHICH CATHOLDE TESOIVED		

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	5

HOUSING SITE ANALYSIS FORM

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







Ownership Details: Redditch Borough Council	Site Area: 0.20 ha 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: Outline Planning Permission: Previous Local Plan Allocation:		
Additional Information/site notes: Mix of flats and medium density housing – some possibly ex-council properties		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
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	Good hedgerows along south-eastern side
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	√
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

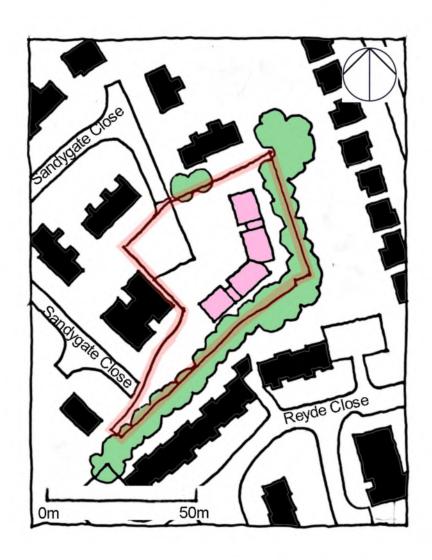
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – further evaluation may be required 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	
	<u> </u>
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	√
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	√
Between 800m and 1600m	
Over 1600m	1
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	√
Over 1600m	
Constraints to Polivery	*
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	
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
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 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	<u> </u>
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
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
· · · · · · · · · · · · · · · · · · ·	6-10

UCS 2.16 Sandygate Close

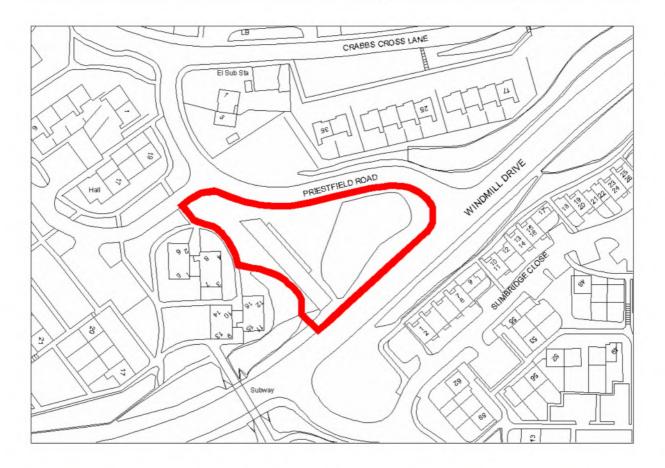
0.23ha



Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Land off Priestfield Road	UCS 3.10	29.8.2008







Ownership Details:	Site Area: 0.26 ha		
Redditch Borough Council	Grid Ref: SP0405 6430		
Current Land Use:			
Highway verge / Scrub land			
Surrounding Land Uses:			
Residential			
Character of Surrounding Area:			
Flats and elderly persons bungalows plus ex-council housing and traditional 1950's semis			
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:			
This site borders the original road from Crabbs (Windmill Drive & Priestfield Road.	Cross Lane and is flanked by		
Small area of land which would suit small developed (due to topography of site). Biodiversity issues hardly constitutes a 'meadow'.	, , , , , , , , , , , , , , , , , , , ,		

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	V
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	√
	Meadow (?) identified by
	local CPRE Chairperson
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 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	E
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	√ No adverse impact
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:	<u> </u>
Less than 800m	
Between 800m and 1600m	\checkmark
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically	

Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	√ Topography
Yes and cannot be overcome	
Too and cannot be evereding	
Are there TPOs on site?	
No	\checkmark
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No V	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
	V
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	A 1
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/adopted road	✓
Access to unadopted road/track	
No access	

Details
\checkmark

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

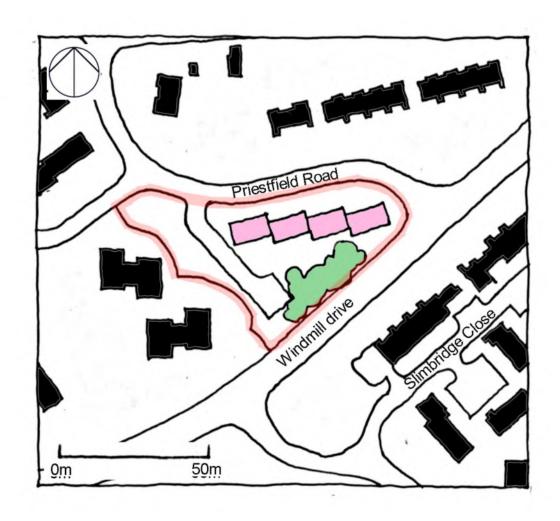
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\checkmark
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	4-13

UCS 3.10 Priestfield Road

0.26ha



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

3.9.2008 UCS 3.23 Site Ref: Land off Hunt End Lane Site Address:

Survey Date:







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 employment		
Character of Surrounding Area:		
Private 3 and 4 bedroom detached residential a	nd a small scale 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: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Some scope to develop the open areas of this site. Majority of the site is steep and wooded and would need to be retained as a buffer between residential uses & nearby industrial estate.		

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

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	\checkmark
No: No significant adverse impact on biodiversity	✓
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	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	✓ No adverse impact
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	Details
Is the site well related to a bus stop (or railway station)? Less than 400m (walking distance)	Details
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	√
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	\checkmark
Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	9
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	✓ Tank
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ New Town TPO 29
	New Town TPO 29
Is there a Public Right of Way on the site?	
No	
Yes	√
Open Space & Recreation	7
Would the site result in the loss of these facilities?	Details
No	√
	V
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	10
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	<u> </u>
·	Y
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	1
infrastructure required which may require Government	
grants Highway Access	
Highway Access	Datalla
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	
	1

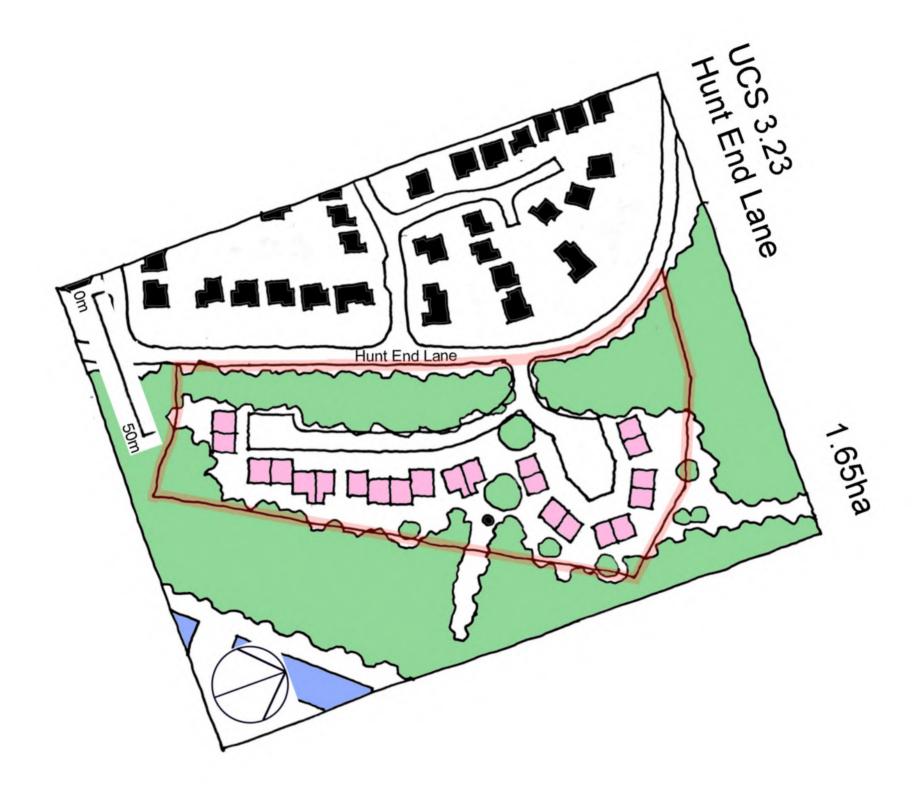
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	• • • • • • • • • • • • • • • • • • •
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered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

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	

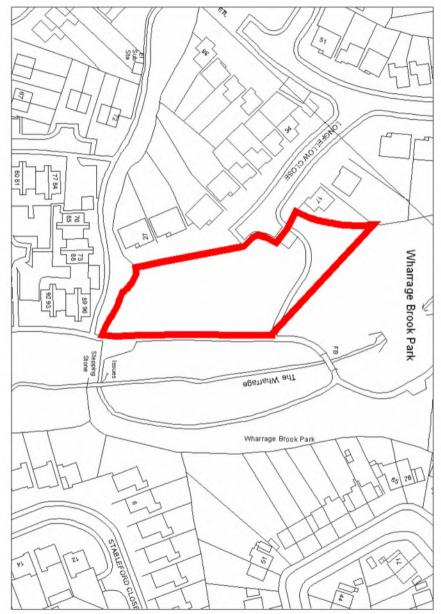
Appropriate timeframe for development?	Details
0-5 years	\checkmark
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
Development at 30 dph+ may not be appropriate due to net	22-70
developable area of site. Further investigation needed.	



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

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







Ownership Details:	Site Area: 0.30 ha	
Redditch Borough Council	Grid Ref: SP03456517	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Residential	1	
Character of Surrounding Area:		
1990's 3 and 4 bed private houses		
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: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Part of Wharrage Brook Park.		
Site gently slopes towards the public footpath along The Wharrage. The Close finishes short on this side of the road with an additional 5 dwellings on the opposite side with open views on to this site. Would suggest that a single row of about 5 dwellings on this site would balance the street scene without overcrowding existing layout.		

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	Being an area of grassland, will soak up water and minimise flooding - especially important as on a slope leading down to a brook
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	

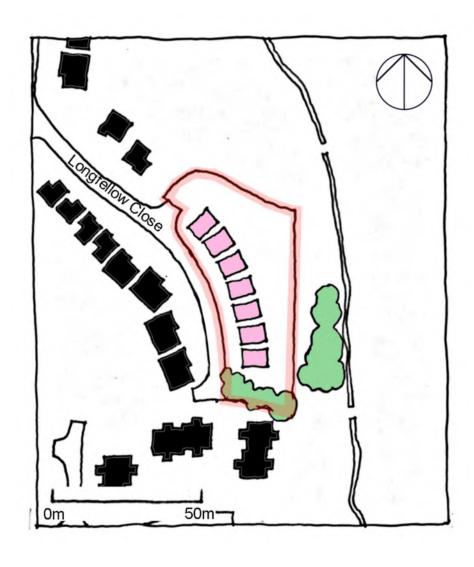
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	<u></u>
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	√
	No adverse impact
Adverse impact/impact but could be mitigated	V
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:	<u> </u>
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?	
No	
Yes, but can be overcome	√
	Need to check flooding –
	could be why site hasn't
Was and associate associate	been developed in the past
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
	Footpath joins footpath
	along The Wharrage
	along The Whallage
Open Space & Recreation – Part of Wharrage Brook Park O	non Space
Would the site result in the loss of these facilities?	Details
No	Details
Yes, but indication of replacement provision possible	
Yes, but indication of replacement provision possible	✓
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	Acts as a huffer between
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	Acts as a buffer between
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	housing, woodland strip
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	housing, woodland strip and the brook.
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	housing, woodland strip and the brook. Open space, but has no
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	housing, woodland strip and the brook. Open space, but has no high recreational value –
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	housing, woodland strip and the brook. Open space, but has no high recreational value – May need to investigate site
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	housing, woodland strip and the brook. Open space, but has no high recreational value – May need to investigate site for habitats prior to
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	housing, woodland strip and the brook. Open space, but has no high recreational value – May need to investigate site
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	housing, woodland strip and the brook. Open space, but has no high recreational value – May need to investigate site for habitats prior to
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	housing, woodland strip and the brook. Open space, but has no high recreational value – May need to investigate site for habitats prior to
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	housing, woodland strip and the brook. Open space, but has no high recreational value – May need to investigate site for habitats prior to development
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development Yes. No possibility of replacement provision Employment Land	housing, woodland strip and the brook. Open space, but has no high recreational value – May need to investigate site for habitats prior to development
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land?	housing, woodland strip and the brook. Open space, but has no high recreational value – May need to investigate site for habitats prior to development
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land?	housing, woodland strip and the brook. Open space, but has no high recreational value – May need to investigate site for habitats prior to development
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses	housing, woodland strip and the brook. Open space, but has no high recreational value – May need to investigate site for habitats prior to development
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses	housing, woodland strip and the brook. Open space, but has no high recreational value – May need to investigate site for habitats prior to development
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses	housing, woodland strip and the brook. Open space, but has no high recreational value – May need to investigate site for habitats prior to development
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses	housing, woodland strip and the brook. Open space, but has no high recreational value – May need to investigate site for habitats prior to development
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity	housing, woodland strip and the brook. Open space, but has no high recreational value – May need to investigate site for habitats prior to development Details
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land? 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	housing, woodland strip and the brook. Open space, but has no high recreational value – May need to investigate site for habitats prior to development
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity	housing, woodland strip and the brook. Open space, but has no high recreational value — May need to investigate site for habitats prior to development 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	<u> </u>
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	\checkmark
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Compatibility with adjoining uses Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses? No compatibility issues	√
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C Availability	
Is the site immediately available for development?	
Yes	
No	✓
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	√
ADR Therefore available within 5 - 10 years	
Green Belt Therefore available beyond 10 years	
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	<u> </u>
5-10 years	,
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	7-15

UCS 3.43 Longfellow Close

0.30ha



Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Site Address:

UCS 4.36

Site Ref:

Survey Date:

27.8.2008

Land between Brooklands Lane & Offenham 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-corporation homes (opposite but screened from view)		
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: Outline Planning Permission: Previous Local Plan Allocation:		
Additional Information/site notes: Site flat with gentle slope NW-SE. Would offer residential area. Possibly access off southern edge of site and wireroute bridleway.		

