

MARCH 2014

# Borough of Redditch Local Plan No.4 Addendum to the Open Space Needs Assessment

## Submission



## Introduction

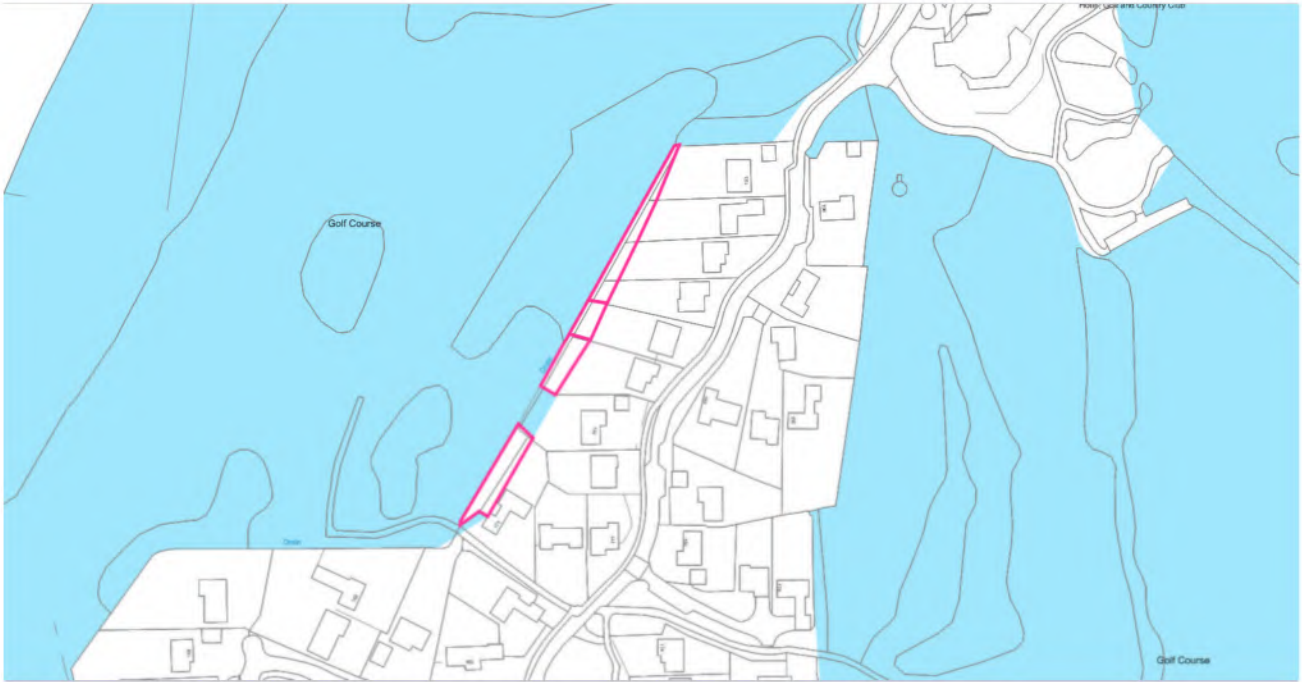
This Addendum has been prepared to illustrate where factual or proposed corrections to the Open Space contained within each ward of Redditch Borough would be required.

The corrections are made where new Open Space has been created through planning applications and also where there have been losses to Open Space. There are additional gains proposed within Matchborough Ward where the Review of the A435 ADR and adjoining Lands would suggest that a Primarily Open Space designation would be required.

The information is presented by Ward, providing a map of Losses (red) and Gains (green), the amount in hectares that has been lost or gained and the typology of Open Space that has been affected. No losses or gains have been recorded for Central Ward, Headless Cross and Oakenshaw Ward, and West Ward.

