



# Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch  
Core Strategy  
Background Document

Appendix B - Excluded Sites  
Date: April 2013

0112 BA0872

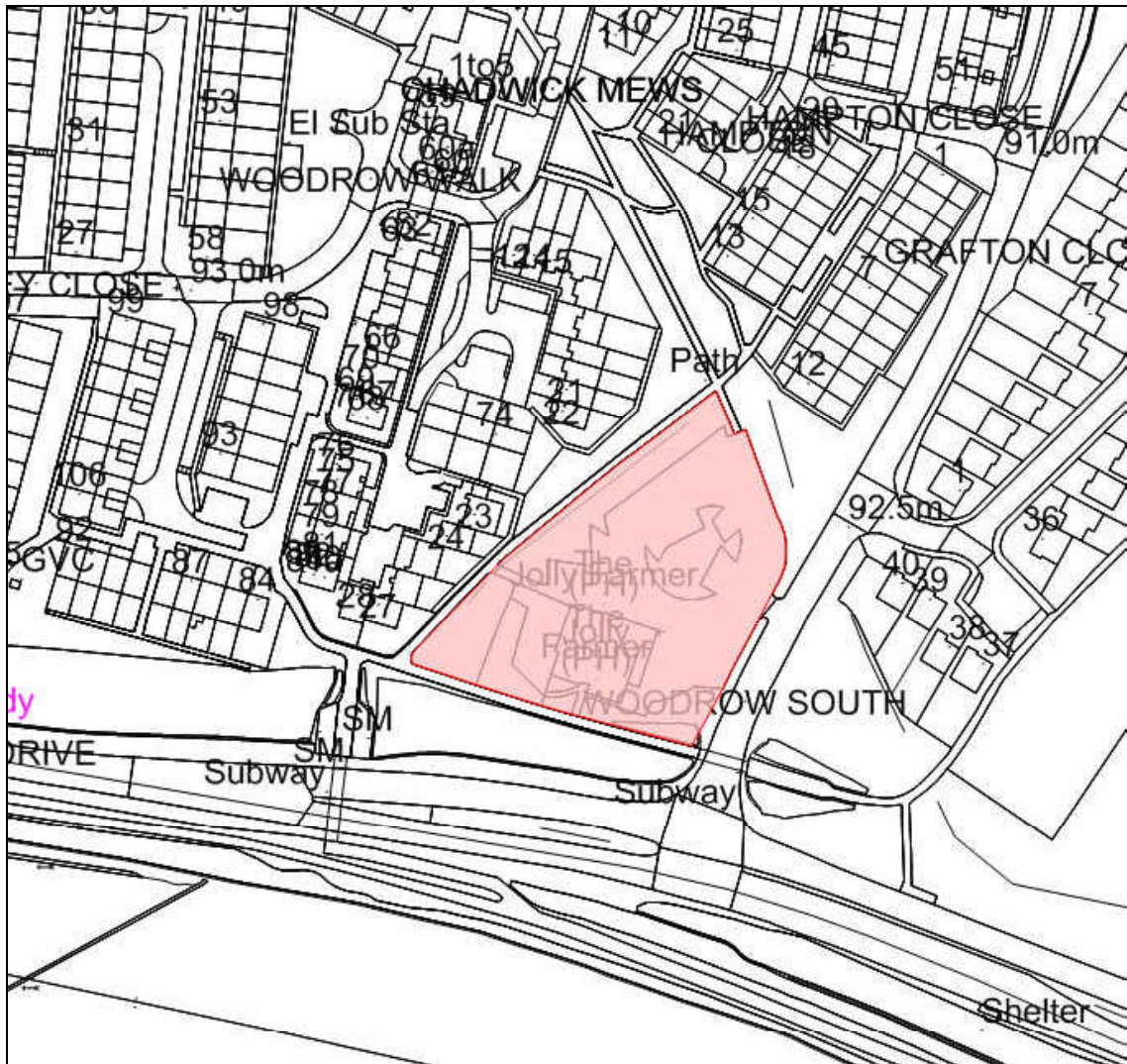
**REDDITCH** BOROUGH COUNCIL

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a  
difference*

[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

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

<b>Site Address:</b> The Jolly Farmer PH	<b>Site Ref:</b> 2013/04	<b>Survey Date:</b> 21/3/13
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<p><b>Ownership Details:</b></p> <p>Private</p>	<p><b>Site Area:</b> 0.43 ha</p> <p><b>Grid Ref:</b> SP0546 6500</p>
<p><b>Current Land Use:</b></p> <p>Public House</p>	
<p><b>Surrounding Land Uses:</b></p> <p>Residential</p>	
<p><b>Character of Surrounding Area:</b></p> <p>Mix of private and public sector housing</p>	
<p><b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p><b>New Source:</b> (e.g. landowner, developer etc)</p> <p>Developer</p>	
<p><b>Relevant Planning History:</b> (including most recent ownership details)</p> <p><b>Detailed Planning Permission:</b>                      <b>Details:</b></p> <p><b>Outline Planning Permission:</b>                      <input type="checkbox"/></p> <p><b>Previous Local Plan Allocation:</b>                      <input type="checkbox"/></p>	
<p><b>Additional Information/site notes:</b></p> <p>No contact possible with the developer. Therefore the reliability of this site to come forward for development is unclear.</p>	



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

**HOUSING SITE ANALYSIS FORM**

**Survey Date: 21/3/2013**

<p><b>Site Address:</b> Land at The Paddocks, Astwood Lane, Feckenham</p>	<p><b>Site Ref:</b> 2013/05</p>
<p><b>Ownership Details:</b> Private</p>	<p><b>Site Area:</b> 0.97 ha</p> <p><b>Grid Ref:</b> SP0111 6171</p>
<p><b>Current Land Use:</b> Within the curtilage of residential property</p>	
<p><b>Surrounding Land Uses:</b> Rural residential and agricultural</p>	

<b>Character of Surrounding Area:</b> Village location in the Conservation Area
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)
<b>New Source:</b> (e.g. landowner, developer etc) Landowner
<b>Additional Information/ site notes:</b> For site evaluation purposes, Feckenham is not considered an appropriate settlement for development (SHLAA, para 5.10), unless a site is intended to provide 100% affordable housing to meet an identified local housing need. At this point in time, it is understood that the required local housing need was met through the development at Yeats Close.  If the landowner can demonstrate further local need for affordable housing in Feckenham, then this site will be reconsidered for inclusion in the SHLAA.