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	
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	
Londot viele of Flooding	
Land at risk of Flooding s the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	
•	V
∕es:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
2016 2 Low to median how (magation to be explored)	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – Further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	No adverse impact
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	

	<u> </u>
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	Navy Tayya TDO 04
le there a Dublic Dight of Way on the cite?	New Town TPO 21
Is there a Public Right of Way on the site?	
Yes	√
	Bridleway along southern & western boundaries
Open Space & Recreation	7
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development	Bridle path could be excluded from development area – no other uses visual
	on site
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
	,
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	√
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	

Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	1
· ·	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?	_ 5.55
No compatibility issues	/
The companionity located	V
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 prodominant land type on the site?	Details
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	\checkmark
Describly or with issues which can be received within 10	
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
	D
Appropriate timeframe for development?	Details
0-5 years	√
5-10 years	
10years +	
Detential Decidential Viold	
Potential Residential Yield	T
Appropriate Density	Total number of Dwellings
	40-57

UCS 4.36 Brooklands Lane

1.7ha



Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

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, om UCS New Source: (e.g. landowner, developer etc)	ission site, other)
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: Outline Planning Permission: Previous Local Plan Allocation:	iils:
Additional Information/site notes: Semi natural space approached via un-adopted Access issues with visibility splay for road servin 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	✓
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	\checkmark
	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)	\checkmark
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to complete and facilities	
Access to services and facilities	
Walking distance to nearest first school:	
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	4
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	√
Between 800m and 1600m	1 10
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	1
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	
	6
Yes, but can be overcome	

Yes and cannot be overcome	\checkmark
	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	\checkmark
Yes	
100	
Open Space & Recreation — Site is not currently open to the	e public
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	•
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	√

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	/
	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	\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	

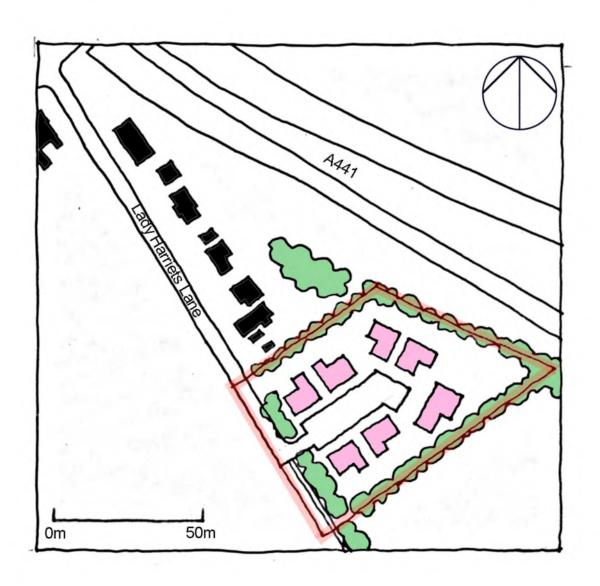
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\checkmark
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
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
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 comparison to the surrounding area, but is not s	
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:	
This site, 8.47 and western part of 8.10 – assess has been dropped.	sed together. Eastern part of 8.47
Site does not benefit from natural hedgerows alo Close, so there is little to stop traffic noise. Wou ETL as beyond this, land drops significantly awa	ld suggest development only up to
Part of site to east is dense undergrowth which interest as it is thought to be the remains of an o	

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	_ 3160

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)	\checkmark
	Good area of scrub habitat, old orchard habitat & grass land habitat. Old remnant garden & silt possible – historic interest
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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	

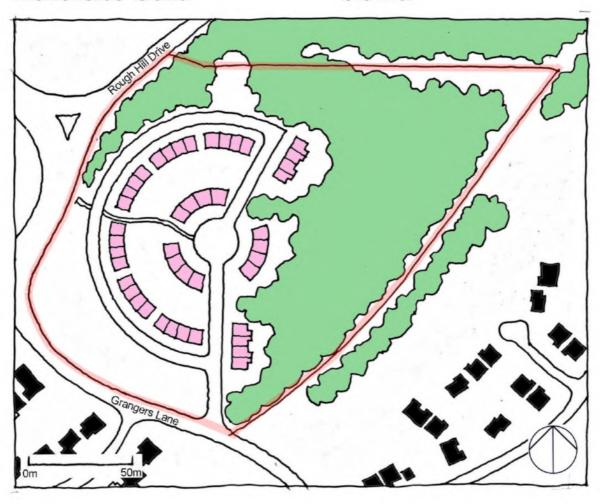
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	4
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER should be contacted prior to development - sensitive area
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	
	V
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	_/
	V
Yes	
Ones Cress & Beautities	
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	√
	Investigate whether Woodrow Drive could be enhanced – open space & recreation
Employment Land	D
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	
is a second of the second of t	
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	1 5
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	\checkmark
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Botano
No compatibility issues	
40 compatibility issues	V
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
site for resideritial)	
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	1
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	
Describition and discourse which were because the discourse A.O.	
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
Development at 30 dph + may be inappropriate due to the	44-99

UCS 8.10 McDonalds Island

3.04ha



HOUSING SITE ANALYSIS FORM

Site Address:

, nd

Survey Date:

Playing field, Dingleside middle school & Land to the rear of 1-11 Auxerre Avenue

UCS 8.38

Site Ref:

19.9.08







Ownership Details: Worcestershire County Council & Redditch Borough Council	Site Area: 3.95 ha 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 sometimes with Woodrow (1960's new town corporation housing of Redditch	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om UCS & additional LP3 site New Source: (e.g. landowner, developer etc)	nission site, other)
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: Outline Planning Permission: Previous Local Plan Allocation:	nils:
Additional Information/site notes: Disused school site incorporating its playing field already subject of a development brief. Potentia of site as a whole which could provide S106 moradjacent.	I for comprehensive development

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	9
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 – sensitive area
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:	1
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	✓
Between 800m and 1600m	<u> </u>
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	
	V
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No No	√
A single TPO	•
Group TPO	
Is there a Public Right of Way on the site?	
is there a rubiic right of way on the site:	
No	
Yes ✓	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	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	
The state of the s	V
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Details
No	\checkmark
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	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 is a stratagic	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	√
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	./
The companionity located	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	V
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	√
Describly or with issues which can be recolved within 10	·
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
ino, issues which callifor be resolved	
Appropriate timeframe for development?	Details
0-5 years	V
5 5 ,555	V
5-10 years	
10years +	
Determined Desidential VIIII	
Potential Residential Yield	Total number of D. III
Appropriate Density	Total number of Dwellings
	77-129

UCS 8.38 Dingleside Middle School





HOUSING SITE ANALYSIS FORM

Site Address:

Land to the rear of Watery Lane & Ravensmere

Road

Site Ref:

UCS 9.1

Survey Date:

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: 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	1
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	V
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 of sink of Flooring	
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 Z Low to median hisk (magation 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	3
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	HER – Further evaluation
	may be required prior to
	development
Adverse impact/impact but could be mitigated	\checkmark
Significant adverse impact that cannot 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	
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	
Less than oddin	
Between 800m and 1600m	\checkmark
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	1
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	
I INO	
INO	✓
Yes, but can be overcome	√
	√
Yes, but can be overcome Yes and cannot be overcome	√
Yes, but can be overcome Yes and cannot be overcome Are there TPOs on site?	✓
Yes, but can be overcome Yes and cannot be overcome Are there TPOs on site? No	✓
Yes, but can be overcome Yes and cannot be overcome Are there TPOs on site? No A single TPO	✓
Yes, but can be overcome Yes and cannot be overcome Are there TPOs on site? No A single TPO Group TPO	✓
Yes, but can be overcome Yes and cannot be overcome Are there TPOs on site? No A single TPO	✓

Vac	
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	\checkmark
Employment Land - Land of high recreational & ame	
Would development of the site result in the loss of employment land?	Details
No	/
110	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 Conseits	
Infrastructure Capacity	Deteile
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	
Sufficient infrastructure in place to serve development	
· · · · · · · · · · · · · · · · · · ·	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	
Composibility with a dialogue as a con-	
Compatibility with adjoining uses	D-4-!!-
Would development of the site for residential uses be 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)	

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	2
Appropriate Density	Total number of Dwellings
	13 - 22

UCS 9.1 Ravensmere Close 0.67_{ha} Ravensmere Road



Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix B - Excluded Sites

Date: 27 March 2009

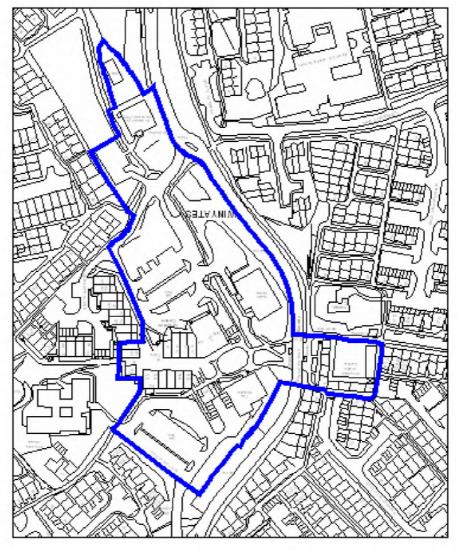
0908 ref: 0558





HOUSING SITE ANALYSIS FORM

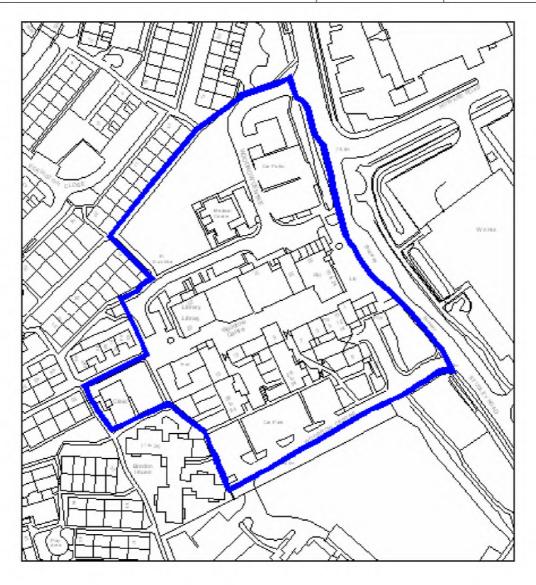
Survey Date:	Site Ref:	Site Address:
Not surveyed	C20S	Winyates District Centre



Ownership Details:	Site Area: 2.55 ha
Redditch Borough Council	Grid Ref: SP0723 6721
Current Land Use:	
District Centre	
Surrounding Land Uses:	
Residential	
Character of Surrounding Area:	
Dated New Town District Centre in need of rege	neration
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)
Core Strategy Strategic Site	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	nils:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
District Centre should ideally be redeveloped in District Centre. However, given the number of rewithin the District Centre, it is unlikely that redevenumber of units.	esidential units currently situated

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Woodrow District Centre	CS04	Not surveyed



Ownership Details: Redditch Borough Council	Site Area: 2ha Grid Ref: SP0585 6550
Current Land Use: District Centre	
Surrounding Land Uses: Employment and Residential	
Character of Surrounding Area: Dated New Town District Centre in need of rege	eneration
Previous Source: (e.g. BORLP3, UCS, WYG Report, or Core Strategy Strategic Site	nission site, other)
New Source: (e.g. landowner, developer etc) Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: Outline Planning Permission:	ails:
Additional Information/site notes: District Centre should ideally be redeveloped in District Centre. However, given the number of rewithin the District Centre, it is unlikely that redevenumber of units.	esidential units currently situated

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Hewell Road swimming baths	WYG01	Not surveyed

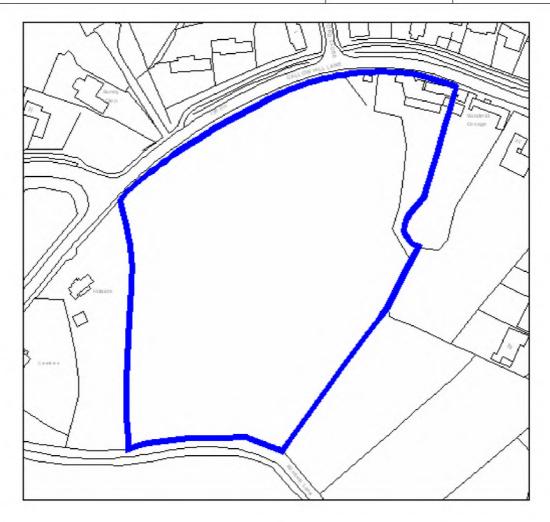


Ownership Details:	Site Area: 0.49 ha
Redditch Borough Council	Grid Ref: SP0340 6808
Current Land Use:	
Swimming baths	
Surrounding Land Uses:	
Residential	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	nission site, other)
WYG Report	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	ils:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
Within Flood Zone 3	

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)	
Diadhaanta Oo dhaanta a Hartana	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	\checkmark
Yes:	
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 viet of Flanding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
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	√

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Windmill Cottage, Callow Hill Lane, Callow HillRB01Not surveyed



Ownership Details:	Site Area: 2.23 ha	
DRS Developments (UK) Ltd	Grid Ref: SP0273 6483	
Current Land Use:		
Open space		
Surrounding Land Uses:		
Rural		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc) Landowner		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	nils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Site falls within Callow Hill Ridge area		

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	✓ Site falls within Callow Hill Ridge area
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	

HOUSING SITE ANALYSIS FORM

Site Address:

Between Tookeys Farmhouse and Doebank
House/ Badgerbrook Close, Astwood Bank

Site Ref:

RB06

19.9.08



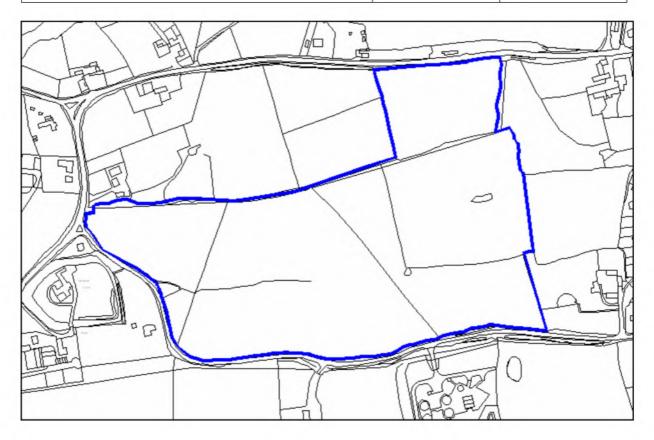




Ownership Details:	Site Area: 2.50 ha		
Mr A Goldrick	Grid Ref: SP0401 6191		
Current Land Use:			
Green Belt paddock land			
Surrounding Land Uses:			
Green Belt and residential			
Character of Surrounding Area:			
Older, more affluent part of Redditch. Astwood Esettlement.	Bank is a sustainable rural		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) New Source: (e.g. landowner, developer etc) Landowner			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Green Belt – refer to Green Belt Study.			
Site has unrestricted views from a prominent ridgeline over lower lying Worcestershire countryside. Views into the site would be compromised by development of this site.			