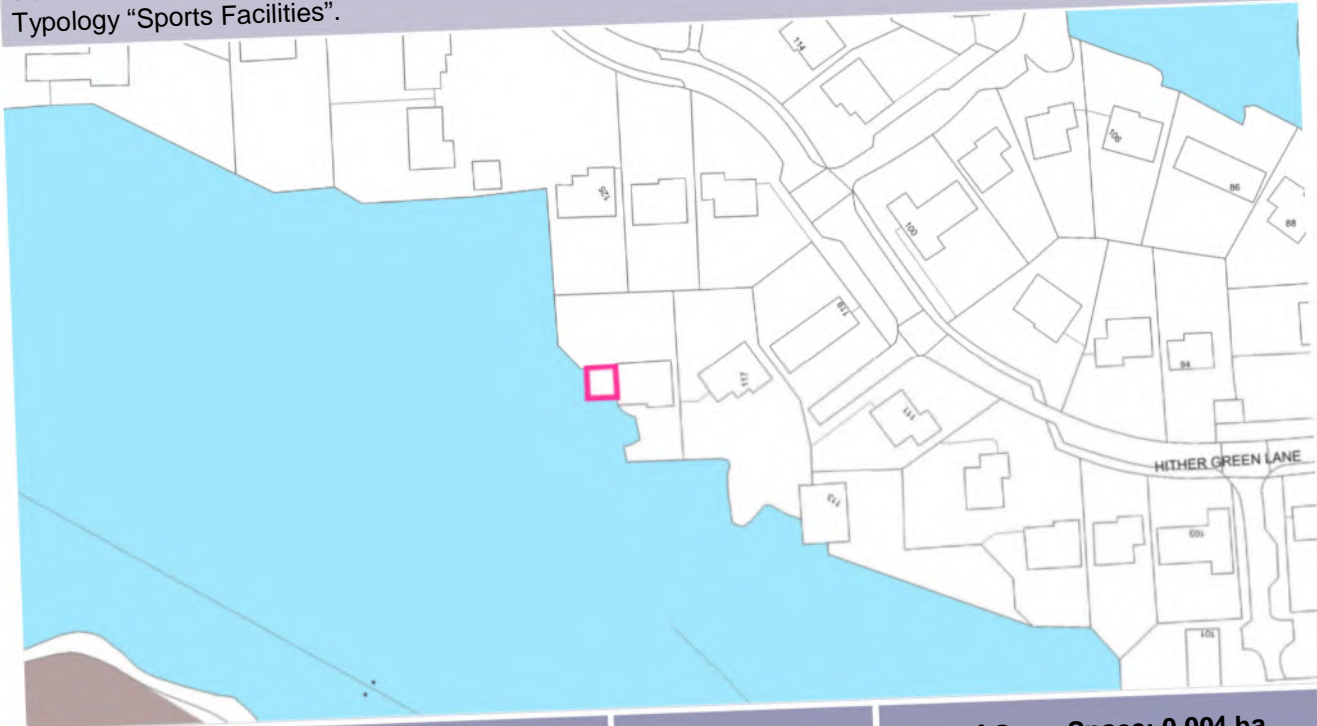
## Changes to Abbey Ward Provision

<b>Site No: 259</b>	<b>Typology: Sports Facilities</b>	<b>Access: Limited</b>	<b>Loss of Open Space: 0.094 ha</b>
<p><b>Description of Change:</b> Loss at the rear gardens of 187, 189, 191 &amp; 193 Hither Green Lane through planning permission being granted for change of use to garden area (2005/437/COU). This was a loss of Primarily Open Space Typology "Sports Facilities".</p>			



<b>Site No: 259</b>	<b>Typology: Sports Facilities</b>	<b>Access: Limited</b>	<b>Loss of Open Space: 0.004 ha</b>
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**Description of Change:** Loss of open space through planning permission being granted for a single storey side extension at 115 Hither Green Lane (2008/332/FUL). This was a loss of Primarily Open Space Typology "Sports Facilities".



<b>Site No: 259</b>	<b>Typology: Sports Facilities</b>	<b>Access: Limited</b>	<b>Loss of Open Space: 0.004 ha</b>
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**Description of Change:** Loss at The Abbey Hotel through planning permission being granted for extensions to the existing leisure complex (2007/494/FUL and 2010/236/EXT). This was a loss of Primarily Open Space Typology "Sports Facilities".





<b>Site No: 258</b>	<b>Typology: Semi Natural</b>	<b>Access: Unrestricted</b>	<b>Loss of Open Space: 0.312 ha</b>
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**Description of Change:** Loss at Windsor Road Gas works through planning permission being granted for reserved matters (2006/484/S73 & 2006/541/S73). This was a loss of Primarily Open Space Typology “semi-natural”. The application has also resulted in a gain in “Amenity Open Space” (see below).