<b>Stage A</b>	
<b>Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy</b>	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)	



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

**HOUSING SITE ANALYSIS FORM**

**Survey Date: 21/3/2013**

<p><b>Site Address:</b> Land at Rockhill Farm, Astwood Lane, Feckenham</p>	<p><b>Site Ref:</b> 2013/06</p>
<p><b>Ownership Details:</b> Private</p>	<p><b>Site Area:</b> 0.99 ha</p> <p><b>Grid Ref:</b> SP0123 6170</p>
<p><b>Current Land Use:</b> Within the curtilage of residential property</p>	
<p><b>Surrounding Land Uses:</b> Rural residential and agricultural</p>	
<p><b>Character of Surrounding Area:</b> Village location in the Conservation Area</p>	

<p><b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other)</p>
<p><b>New Source:</b> (e.g. landowner, developer etc) Landowner</p>
<p><b>Additional Information/ site notes:</b> For site evaluation purposes, Feckenham is not considered an appropriate settlement for development (SHLAA, para 5.10), unless a site is intended to provide 100% affordable housing to meet an identified local housing need. At this point in time, it is understood that the required local housing need was met through the development at Yeats Close.</p> <p>If the landowner can demonstrate further local need for affordable housing in Feckenham, then this site will be reconsidered for inclusion in the SHLAA.</p>

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)	





<b>Ownership Details:</b> Private	<b>Site Area:</b> 0.09ha <b>Grid Ref:</b> SP0390 6655
<b>Current Land Use:</b> Waste land	
<b>Surrounding Land Uses:</b> Residential	
<b>Character of Surrounding Area:</b>	
<b>Previous Source:</b> (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3 windfall site <b>New Source:</b> (e.g. landowner, developer etc)	
<b>Relevant Planning History:</b> (including most recent ownership details) <b>Detailed Planning Permission:</b> <input checked="" type="checkbox"/> <b>Details:</b> 06/371 - 6 dwellings (Lapsed) <b>Outline Planning Permission:</b> <input type="checkbox"/> <b>Previous Local Plan Allocation:</b> <input type="checkbox"/>	
<b>Additional Information/site notes:</b> Landowner questionnaire (18/4/2013) indicates that alternative uses for this site are being investigated. Therefore this site is no longer considered available to contribute towards meeting Redditch's housing need.	