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

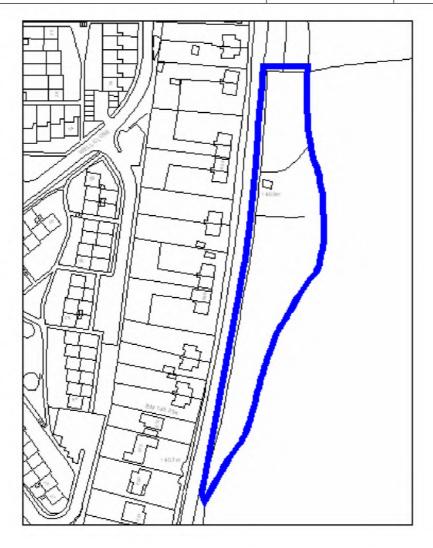
Site Address:	Site Ref:	Survey Date:
Land at Astwood Lane, Astwood Bank	RB08	Not surveyed



Ownership Details:	Site Area: 11.55 ha		
Mr Cockburn	Grid Ref: SP0344 6236		
Current Land Use:			
Agriculture			
Surrounding Land Uses:			
Rural			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Landowner			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

Stage A	Dataila
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	

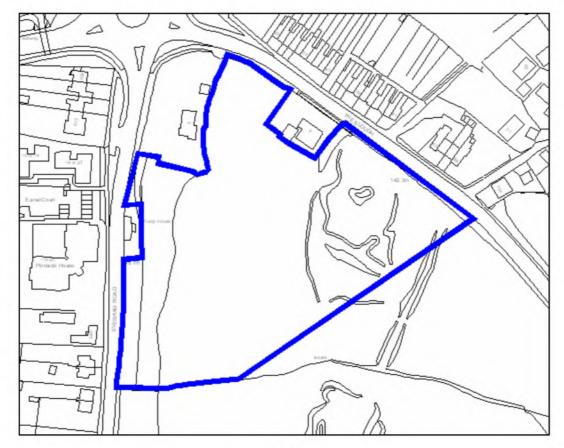
Site Address:	Site Ref:	Survey Date:	
Land to the east of Evesham Road	RB10	Not surveyed	



Ownership Details:	Site Area: 0.55 ha			
Mr Porter & Mr Matthews	Grid Ref : SP0430 6412			
Current Land Use:				
Green Belt				
Surrounding Land Uses:				
Residential and Green Belt				
Character of Surrounding Area:				
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)				
New Source: (e.g. landowner, developer etc) Landowr	ner			
Relevant Planning History: (including most recent ownership details)				
Detailed Planning Permission: Det	ails:			
Outline Planning Permission:				
Previous Local Plan Allocation:				
Additional Information/site notes:				

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

Site Address:	Site Ref:	Survey Date:
Land south of The Slough and east of	RB11	29.8.2008
Evesham Road		



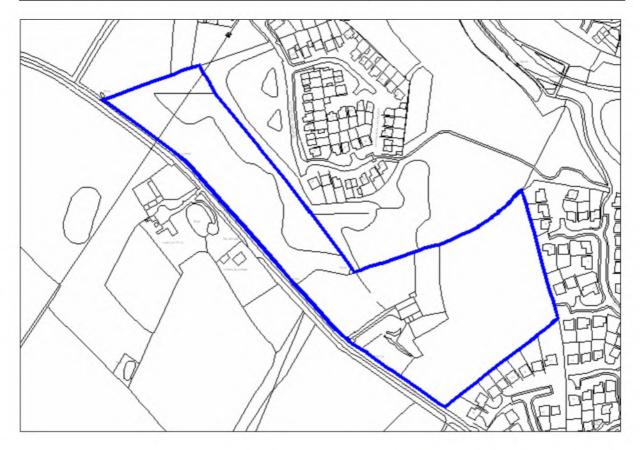




Ownership Details:	Site Area: 1.85 ha
Mr Porter & Mr Matthews	Grid Ref: SP0437 6429
Current Land Use:	
Current Land Ose.	
Green Belt	
Surrounding Land Uses:	
Residential and Green Belt	
Character of Surrounding Area:	
Busy/ noisy traffic island junction and o	older character residential areas
Previous 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: \Box	Details:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
is a haven for wildlife (buzzards and oth Topography gently undulates with heave	st traffic islands (Crabbs Cross junction), this her species spotted during site visit). vily wooded area along Evesham Road. This bility would be a major issue into and out of

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)	
Diadiyoraity, Caadiyoraity, 9 Haritaga	
Biodiversity, Geodiversity & Heritage s a scheduled Ancient Monument located on the site?	Details
res: Site will be discounted	Details
lo: Does the site fall within or significantly affect any other ite of designated international, regional or local value, or ffect habitat for protected flora or fauna? Does the site ffect trees, hedgerows or areas of ancient woodland not ubject to statutory protection?	√
lo: No significant adverse impact on biodiversity	
es:	
Opportunity to enhance/no significant adverse impact	
ignificant adverse impact (mitigation to be explored)	\checkmark
significant adverse impact – site will be discounted unless it an be demonstrated that mitigation can be successfully introduced	
and at risk of Flooding	
s the site in an area of known flooding risk?	Details
o: Little/no risk of flooding	\checkmark
es:	
one 1 – Little or no risk	
one 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be lemonstrated that mitigation can be successfully introduced	

Site Address:	Site Ref:	Survey Date:
Land north of Love Lyne	RB12	Not surveyed



Ownership Details:	Site Area: 3.96 ha	
Mr Porter, Mr Matthews & Mr Styler	Grid Ref: SP0293 6436	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Residential and rural	6.0	
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc) Landowner		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Site falls within Callow Hill Ridge area		

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

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land off Dagnell End RoadRB138.9.2008



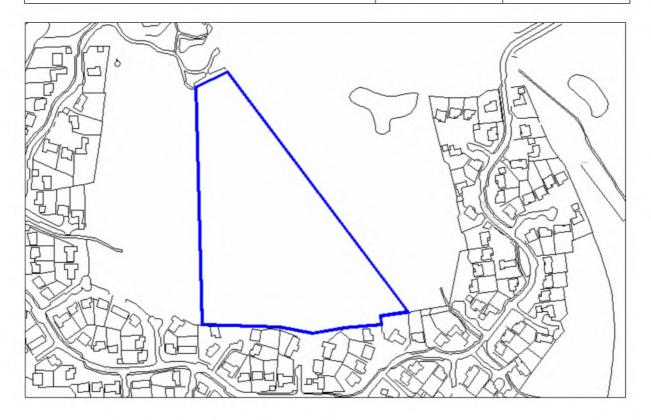




Ownership Details: RSM Leisure Ltd	Site Area: 2.39 ha Grid Ref: SP0431 6935	
Current Land Use:		
Open Space – Arrow Valley Park Surrounding Land Uses: Parkland, pub/restaurant & motel, ribbon housing development		
Character of Surrounding Area: Edge of town settlement with semi-rural feel	gueresepmem	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc) Landowner Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details: Outline Planning Permission:		
Additional Information/site notes:		
Residential development is inappropriate within AVP in this location. No residential development exists within the Park in this location for future development to be considered as a natural extension to existing development		

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	Development would compromise integrity of AVP. Good hedgerows all around large meadow. Some mature oaks along western boundary. Good biodiversity in scrub habitat
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	✓

Site Address:	Site Ref:	Survey Date:
Driving Range, Hither Green Lane	RB14	8.9.2008



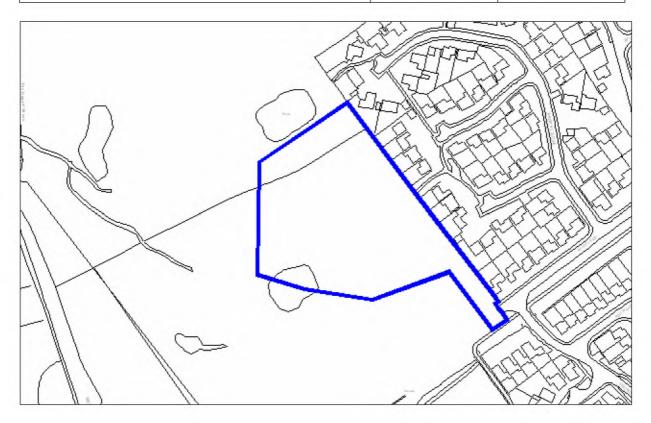




Ownership Details: RSM Leisure Ltd	Site Area: 3.36ha Grid Ref: SP0480 6922		
Current Land Use:			
Open Space – driving range			
Surrounding Land Uses:			
Golf course, leisure facilities and private golf course	ırse		
Character of Surrounding Area:			
1980's houses wrapping around private golf cou	irse		
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)		
New Source: (e.g. landowner, developer etc) Landowner	ər		
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	nils:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Land within AVP. Existing residential development wraps around golf course facilities, development here would intrude into the boundary formed by the housing to the golf course. Driving range open to public use as well as club members. Inappropriate intrusion into existing park land in a long established development.			
Site struggles with drainage.			

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	Dataile
Is a scheduled Ancient Monument located on the site? Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
subject to statatory protestion.	
No: No significant adverse impact on biodiversity	
No: No significant adverse impact on biodiversity Yes:	√
No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)	√
No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact	✓
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	√
No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding	√ Details
No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk?	
No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding	
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	
No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes:	

Site Address:	Site Ref:	Survey Date:
Land off Rush Lane	RB15	3.9.2008





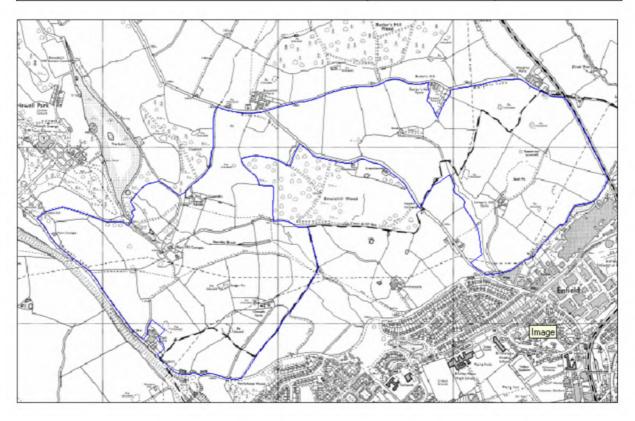


Ownership Details:	Site Area: 0.53 ha	
RSM Leisure Ltd	Grid Ref: SP0549 6895	
Current Land Use:		
Open Space - AVP		
Surrounding Land Uses:		
Residential and park land		
Character of Surrounding Area:		
Edge of residential estate and within managed p	park land	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc) Landowner		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Site approached via private 3 & 4 bed dwellings. Development of this site would intrude into park land beyond the natural boundary formed by the existing residential development.		

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	Rough wet grassland area adjacent to river and pond. Excellent habitat for amphibians, newts and snakes.
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

Site Address:	Site Ref:	Survey Date:
Brockhill Expansion Site, Redditch	RB16, 17, 18 &	Sept 2008
	40	



Ownership Details:	Site Area: 230 Ha		
c/o RPS Group	Grid Ref : SP0236 6908		
Current Land Use:			
Agricultural commercial	* 1		
Surrounding Land Uses:			
Agricultural / residential / employment			
Character of Surrounding Area:			
M The site is located to the northwest of Redditch and extends from the railway line in the east to the Bromsgrove Highway in the west. The extensive site encompasses woodland and agricultural land designated predominantly as green belt with half the site classified as a landscape protection area.			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Develope	r		
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	ils: It is not believed that the site has any detailed residential planning history.		
Outline Planning Permission:			
Previous Local Plan Allocation:	Green Belt /LPA		
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)	This site was considered in the WYG Phase 2 Growth Option 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)	Likely Biodiversity issues through woodland and other natural habitate Ecology Report and further investigations into mitigation of impact.
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	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	Partial Flood zone issues within the site.

issues within the site.

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	3
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:	7.1
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities: Less than 800m	
Less than 600m	
Between 800m and 1600m	\checkmark
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

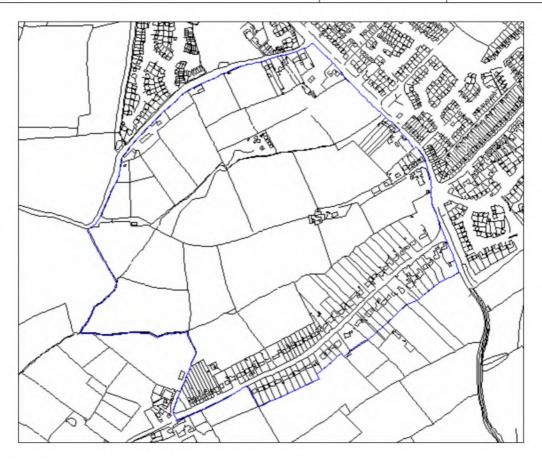
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	✓ (Presumed)
Yes and cannot be overcome	(i rodanica)
Are there TPOs on site?	1
No	
A single TPO	✓
Group TPO	
Is there a Public Right of Way on the site?	Ī
No	
Yes	✓
Open Space & Recreation Would the site result in the loss of these facilities?	Dotoilo
No	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	
- control processing of replacement processing	
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	Potential sewage issues may require a pumping
	station or STW.
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	D-1-1-
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	
103	V
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green Belt	\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	
103, or 133de3 which earl be resolved within 5 years	V
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
	DEIAIIS

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

5-10 years 10years +

Site Address:	Site Ref:	Survey Date:
Webheath ADR, Redditch	RB19	Sept 2008



Ownership Details:	Site Area: 28 ha		
Taylor Wimpey / David Wilson	Grid Ref: SP03376537		
Current Land Use:			
Agricultural			
Surrounding Land Uses:			
Agricultural / 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 environment with mature trees and hedgerows situated throughout the site. Residential property is situated to the north, east and southern boundaries.			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Develope	ı		
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	hils: It is not believed that the site has any detailed residential planning history.		
Outline Planning Permission:			
Previous Local Plan Allocation:	ADR		
Additional Information/site notes:			
This site was considered by the WYG Growth S sequentially less preferable than other locations services and the town centre and the impact on surrounding the site.	due to its location in relation to		

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)	Location assessed as part of the WYG Growth Options 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	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 Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Details

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

Ctoro 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	Details
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	\checkmark
	·
Adverse impact/impact but could be mitigated	
Cinnificant advance impact that connet 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)	<u> </u>
	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 perpet level retail facilities:	
Walking distance to nearest local retail facilities: Less than 800m	
Between 800m and 1600m	
Detween oom and room	
Over 1600m	$\overline{\hspace{1cm}}$
Welling distance to persent health facilities:	•
Walking distance to nearest health facilities: Less than 800m	
Less than oddin	
Between 800m and 1600m	
Over 1600m	\checkmark
Constraints to Delivery	
Level of Contamination on Site:	
None	<u> </u>
	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	✓ Biodiversity
Was and a good by a consequent	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TDO	
A single TPO Group TPO	
Gloup 11 G	▼
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	✓ Allotments
	Allotinents
Employment Land	
Employment Land Would development of the site result in the loss of	Details
Employment Land Would development of the site result in the loss of employment land?	Details
Would development of the site result in the loss of	Details 🗸
Would development of the site result in the loss of employment land? No	Details <
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for	Details
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses	Details 🗸
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses	Details
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses	Details 🗸
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses	Details ✓
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing	Details Details
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	✓
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	✓
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	✓
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	✓
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer	✓
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	✓
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions Significant infrastructure constraints, i.e. strategic	✓
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development 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	✓
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development 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	✓
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development 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	✓
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses 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	Details
Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses 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