<b>Site No: 1003</b>	<b>Typology: Amenity Open Space</b>	<b>Access: Unrestricted</b>	<b>Gain of Open Space: 1.538 ha</b>
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**Description of Change:** Gain at Windsor Road Gas works through planning permission being granted for reserved matters (2006/484/S73 & 2006/541/S73). This was a gain of Primarily Open Space Typology “Amenity Open Space” involving some loss of semi-natural open space to access the site (see above). Access to this new space is unrestricted.



<b>Site No: 1004</b>	<b>Typology: Play Area Provision</b>	<b>Access: Unrestricted</b>	<b>Gain of Open Space: 0.090 ha</b>
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**Description of Change:** Gain of play area at Land at former Railway Goods Yard through planning permission being granted (2003/258/FUL) and play area installation. This was a gain of Primarily Open Space Typology "Play Area Provision". Access to this new space is unrestricted.



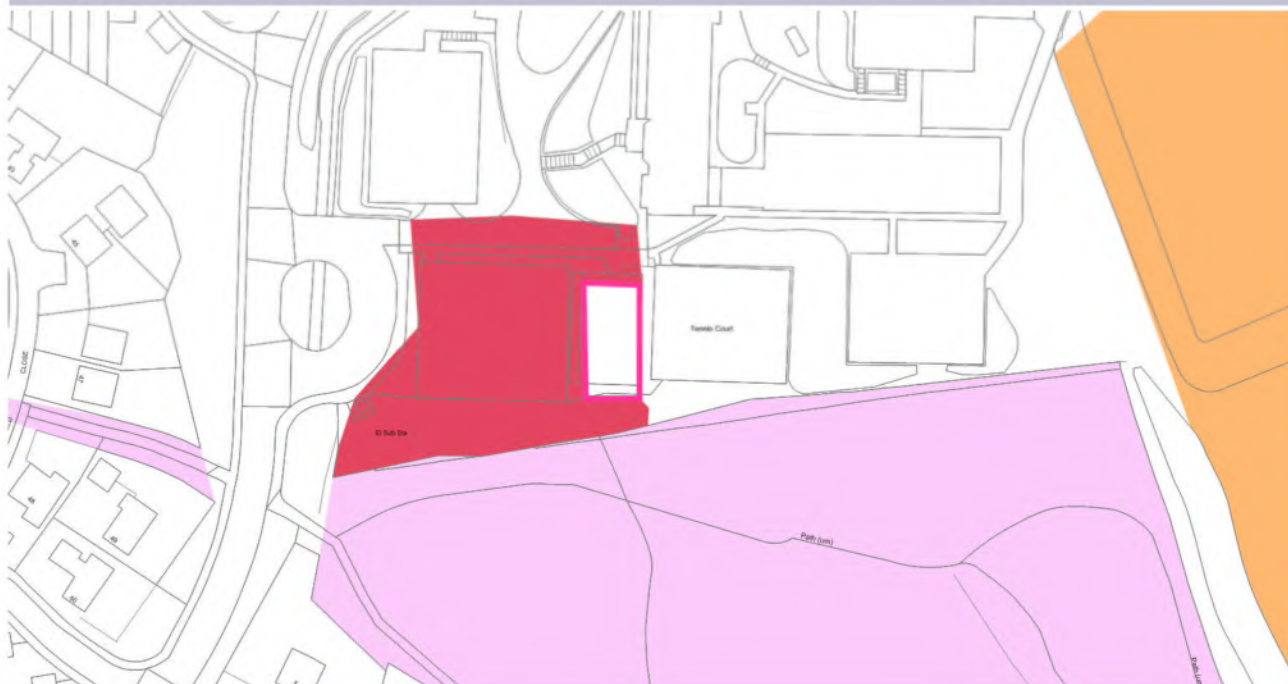
As a result of these losses and gains, there are now 25 open spaces in the Abbey Ward rather than 23. Of these open spaces, 18 have unrestricted access.