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

Stage C	
Availability	
Is the site immediately available for development?	
Yes	\checkmark
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
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	$\overline{\hspace{1cm}}$
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
	0

HOUSING SITE ANALYSIS FORM

Site Address:

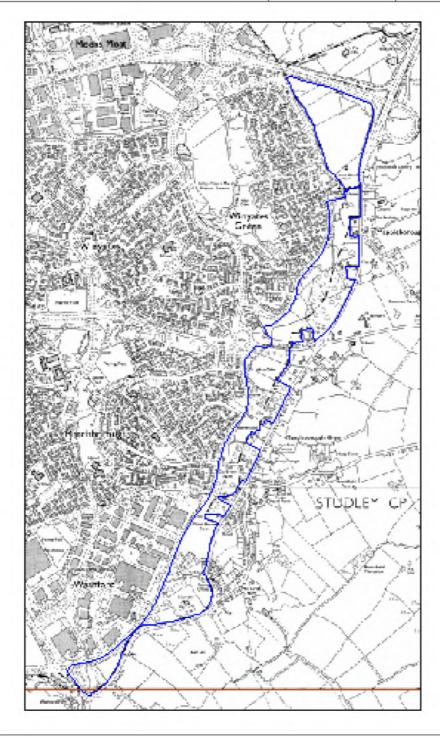
A435 ADR land parcels Redditch, additional land within Warwickshire adjacent A435 ADR and Winyates Green Triangle

Site Ref:

RB20, RB21, RB25, RB26, RB27, RB28 & RB39

Survey Date:

Sept 2008



Ownership Details:	Site Area: 48 ha		
English Partnerships	Grid Ref : SP0811 6655		
Current Land Use:			
Agricultural / Forestry / Open Space			
Surrounding Land Uses:			
Agricultural / Residential			
Character of Surrounding Area: These parcels of land form the A435 ADR and Winyates Green Triangle. The sites form a green boundary to Redditch with significant tree planting and woodland areas screening the town from the main A435. The site forms a green barrier between Mappleborough Green and the main Redditch conurbation.			
The Winyates Triangle site is bounded to the north and east by the main A435 and dual carriageway to Redditch centre. The site slopes from the north east corner down to the southwest and can be characterised as agricultural land with few mature trees or hedgerows.			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) New Source: (e.g. landowner, developer etc) Developer			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	ils: It is not believed that the site has any detailed residential planning history.		
Outline Planning Permission:			
Previous Local Plan Allocation:	ADR		
Additional Information/site notes: This site was considered by the WYG Growth Study but was considered sequentially less preferable than other locations due to its strategic value as a green buffer to the western edge of Redditch and to avoid coalescence of Mappleborough Green with Redditch. Winyates Green Triangle was considered by the WYG Growth Study but was considered sequentially less preferable than other locations for residential development. The good highways access and strategic location to the motorway			
and trunk road network make this a good candidate for employment use.			

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)	Location assessed as part of the WYG Growth Options 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	Substantial green areas including allotments and mature woodlands cover much of the site would be lost if development was allowed.

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	✓ Partial risk at southern tip of ADR
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	
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
, and pass passes again	
Significant adverse impact that cannot be mitigated	
Oignineant adverse impact that earlier be miligated	
0 4 1 1 1114	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
g to the state of	V
Between 400m and 800m (walking distance)	
Detween 400m and 000m (waiking distance)	
Over 200 m (veilling distance) on in effective coming	
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	
Detween Lokin and okin	
Over 3km	
Over Skill	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	\checkmark
	•
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
	V
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 sito?	
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	\checkmark
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	✓ Allotments
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	√
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

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

Stage C Availability	
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	\checkmark
Therefore available within 5 - 10 years	•
Green Belt	
Therefore available beyond 10 years	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 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
	0

HOUSING SITE ANALYSIS FORM

Site Address:

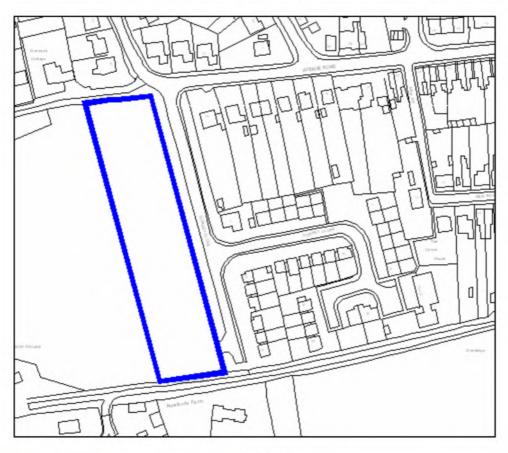
Land off Gorsey Close, Astwood Bank

Site Ref:

Survey Date:

RB22

18.9.2008



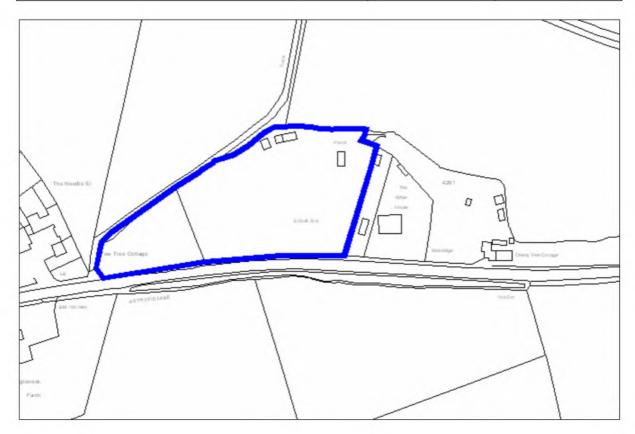




Ownership Details:	Site Area: 0.59 ha	
R Simmonds	Grid Ref: SP0412 6192	
Current Land Use:		
Agricultural		
Surrounding Land Uses:		
Residential and Green Belt	1	
Character of Surrounding Area:		
Older, more affluent part of Redditch. Astwood Bank is a sustainable rural settlement		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc) Landowner		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Green Belt – refer to Green Belt Study.		
Site is adjacent to the village settlement within Redditch's Green Belt. The northern half of the site has unrestricted views from a prominent ridgeline over lower lying Worcestershire countryside. Views into the site would be compromised by development. Southern half of site is screened from open views by a mature tree line.		

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	
res:	
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	
s the site in an area of known flooding risk?	Details
o: Little/no risk of flooding	\checkmark
/es:	
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	

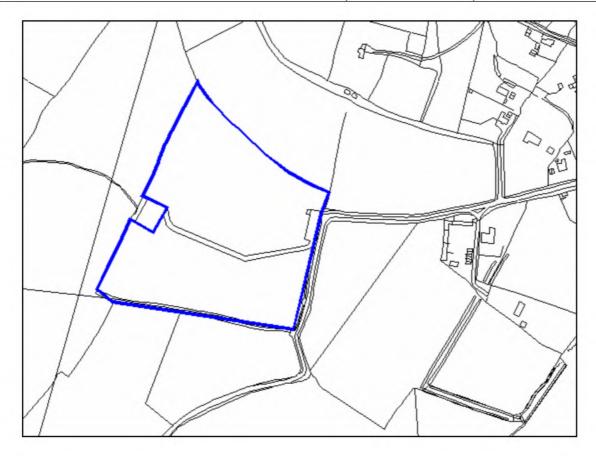
Site Address:	Site Ref:	Survey Date:
The White House, Astwood Lane, Astwood Bank	RB24	Not surveyed



Ownership Details:	Site Area: 0.65 ha		
K Wilson	Grid Ref: SP0333 6261		
Current Land Use:			
Unused			
Surrounding Land Uses:			
Green Belt			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Landowner			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

Stage A	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:	
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	

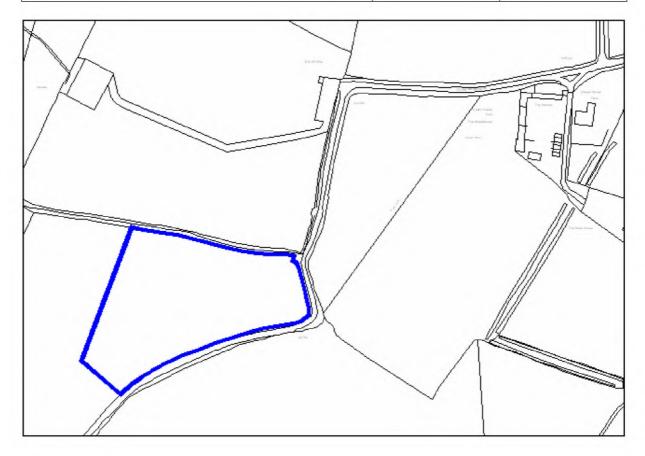
Site Address:	Site Ref:	Survey Date:
Blaze Lane, Hunt End	RB29	Not surveyed



Ownership Details:	Site Area: 3.71 ha		
Mr Newbould, Mrs Saunders, Mrs Powell, Miss Newbould	Grid Ref: SP0268 6384		
Current Land Use:			
Unused			
Surrounding Land Uses:			
Green Belt			
Character of Surrounding Area:			
Rural			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Landowner			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

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)	
Piodivarsity Coodivarsity & Haritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Dotails
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	

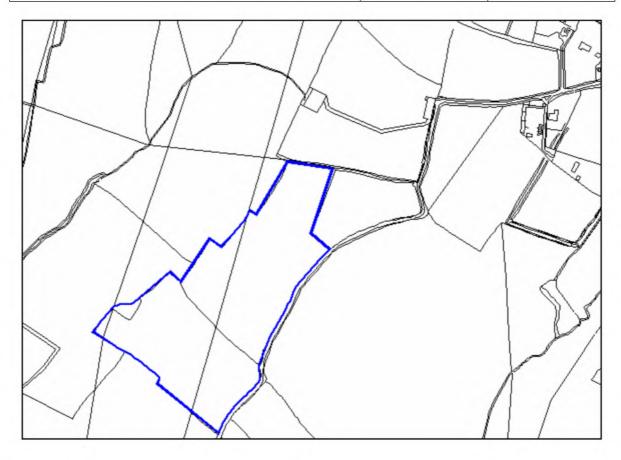
Site Address:	Site Ref:	Survey Date:
Blaze Lane, Hunt End	RB30	Not surveyed



Ownership Details:	Site Area: 1.17 ha		
Mr Newbould, Mrs Saunders, Mrs Powell, Miss Newbould	Grid Ref: SP0267 6370		
Current Land Use:			
Unused			
Surrounding Land Uses:			
Green Belt			
Character of Surrounding Area:			
Rural			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Landowner			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	√
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadiransity Candinansity O Hauttons	
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	(1)
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	

Site Address:	Site Ref:	Survey Date:
Blaze Lane, Hunt End	RB31	Not surveyed

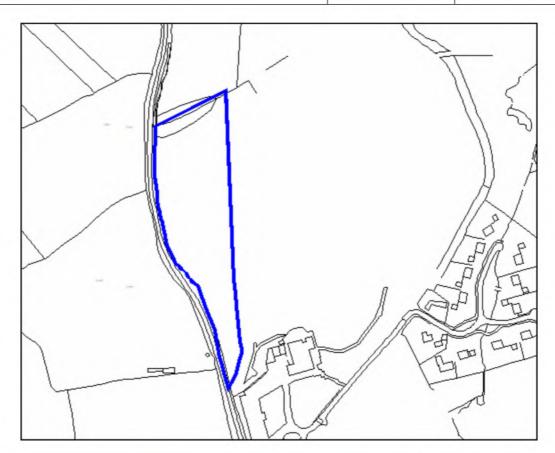


Ownership Details:	Site Area: 6.31 ha		
Mr Newbould, Mrs Saunders, Mrs Powell, Miss Newbould	Grid Ref: SP0248 6356		
Current Land Use:			
Unused			
Surrounding Land Uses:			
Green Belt			
Character of Surrounding Area:			
Rural			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Landowner	er		
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	ails:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

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

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Redditch Golf Club, Green Lane, Callow HillRB343.9.2008





Ownership Details:	Site Area: 1.49 ha	
Golf Club & English Partnerships	Grid Ref: SP0208 6572	
Current Land Use:		
Recreation	- 1	
Surrounding Land Uses:		
Golf course and Green Belt – rural feel to surrou	ınding area	
Character of Surrounding Area:		
Mix of 1960's & 1990's housing. Part of site bor	ders school playing field.	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc) Landowner		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Practice strip – rising land. Views into and out of Green Belt opposite.		
This area of open space softens the transition from built up urban area to Green Belt and development in this location is considered inappropriate. With respect to access issues, additional traffic in the vicinity could not be accommodated by Green Lane or its junction with Crumpfields Lane. Upgrading the lane would destroy the rural character of the area.		

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	Good hedgerow along western boundary and area of woodland at northern end which should be protected from development
Land at risk of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Details /

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

Stage B	
Other Environmental Issues:	0.0
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)	<u> </u>
, , , , , , , , , , , , , , , , , , ,	* * * * *
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	<u> </u>
	•
Constraints to Delivery	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	\checkmark
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ NT TPO 33
Is there a Public Right of Way on the site?	
No	
	V
Yes	
Open Space & Recreation	D ()
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	V
Development	
Yes. No possibility of replacement provision	
Tee. No peoplemity of replacement previolen	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	4 1
No	√
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	√
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants Highway Access	_
	Details
Can the site be accessed by vehicle from the highway? Direct access to main/adopted road	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	√
	•

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

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

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	- 60
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	70

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Redditch Golf Club, Green Lane, Callow HillRB353.9.2008







Ownership Details: Golf Club & English Partnerships	Site Area: 3.36 ha Grid Ref: SP02012 6595	
Current Land Use:		
Recreation		
Surrounding Land Uses:		
Golf course and Green Belt – rural feel to surrou accessed away from this site.	unding area as nearby housing is	
Character of Surrounding Area:		
Mix of 1960's & 1990's housing. Part of site bor	ders school playing field.	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc) Landowner		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Third of site fairly flat but wet paddock, remainder is steeply sloping. Views into and out of site over Green Belt. Access is a major constraint off Green Lane. As an area of open space, it softens the transition from built up urban area to Green belt and development in this location is considered inappropriate. With respect to access issues, any additional traffic in this vicinity cannot be accommodated by Green Lane. Upgrading lane would destroy rural character of the area.

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	2 ottains
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	Important hedgerows around the field boundaries also, water-filled pond and woodland area to the southwest tip need safeguarding
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	√ ×
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	√
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
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	
Y I (
Yes, but can be overcome Yes and cannot be overcome	
Tes and cannot be overcome	✓ Steep
Are there TPOs on site?	
No	
A single TPO	
Group TPO	V NIT TOO OF
'	✓ NT TPO 35
Is there a Public Right of Way on the site?	Ģ.
No	\checkmark
Yes	
Open Space & Recreation	4
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 7 1	V
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Dotails
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	
res - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	√
overcome but can probably be addressed by developer	V
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government grants	1 7
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	20000
·	
Access to unadopted road/track	
No access	✓

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

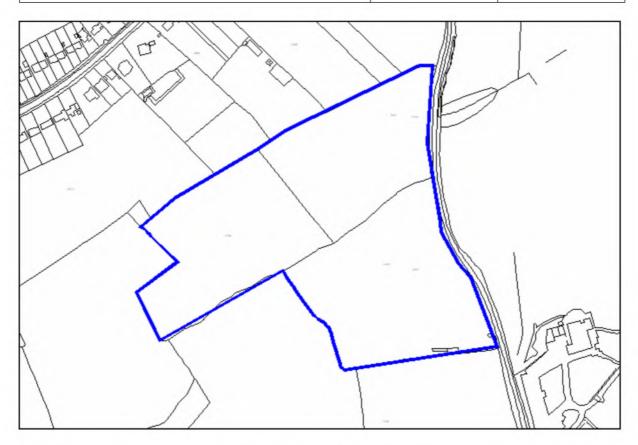
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore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

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Site Address:	Site Ref:	Survey Date:
Redditch Golf Club, Green Lane, Callow Hill	RB36	3.9.2008







Ownership Details:	Site Area: 6.75 ha		
Golf Club & English Partnerships	Grid Ref: SP0192 6570		
Current Land Use:			
Recreation			
Surrounding Land Uses:			
Recreation and residential			
Character of Surrounding Area:			
Ribbon development to north, Green Belt and op to site	pen space (golf course) – 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: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Green Belt – see Green Belt report for sensitivities. Access issues onto Green Lane.			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site? Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
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	Good hedgerow habitats surround the site including mature trees. One huge veteran oak tree on southern boundary. Shallow pond at south-east end of site.
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	Details
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Opportunity to ermance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	Within SW Green Belt and considered unsuitable for development
Suotoin a hilitur	
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	\checkmark
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	\checkmark
Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically	
mitigated	

Are there any Physical Constraints on site?	
No	
Y I I I	•
Yes, but can be overcome	
Yes and cannot be overcome Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ B of R TPO 74
Is there a Public Right of Way on the site?	
No	
Yes	
1.00	
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	71
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	Deteile
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	Botano
Access to unadopted road/track	
No access	\checkmark

Compatibility with adjoining uses	
Details	
\checkmark	
•	

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

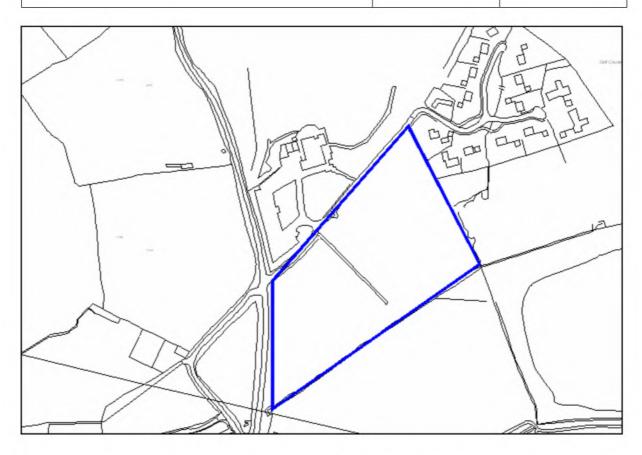
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Redditch Golf Club, Green Lane, Callow HillRB373.9.2008







Ownership Details: Golf Club & English Partnerships	Site Area: 3.22 ha Grid Ref: SP0224 6546	
Current Land Use:		
Recreation Surrounding Land Uses:		
Residential and open space	4	
Character of Surrounding Area:		
Practice area surrounded by open space and Green Belt. Some low density executive homes accessed from golf course		
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)	
New Source: (e.g. landowner, developer etc) Landowner		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	nils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
This area of open space softens the transition from built up area to Green belt and development in this location is considered inappropriate. With respect to access issues, any additional traffic in this vicinity cannot be accommodated by Green Lane or its junction with Crumpfields Lane. Upgrading lane would destroy its rural character.		

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	2 0 100
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	Good hedgerow along western and southern boundaries.
Land at rick of Eleading	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
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	✓ Transitional land from urban area to Green Belt
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:	4
Less than 800m	
Between 800m and 1600m	
Over 1600m	√
Constraints to Delivery	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?	
No	
	V
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ NT TPO 33
Is there a Public Right of Way on the site?	
No	
Yes	
163	
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	Dataila
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	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	7
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	2 333
Access to unadopted road/track	
No access	
110 000000	V

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

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

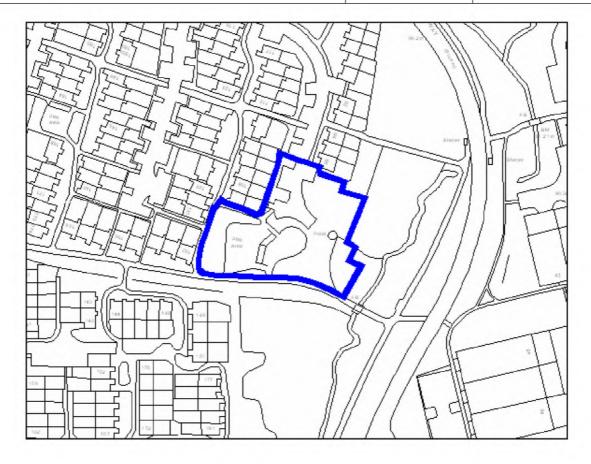
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Land at Loxley Close, Church Hill	L4L03	Not surveyed

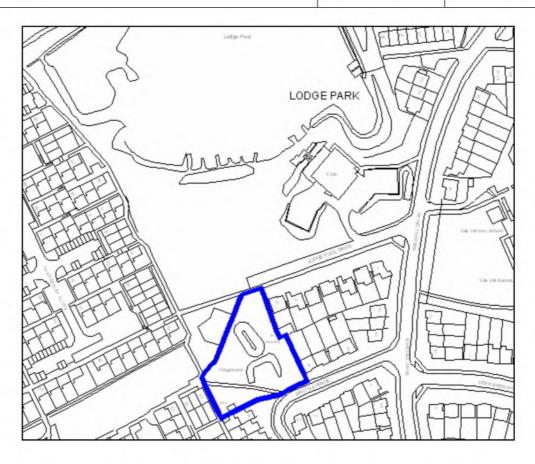


Ownership Details:	Site Area: 0.31 ha
Redditch Borough Council	Grid Ref: SP0697 6848
Current Land Use:	
Unused	
Surrounding Land Uses:	
Residential	
Character of Surrounding Area:	
Former New Town estate	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	nission site, other)
New Source: (e.g. landowner, developer etc) Assets dis	sposal
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 affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	\checkmark
Yes:	
Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
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	√

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land at Skilts Avenue, Lodge ParkL4L048.9.2008







Ownership Details:	Site Area: 0.29 ha
Redditch Borough Council	Grid Ref: SP0489 6639
Current Land Use:	
Open Space	
Surrounding Land Uses:	
Residential, School Field	
Character of Surrounding Area:	
Lodge Pool, 1960's private 3 bed semis and high	h density ex corporation dwellings
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	nission site, other)
New Source: (e.g. landowner, developer etc) Assets dis	sposal
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 dropped (17-2-09) Failed to gain planning copen space use.	onsent at Committee – required for

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)	✓ Mature oaks on site
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	

Ctaga 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	Details
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	\checkmark
	·
Adverse impact/impact but could be mitigated	
Cignificant advarsa impact that cannot be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	7, == = = E
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	
Over boom (warking distance) of inellective service	
Access to services and facilities	7
Walking distance to nearest first school:	
Less than 1.5km	\checkmark
Between 1.5km and 3km	
Over 3km	
CVCI OKIII	
Walking distance to nearest local retail facilities:	
Less than 800m	√
Detuges 200m and 4000m	•
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 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	✓ Bunding and pit
Vac and agreet he average	3 3 3 7
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	
NO	V
Yes	
Open Space & Recreation	D
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	* 1
Development	
Yes. No possibility of replacement provision	√
	•
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Details
No	√
	Y
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	2 3 133
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	* 11
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?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

Details	
\checkmark	
	- 1
	Details √

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	

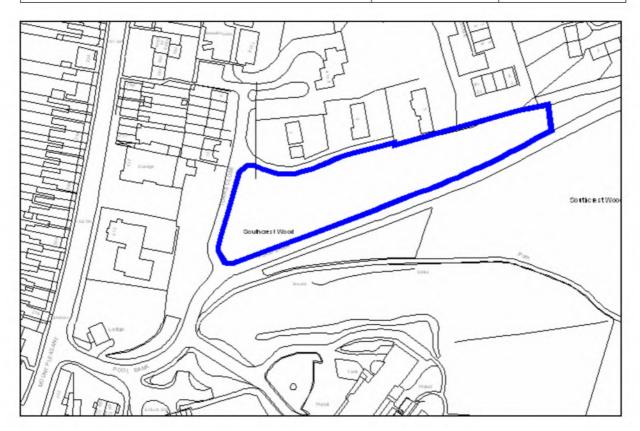
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	✓

Appropriate timeframe for development?	Details
0-5 years	
5-10 years	
10years +	- 1, - 4 - 4

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:	
Land at Torrs Close	UCS 1.9	8.9.2008	



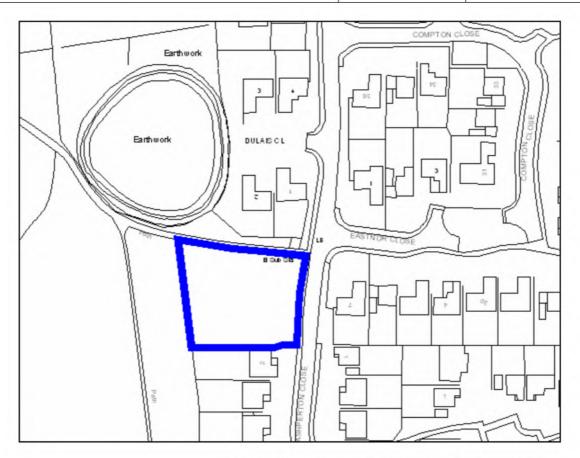


Ownership Details:	Site Area: 0.51 ha		
	Grid Ref: SP0399 6657		
Current Land Use:			
Heavily wooded highway verge	* 1		
Surrounding Land Uses:			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	nission site, other)		
UCS			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: 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)	
Diadiversity Condiversity 9 Havitage	
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	
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	Good area of mature woodland, high biodiversity value
Land at viels of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓ Vetalis
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	

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land at Ashperton Close1.1118.9.2008







Ownership Details:	Site Area: 0.17 ha		
	Grid Ref: SP0424 6641		
Current Land Use:			
Open Space – gateway to SWS of Southcrest W	/ood		
Surrounding Land Uses:			
Residential and open space			
Character of Surrounding Area:			
Private 3 and 4 bed detached properties. Peace	ful setting with access to woodland		
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: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Ideally, site would preferably act as a gateway to Southcrest Wood. Site would suit development but to be inkeeping with the surrounding area, it is considered that less than 5 dwellings only would be suitable. Therefore, site is excluded as below site yield threshold. Mitigation would need to be investigated regarding the affects on SWS.			

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	Botano
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	✓ Entrance way into Southcrest Woods – SWS and LNR
Land at rick of Elandina	
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	

HOUSING SITE ANALYSIS FORM

Site Address:

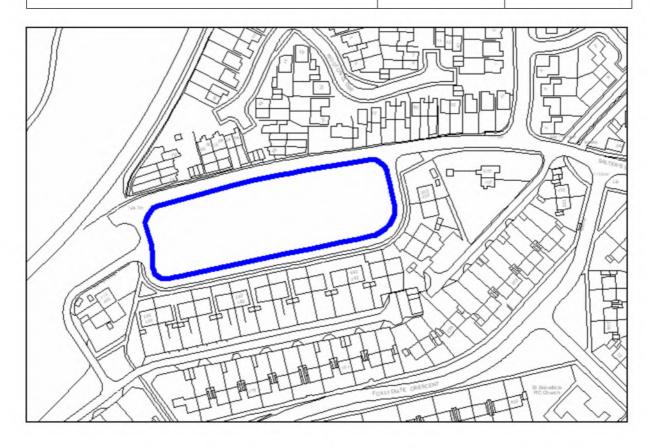
Site Ref:

Survey Date:

Land at western end of Salters Lane

UCS 1.16

8.9.2008





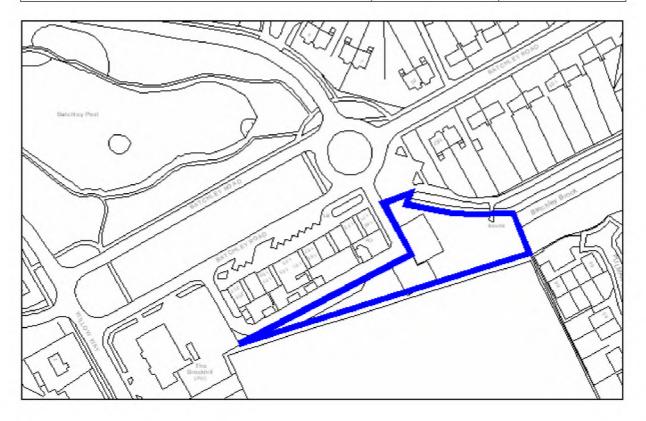


Ownership Details:	Site Area: 0.57 ha		
	Grid Ref: SP0208 6778		
Current Land Use:			
Open Space			
Surrounding Land Uses:			
Residential			
Character of Surrounding Area:			
1950's/ 60s Council housing. No through road d Brockhill development opposite	ue to realignment of road for		
Previous Source: (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: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Housing forms a crescent around this piece of open space which is heavily planted with mature oaks. This open space has long been associated with the setting of the adjacent residential development and once formed one of the older routes into Redditch and is distinctive to the local area.			

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	Area of well spaced mature trees – linked to Foxlydiate Wood (LNR and SWS)
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	

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Rear of Batchley Road shops	UCS 1.20	Not surveyed

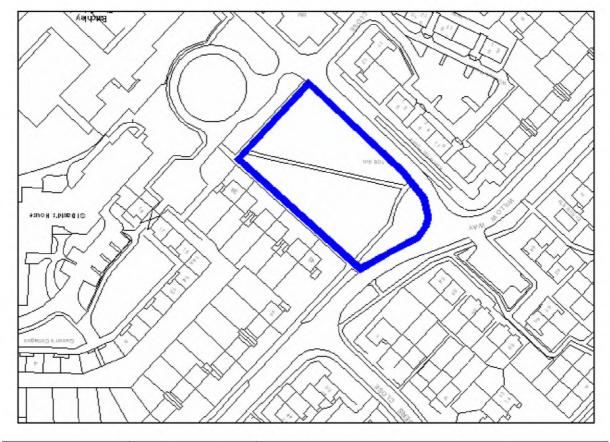


Ownership Details:	Site Area: 0.21 ha	
	Grid Ref: SP0290 6780	
Current Land Use:		
Unused		
Surrounding Land Uses:		
Residential and recreational		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: 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
Yes: Site will be discounted	2 0100
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	\checkmark
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	Dataila
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	\checkmark

HOUSING SITE ANALYSIS FORM

Site Address:
Corner of Cherry Tree Walk and Foxlydiate
Crescent





Ownership Details:	Site Area: 0.29 ha	
	Grid Ref: SP0255 6771	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
1960s Council estate		
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:		
Area of flat open land in an area with very little amenity open space.		

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	2 large mature cherry trees need safeguarding
Significant adverse impact (mitigation to be explored)	troco ricoa saroguaranig
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	I a

HOUSING SITE ANALYSIS FORM

Survey Date: 8.9.2008 Site Ref: UCS 1.50 Site Address:
Land rear of Bromsgrove Road – industrial







Ownership Details:	Site Area: 0.21 ha	
	Grid Ref: SP0340 6739	
Current Land Use:		
Employment and over grown areas		
Surrounding Land Uses:		
Residential and employment		
Character of Surrounding Area:		
Accessed between traditional turn of the century 'villas'. Well screened by mature oaks		
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:		
Opportunity to renovate older industrial units in much the same way as Grange Works. Narrow access is currently used for cars associated with the works.		
Highways suggest that possibly 4 dwellings could be served off what would be classed as a private driveway. Therefore this site falls below the dwelling yield threshold.		

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	\checkmark
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
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	

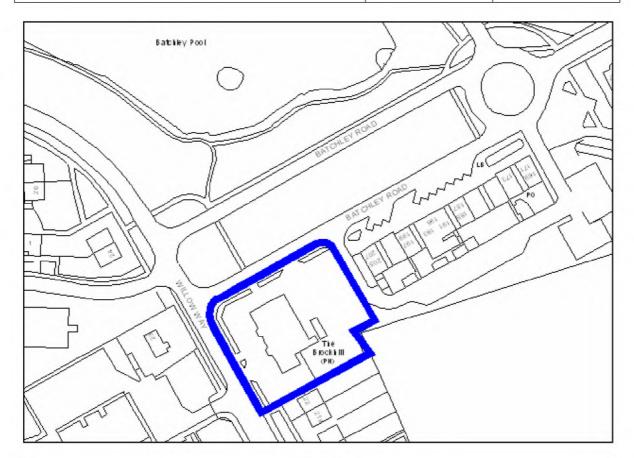
Stage B		
Other Environmental Issues:		
Impact on the historic, cultural and built environment		
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details	
Opportunity to enhance/no adverse impact	✓ Opportunity to enhance	
Adverse impact/impact but could be mitigated		
Significant adverse impact that cannot be mitigated		
Sustainability:		
Access to Public Transport		
Is the site well related to a bus stop (or railway station)?	Details	
Less than 400m (walking distance)	✓	
Between 400m and 800m (walking distance)		
Over 800m (walking distance) or ineffective service		
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	✓	
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	✓ Unsure – as in employment use, would need investigation	
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	✓ Narrow access between
Are there TPOs on site?	existing dwellings
No	
	V
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
NO	✓
Yes	
Open Space & Recreation	5
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	Detaile
Would development of the site result in the loss of employment land?	Details
No	
	✓ Not zoned purple on
	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	
res - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	√
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Dotailo
Access to unadopted road/track	
No access	√

Compatibility with adjoining uses	Dotoilo
Vould development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	\checkmark
nsignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
ite for residential)	
Stone C	
Stage C	
Availability	
s the site immediately available for development?	
'es	
No	\checkmark
Vhat is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
herefore available within 0 - 5 years	
ADR .	
Therefore available within 5 - 10 years	
Green Belt	
herefore available beyond 10 years	
Achievability	
Villingness of landowner to progress site for development	Details
es, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10	
ears	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
-5 years	Dotalio
· ·	
i-10 years	
Oyears +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

Site Address:	Site Ref:	Survey Date:
The Brockhill PH	UCS 1.54	8.9.2008



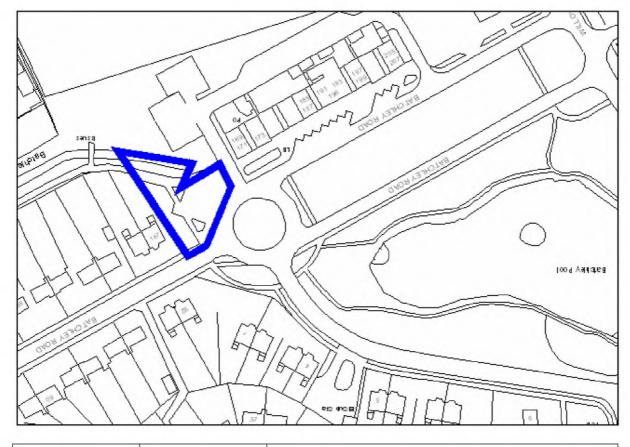




Ownership Details:	Site Area: 0.23 ha	
	Grid Ref: SP0279 6776	
Current Land Use:		
Pub		
Surrounding Land Uses:		
Residential, commercial and recreational		
Character of Surrounding Area:		
Within Batchley District Centre		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Local pub at the heart of the Council estate. Fairly well maintained from the outside – viable business at present time		

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	1
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	Botalio
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	

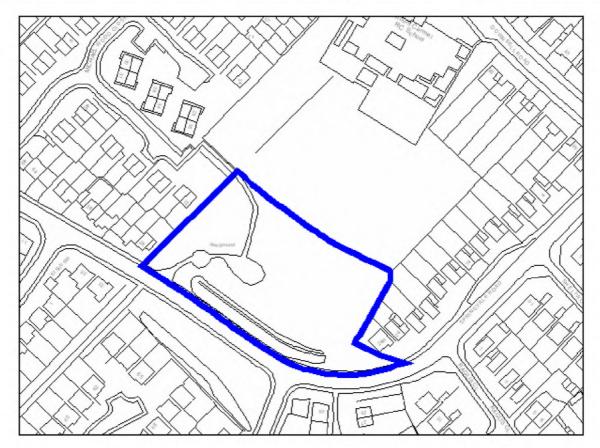
Not surveyed	NCS 1.55	Land to the side of Batchley Road shops
Survey Date:	Site Ref:	Site Address:



Ownership Details:	Site Area: 0.08 ha		
	Grid Ref: SP0290 6783		
Current Land Use:			
Surrounding Land Uses:			
Residential, commercial and recreational			
Character of Surrounding 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: 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)	
Diadiranity Condingnity 9 Hautons	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	A - X(1)
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	\checkmark

Site Address:	Site Ref:	Survey Date:
Land off Springvale Road	UCS 2.15	29.8.2008







Ownership Details:	Site Area: 0.65 ha		
	Grid Ref: SP0199 6655		
Current Land Use:			
Recreation, open space			
Surrounding Land Uses:			
Residential, School			
Character of Surrounding Area:			
Private medium/ lower density housing			
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)		
UCS			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Loss of well used play area. Little play space available in Webheath.			

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	Dotailo
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	√
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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

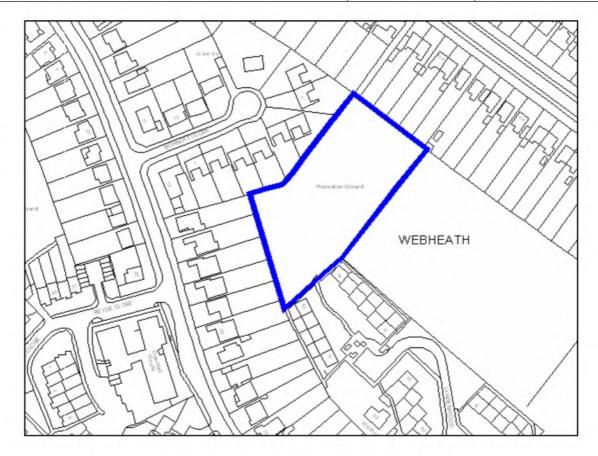
Are there any Physical Constraints on site?	
No	✓
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ B of R TPO 10
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	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 - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	√
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants Highway Access	
Highway Access	Dotoilo
Can the site be accessed by vehicle from the highway? Direct access to main/adopted road	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	\checkmark
nsignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
s the site immediately available for development?	
Yes	
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
103, or 133003 willoff carribe resolved within 3 years	
Possibly, or with issues which can be resolved within 10	
/ears	
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
	0

Site Address:	Site Ref:	Survey Date:
Land off Boxnott Close	UCS 2.18	29.8.2008



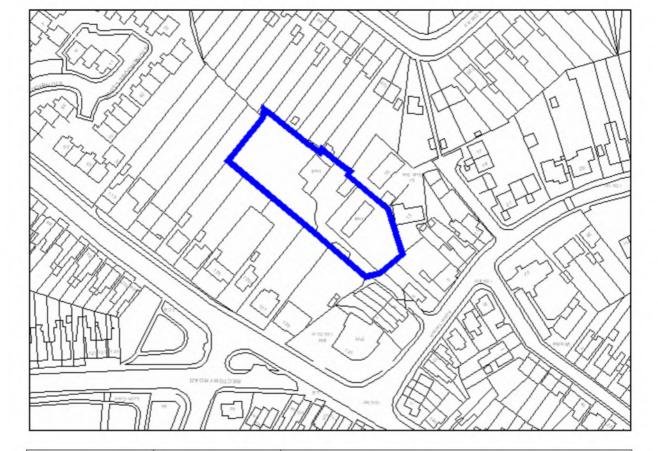


Ownership Details:	Site Area: 0.50 ha Grid Ref: SP0214 6683	
Current Land Use:	Gild Rei. 3F0214 0003	
Open Space, recreation		
Surrounding Land Uses:		
Residential, School Field		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Site land locked by houses. Some elderly persons bungalows and remainder is low density private 3 & 4 bed properties. Also adjacent to school playing field. Access would be a significant issue to this site.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	\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	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	√
No: No significant adverse impact on biodiversity	√
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	1
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at rick of Eleading	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Details
· ·	V
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

HOUSING SITE ANALYSIS FORM

Site Address: Survey Date: Survey Date: Survey Date: Address: 29.8.2008







Ownership Details:	Site Area: 0.28 ha	
	Grid Ref: SP0338 6620	
Current Land Use:		
Army and Cadet HQ		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)	
ucs		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ails:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
This site was originally part of a larger area which was picked up under the previous UCS. The remainder of the site has been developed. Originally the Cadet HQ was run down and looking tired. Now it is well secured, tarmaced parking area and well maintained.		

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)	
Diadivaraity Candivaraity 9 Haritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not	√
subject to statutory protection?	
No: No significant adverse impact on biodiversity	\checkmark
Yes:	
Opportunity to enhance/no significant adverse impact	- 7
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	

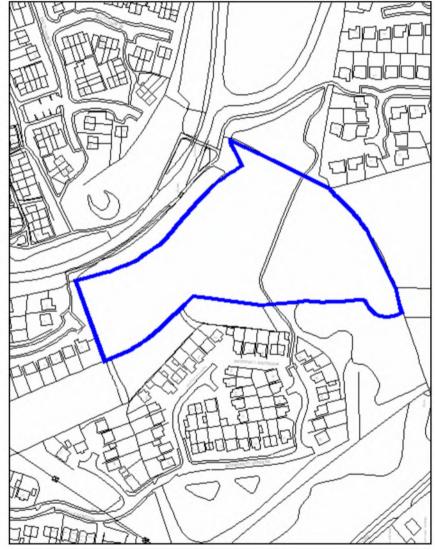
Strategic Housing Land Availability Assessment **HOUSING SITE ANALYSIS FORM** Redditch Borough Council

Site Address:

Site Ref:

Survey Date:

29.8.2008 **UCS 3.21** Land between Windmill Drive and Love Lyne/ Tippings Hill





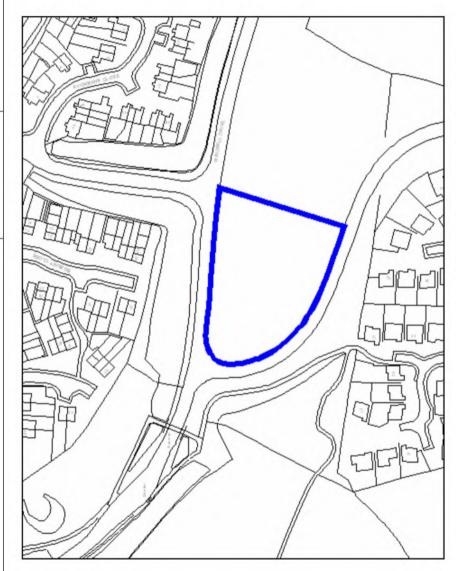


Ownership Details:	Site Area: 1.97 ha	
	Grid Ref: SP0312 6444	
Current Land Use:		
Open Space/ scrub land		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
3 & 4 bed private houses		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Development of this site would be wholly inappropriate. The site has a high visual prominence within the landscape and is adjacent to part of the Callow Hill Ridge. There are uninterrupted views over to the Malvern Hills. The site itself slopes steeply away to the north, east and south. The flattest part of the site is at its height and any development would be on a prominent ridge which would offer no natural screening as is afforded to surrounding development.		

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	2 0000
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	=71
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	✓ Adj. Callow Hill Ridge
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	√
Yes:	
Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	
2010 2 Low to modian how (miligation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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

Survey Date: 29.8.2008 **UCS 3.22** Site Ref: Land off Hunt End Lane Site Address:





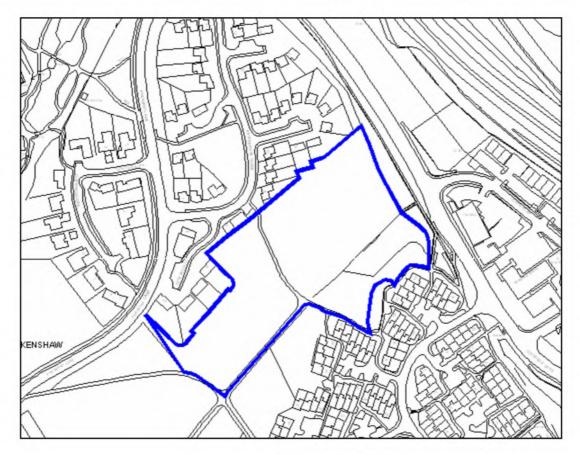


Ownership Details:	Site Area: 0.55 ha
	Grid Ref: SP0338 6443
Current Land Use:	
Open Space/ highway verge (sloping)	
Surrounding Land Uses:	
Residential	
Character of Surrounding Area:	
3 & 4 bed private houses	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	uission site, other)
UCS	
New Source: (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:	
Development of this site would be inappropriated close proximity to Windmill Drive is well screene trees and hedgerow planting. Development on the highway and out of character with the surrounding	d from the highway by mature his site would be open to the

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	

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land off Peterbrook CloseUCS 3.273.9.2008







Ownership Details:	Site Area: 1.94 ha
	Grid Ref: SP0465 6499
Current Land Use:	
Open Space	
Surrounding Land Uses:	
Residential	
Character of Surrounding Area:	
North west of site is 3 & 4 bed private houses. S corporation housing	outh east of site is high density ex
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:	
High, prominent point in surrounding landscape slopes form ridge of site. Part of Oakenshaw Pa	

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	Mature oaks, possibility of bats. Woodland, scrubland and potential wildflower meadow
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	

HOUSING SITE ANALYSIS FORM

Site Address:

Land South of Walkwood School Playing Field

Site Ref:

Survey Date:

UCS 3.42

29.8.2008







Ownership Details:	Site Area: 0.47 ha
Redditch Borough Council	Grid Ref: SP03376537
Current Land Use:	
Surrounding Land Uses:	
Residential, School Field	
Character of Surrounding Area:	
Mix of 1960's & 1990's housing. Part of site bor	ders school playing field.
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:	
Site partly wooded. Biodiversity issues have be wooded area) has been completely bulldozed fo being replaced to alienate flooding further down on biodiversity already taken place.	r drainage/maintenance (pipes
Site dropped at indicative layout stage – recent v sewage network leaves site unsuitable for devel	

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	
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	Woodland area, scrub habitat, open grass land & hedgerow habitat
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	

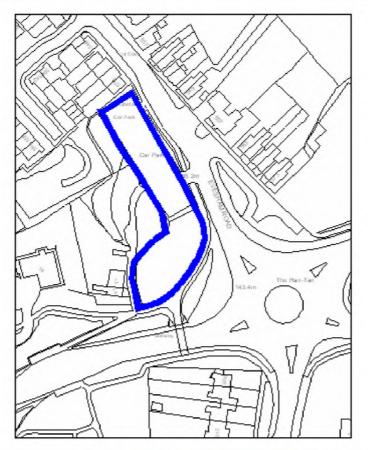
0	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	 ✓ Opportunity to enhance – site development would potentially reduce antisocial behaviour
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	✓
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	✓ Drainage Manholes
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	Details
Yes, but indication of replacement provision possible	A
on, next to or near to the site as part of the Development	
•	
Yes. No possibility of replacement provision	✓ Small play area lost however, site adjacent to school playing field and within easy walking distance to Morton Stanley Park
Employment Land	
Employment Land Would development of the site result in the loss of	Details
employment land?	Details
No	✓
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses	
res land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	\checkmark
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	

Highway Access Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
· ·	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?	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	+
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	
Achievability	B
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	
10years +	+
Toyotto	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	0

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Informal car park/ recycling centre, Crabbs	UCS 3.49	29.8.2008







Ownership Details:	Site Area: 0.19 ha		
	Grid Ref: SP0425 6446		
Current Land Use:			
Car park and recycling centre			
Surrounding Land Uses:			
Residential			
Character of Surrounding Area:			
Terraced Victorian cottages and modern townho	ouses fronting the main road		
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: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Large car park. Dropped as important provision for off-street parking.			

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)	
Pindiversity Condiversity & Heritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	\checkmark
Yes:	
Opportunity to enhance/no significant adverse impact	= 1
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	7
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	

HOUSING SITE ANALYSIS FORM

Site Address:

Land north of Meadow farm PH

Site Ref:

Survey Date:

UCS 4.1

8.9.2008





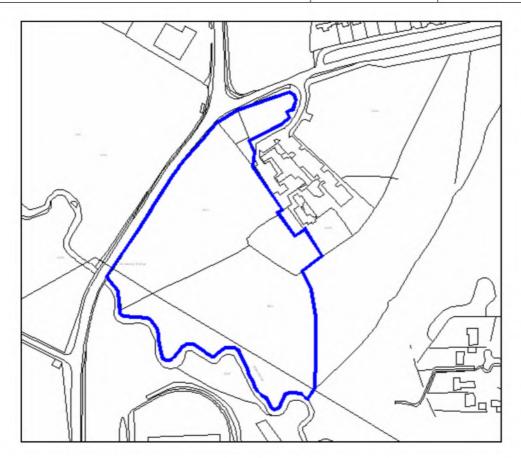


Ownership Details:	Site Area: 1.24 ha	
	Grid Ref: SP0427 6944	
Current Land Use:		
Open Space - AVP		
Surrounding Land Uses:		
Parkland, pub restaurant and motel, ribbon hous	sing development	
Character of Surrounding Area:		
Edge of town settlement with semi rural feel		
Previous Source: (e.g. BORLP3, 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: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Land in AVP, prone to flash flooding. Residential development is inappropriate within AVP in this location. No residential development exists within the park in this location for future development to be considered as a natural extension to existing development		

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	200.00
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	Development would compromise integrity of AVP. Good hedgerows around boundary of site Eastern boundary has mature trees in hedgerow.
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	√

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land south west of Meadow farm PHUCS 4.2Not surveyed

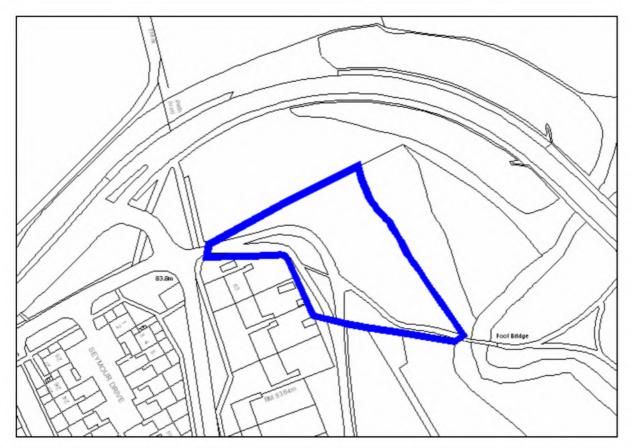


Ownership Details:	Site Area: 3.63 ha		
	Grid Ref: SP0413 6930		
Current Land Use:			
Surrounding Land Uses:			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)		
UCS			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	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 affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	√
No: No significant adverse impact on biodiversity	\checkmark
Yes:	
Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
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	\checkmark

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Land north of Dolphin Road	UCS 4.6	8.9.2008







Ownership Details:	Site Area: 0.31 ha	
	Grid Ref: SP0523 6840	
Current Land Use:		
Open Space and access to allotments	*	
Surrounding Land Uses:	î	
Pre-fab bungalows and allotments		
Character of Surrounding 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: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Provides natural access to remainder of AVP. River prone to flash flooding in this location		

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)	
Diadirensity Condingnity 9 Houtens	
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?	\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	\checkmark

HOUSING SITE ANALYSIS FORM

Site Address:

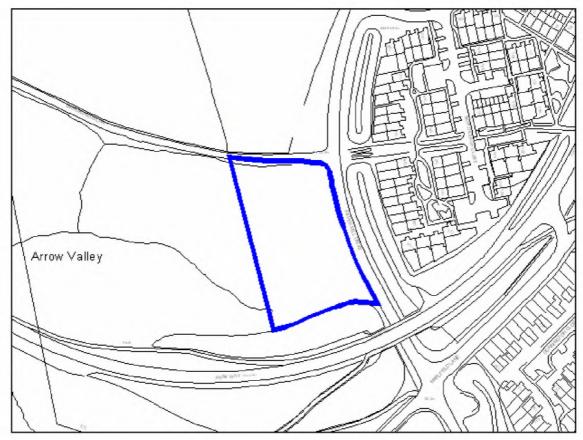
Land south of Brooklands Lane

Site Ref:

Survey Date:

UCS 4.36b

27.8.2008







Ownership Details:	Site Area: 0.65 ha		
	Grid Ref: SP0575 6825		
Current Land Use:			
Open Space – AVP – possibly used for horse gr	azing		
Surrounding Land Uses:	1		
Horse grazing. Ex corporation houses opposite	but well screened		
Character of Surrounding 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: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Site very isolated from nearby development. Well screened by double row of trees and hedgerows. Adjacent field sectioned off for horse grazing. Allotments to south of site. Development of this site would feel out of character with its surroundings despite its close proximity to existing development			

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	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	\checkmark
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
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	

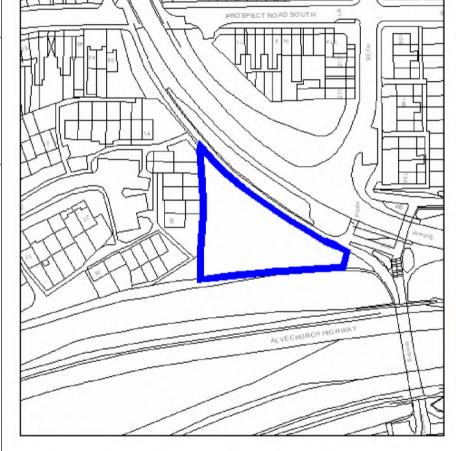
Strategic Housing Land Availability Assessment **HOUSING SITE ANALYSIS FORM** Redditch Borough Council

Land off Holloway Drive and Huins Close Site Address:

UCS 6.7 Site Ref:

Survey Date:

18.9.2008







Ownership Details:	Site Area: 0.16 ha	
	Grid Ref: SP0506 6762	
Current Land Use:		
Open Space/ highway verge		
Surrounding Land Uses:		
Residential and busy road		
Character of Surrounding Area:		
Less affluent area, densely built housing ranging from 1890's onwards, with some public sector housing		
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:		
No access possible		

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	√
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	()
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at rick of Electing	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓ Vetails
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	

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

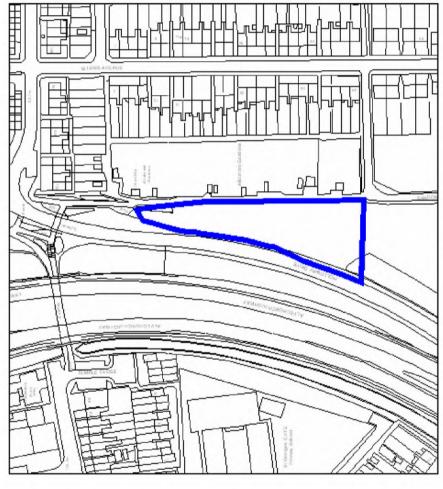
Site Address:

Land between Sandon Close & Holloway Drive

Site Ref:

Survey Date:

18.9.2008 UCS 6.10







Ownership Details:	Site Area: 0.31 ha	
	Grid Ref: SP0506 6743	
Current Land Use:		
Planted semi-natural Open Space		
Surrounding Land Uses:		
Residential and allotments		
Character of Surrounding Area:		
Less affluent area of Redditch		
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:		
Access issues. Sandon Close cannot take additional capacity due to street width.		
This area provides a natural sound buffer between the residential area and a busy/ noisy section of highway. Height of site would be overbearing on properties opposite if developed.		

Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	2 0 100
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)	
Diadiyaraity Candiyaraity 9 Haritaga	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Dotano
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	Woodland strip with some scrub. Acts as a screen as well as biodiversity value
Land at risk of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
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	

Strategic Housing Land Availability Assessment Redditch Borough Council

HOUSING SITE ANALYSIS FORM

Site Address: Rear of Sillins Avenue Site Ref: UCS 6.37 Survey Date: 18.9.2008





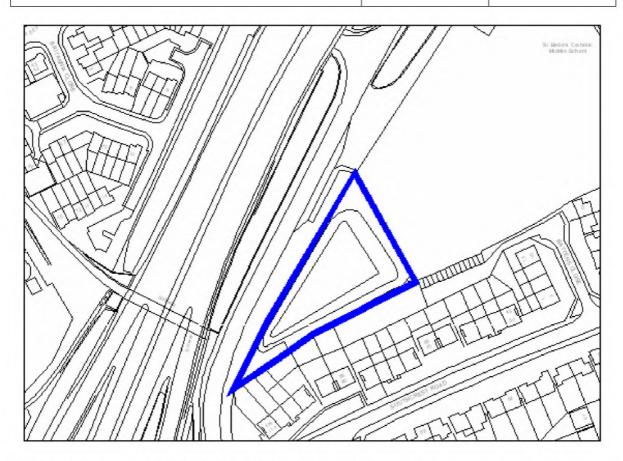


Ownership Details:	Site Area: 1.21ha	
	Grid Ref: SP0505 6733	
Current Land Use:		
Play area and allotments		
Surrounding Land Uses:	i i	
1930s traditional 3 bed semi detached public se	ctor housing	
Character of Surrounding Area:		
Less affluent area of Redditch		
Previous Source: (e.g. BORLP3, UCS, 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: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Access issues – Sandon Close unable to take additional traffic capacity due to street width.		
Area with very few alternatives for open space provision. Allotments look as though they could be better used.		

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	Slow worms may be present in the allotments	
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		

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land at St Bedes RC SchoolUCS 6.4018.9.2008







Ownership Details:	Site Area: 0.32ha	
	Grid Ref: SP0483 6702	
Current Land Use:		
Planted semi natural land within school boundary beyond school playing field		
Surrounding Land Uses:		
Residential and school		
Character of Surrounding Area:		
1960s housing – mix of public and private sector road	. Site fronts busy district distributor	
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:		
No way to access site – confirmed with D Pilcher (highways) 2.10.08		

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)	✓ Woodland area. Mature trees with shrub layer below
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	

HOUSING SITE ANALYSIS FORM

Site Address:

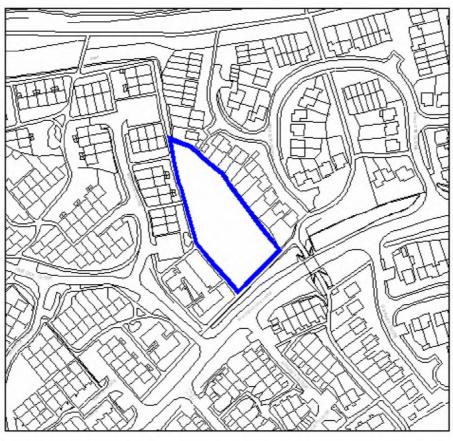
Land adjacent Foxcote Close

Site Ref:

UCS 7.2

Survey Date:

27.8.2008





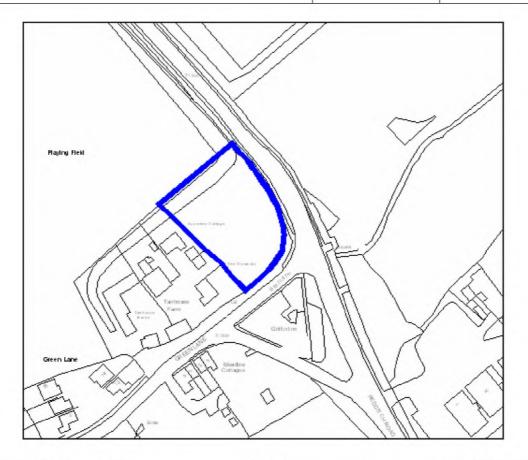


Ownership Details:	Site Area: 0.33ha Grid Ref: SP0742 6762	
Current Land Use:		
Recreation		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Site lies between an area of private semi detached dwellings and high density ex corporation housing. Site looks well used and has fixed goal posts. Would suggest that this site offers valuable amenity space close to high density housing. Site would benefit from improvements to existing facilities.		

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	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	√
No: No significant adverse impact on biodiversity	√
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	4
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at rick of Election	
Land at risk of Flooding	Details
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	

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Land off Green Lane	UCS 7.2	27.8.2008





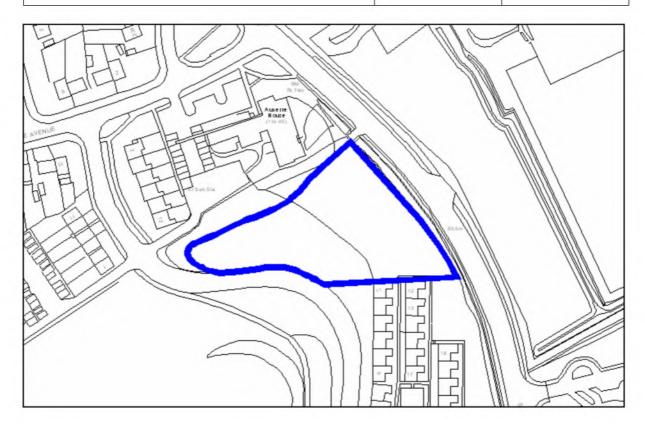


Ownership Details:	Site Area: 0.33ha	
WCC	Grid Ref: SP0660 6461	
Current Land Use:		
Overgrown scrubland		
Surrounding Land Uses:		
Minor ribbon development and school playing field. Derelict PH opposite and potential employment development to north east.		
Character of Surrounding Area:		
Low density ribbon development		
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:		
Development at 30pdh (8 dwellings) would be inappropriate on this site. Adjacent development is low density ribbon development including barn conversions. Access may be an issue as site very close to Studley Road and Green Lane junction		

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

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land north of Fladbury Close, WoodrowUCS 8.927.8.2008







Ownership Details:	Site Area: 0.42ha	
	Grid Ref: SP0575 6584	
Current Land Use:		
Wide tree-planted highway verge/ buffer area between Greenlands and Woodrow		
Surrounding Land Uses:		
Housing and open space		
Character of Surrounding 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:		
Highway verge with some tree planting – provides nice view going up the hill along Woodrow North which acts as a bit of a 'gateway' into the estate. Development here would be overbearing as adjacent housing has roof lines level with kerb height 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	Botano
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)	4 (6)
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	

Strategic Housing Land Availability Assessment Redditch Borough Council

HOUSING SITE ANALYSIS FORM

Land off Wharrington Hill, Greenlands

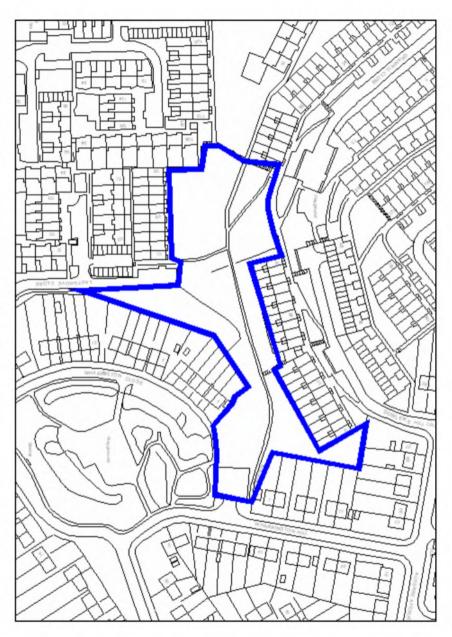
Site Address:

Site Ref:

Survey Date:

UCS 8.12 27

27.8.2008







Ownership Details:	Site Area: 0.92ha		
	Grid Ref : SP0525 6579		
Current Land Use:			
Grassed pedestrian route			
Surrounding Land Uses:			
Steep, high density public sector housing			
Character of Surrounding Area:			
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: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Site is steep and offers pedestrian access through the estate, possibility of smaller scale development at end of Wharrington Close (4 flats?). Remainder of site surrounded by high density ex corporation housing built in a terraced effect. Building on this 'middle terrace' would be inappropriate in terms of visual scale and accessibility.			

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

HOUSING SITE ANALYSIS FORM

Site Address:

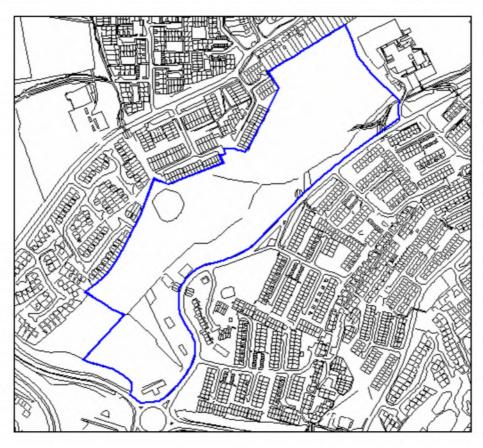
Land between Woodrow and Greenlands

Site Ref:

Survey Date:

UCS 8.15

19.9.2008





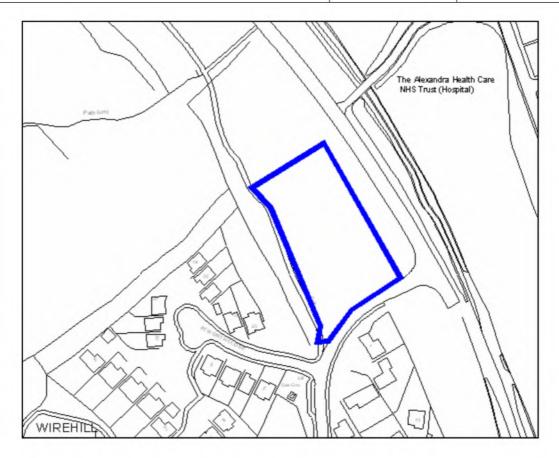


Ownership Details:	Site Area: 11.42ha		
RBC & WCC	Grid Ref: SP0530 6542		
Current Land Use:			
Open space parkland			
Surrounding Land Uses:			
High density public sector housing			
Character of Surrounding Area:			
Sandwiched by Greenlands (traditional semi-def and Woodrow (1960's New Town corporation ho part of Redditch.			
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: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Important parkland space (Woodrow Park) in an area of relatively high density housing with few alternative amenity facilities			

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)	
Diadiversity Condiversity 9 Heritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	√
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	

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Land at Wirehill	UCS 8.21	19.9.2008



Ownership Details:	Site Area: 0.72ha	
RBC	Grid Ref: SP0583 6454	
Current Land Use:		
Open scrubland		
Surrounding Land Uses:		
SSSI and private housing		
Character of Surrounding Area:		
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: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Land in an area of 4 bed detached dwellings. Would suggest that development extended no further than line of existing development to afford buffer for SSSI. However, site considered too steep for site access and may not be economically viable to develop.		

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)	
Dia dia maita O a dia maita O Hantana	
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	
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 linked to SSSI – Wirehill Wood. Acts as a buffer and screen.
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	

HOUSING SITE ANALYSIS FORM

Site Address:

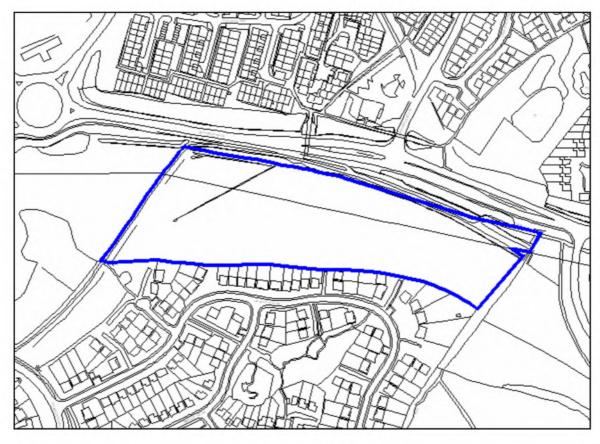
Land at McDonalds Island

Site Ref:

Survey Date:

UCS 8.47 (part)

3.9.2008





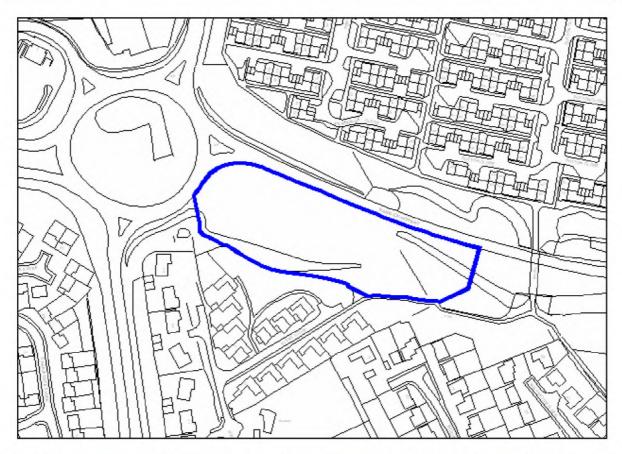


Ownership Details:	Site Area: 3.64ha		
	Grid Ref: SP0530 6488		
Current Land Use:			
Open space			
Surrounding Land Uses:			
Residential			
Character of Surrounding Area:			
Private 3 & 4 bed private housing			
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)		
UCS			
New Source: (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:			
East of path – land gently slopes from eastern boundary towards drainage ditch and again from western edge (footpath) to drainage ditch. Whole site marshy underfoot. Drainage channel looks as though it overflows by sediment on surrounding grass.			
Although this site is not within the flood plain, it is identified in the Strategic Flood Risk Assessment (January 2009) as a balancing pond.			

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

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land fronting Warwick HighwayUCS 9.327.8.2008





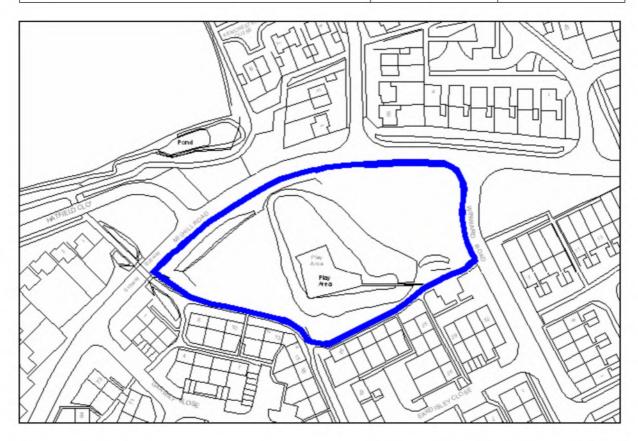


Ownership Details:	Site Area: 1.08ha	
	Grid Ref: SP0683 6687	
Current Land Use:		
Highway verge		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Low density residential south of site, busy highw	ay to north	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	uission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
(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:		
Glebe Close, which from the map, looks as though it would offer access to the site, is quite narrow, as is Icknield Street for additional traffic. Steep slope across southern boundary of site would also make access extremely difficult. Access from Warwick Highway would not be desirable (District Distributor). Apart from the significant height difference between the site and Glebe Close, the mature trees/hedgerow offer a distinct and definite boundary to this housing estate. Development beyond the natural planting would be out of keeping with the natural extent of the residential area. Wildlife present during survey – fox, buzzard		

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

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Land fronting Millhill Road	UCS 9.9	27.8.2008







Ownership Details:	Site Area: 0.80ha	
	Grid Ref : SP0753 6651	
Current Land Use:		
Open space and play area		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Low density residential south of site, busy highway to north		
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:		
Gently sloping site looks onto private semi-detahced houses with ex corporation dwellings to the rear behind hedgerow and mature trees. Eastern half of site has development potential and would offer natural surveillance to play area which is secluded in a dip (old marl pit) and surrounded by overgrown vegetation. However, site offers amenity space provision in a densely built up area,		

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

HOUSING SITE ANALYSIS FORM

Site Address:

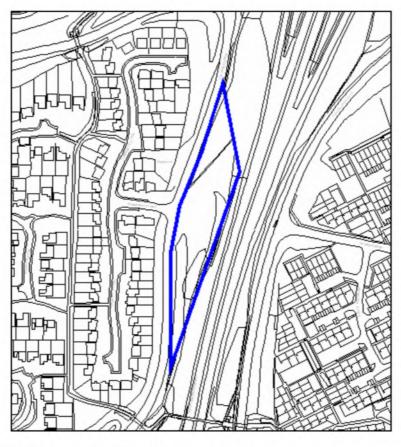
Land opposite Foredrift Close, Southcrest

Site Ref:

Survey Date:

UCS 12.1

18.9.2008







Ownership Details:	Site Area: 0.76ha	
	Grid Ref: SP0452 6653	
Current Land Use:		
Highway verge		
Surrounding Land Uses:		
Residential, main Primary Distributor		
Character of Surrounding Area:		
Mix of 3 & 4 bed detached dwellings accessing busy district distributor of Coldfield Drive		
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:		
Unlikely to achieve satisfactory access. Significant height drop at eastern edge of site from about the middle of the site to Alvechurch Highway. Area which could be considered suitable for development if access was achievable would be too narrow for development in a location which fronts directly onto a district distributor 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	Details
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
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 vials of Flanding	
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	