In overall gross terms, the following losses and gains have been recorded for Abbey Ward:

Gross Open Space Loss	- 0.414 ha
Gross Open Space Gain	+ 1.628 ha
Net Open Space change	+1.214 ha

## Changes to Astwood Bank and Feckenham Ward Provision

Site No: 296	Typology: Play Area Provision	Access: Unrestricted	Loss of Open Space: 0.031 ha
<b>Description of Change:</b> Loss at St Augustine's School through planning permission being granted for a new school building (2006/013/FUL). This was a loss of Primarily Open Space Typology "Play Area Provision" totally 0.031 Ha which was unrestricted Open Space associated with the school.			



As a result of this loss, there are still 20 open spaces in the Astwood Bank and Feckenham Ward as this recorded loss reduced the size of an existing open space area rather than removing it completely. Of these open spaces, 17 have unrestricted access.

In overall terms, the following losses and gains have been recorded for Astwood Bank and Feckenham Ward:

Gross Open Space Loss	-0.031 ha
Gross Open Space Gain	n/a
Net Open Space change	-0.031 ha



### Changes to Batchley and Brockhill Ward Provision

<b>Site No: 124</b>	<b>Typology: Amenity Open Space</b>	<b>Access: Limited</b>	<b>Loss of Open Space: 0.829 ha</b>
<b>Description of Change:</b> Loss at Land at Hewell Road through planning permission being granted for 14 houses and access road for the wider site (2010/008/FUL). This was a loss of Primarily Open Space Typology Amenity Open Space.			





<b>Site No: 212</b>	<b>Typology: Semi Natural Open Space</b>	<b>Access: Limited</b>	<b>Gain of Open Space: 1.18ha</b>
<b>Description of Change:</b> Watercourse corridor extended during revision of Strategic Site Vision diagram and Policies Map amendments.			



<b>Site No: 1005</b>	<b>Typology: Amenity Open Space</b>	<b>Access: Unrestricted</b>	<b>Gain of Open Space: 0.241 ha</b>
<b>Description of Change:</b> As a result of the development detailed above (2010/008/FUL), an area of unrestricted Amenity Open Space was created within the development scheme.			



There are now 25 open spaces in the Batchley and Brockhill Ward due to the creation of a new area of open space based upon the access category of the open space within the new development scheme above. Of these open spaces, 21 have unrestricted access.

In overall terms, the following losses and gains have been recorded for Batchley Ward:

Gross Open Space Loss	- 0.829 ha
Gross Open Space Gain	+ 1.421 ha
Net Open Space change	+0.592 ha

## Changes to Church Hill Ward Provision

<b>Site No: 13</b>	<b>Typology: Semi Natural Open Space</b>	<b>Access: Unrestricted</b>	<b>Loss of Open Space: 0.169 ha</b>
<b>Description of Change:</b> Loss at The Hills, Tanhouse Lane through planning permission being granted for 3 dwellings (2011/108/FUL). This was a loss of Primarily Open Space Typology "Semi Natural".			



As a result of this loss of open space, there continues to be 34 open spaces in the Church Hill Ward because the remainder of the site that has been lost still exists. Of these open spaces, 30 continue to have unrestricted access.

In overall terms, the following losses and gains have been recorded for Church Hill Ward:

Gross Open Space Loss	- 0.169 ha
Gross Open Space Gain	n/a
Net Open Space change	-0.169 ha

### Changes to Crabbs Cross Ward Provision

<b>Site No: 214</b>	<b>Typology: Semi Natural Open Space</b>	<b>Access: Unrestricted</b>	<b>Loss of Open Space: 0.026 ha</b>
<b>Description of Change:</b> Loss at 106 Enfield Road through planning permission being granted via certificate of lawfulness for the enclosure to a garden (2006/480/CPE). This was a loss of Primarily Open Space Typology "Semi Natural".			



As a result of this loss of Open Space, there continues to be 13 open spaces in the Crabbs Cross Ward because the remainder of the site that has been lost still exists. Of these open spaces, 11 continue to have unrestricted access.

In overall terms, the following losses and gains have been recorded for Crabbs Cross Ward:

Gross Open Space Loss	- 0.026 ha
Gross Open Space Gain	n/a
Net Open Space change	-0.026 ha



### Changes to Greenlands Ward Provision

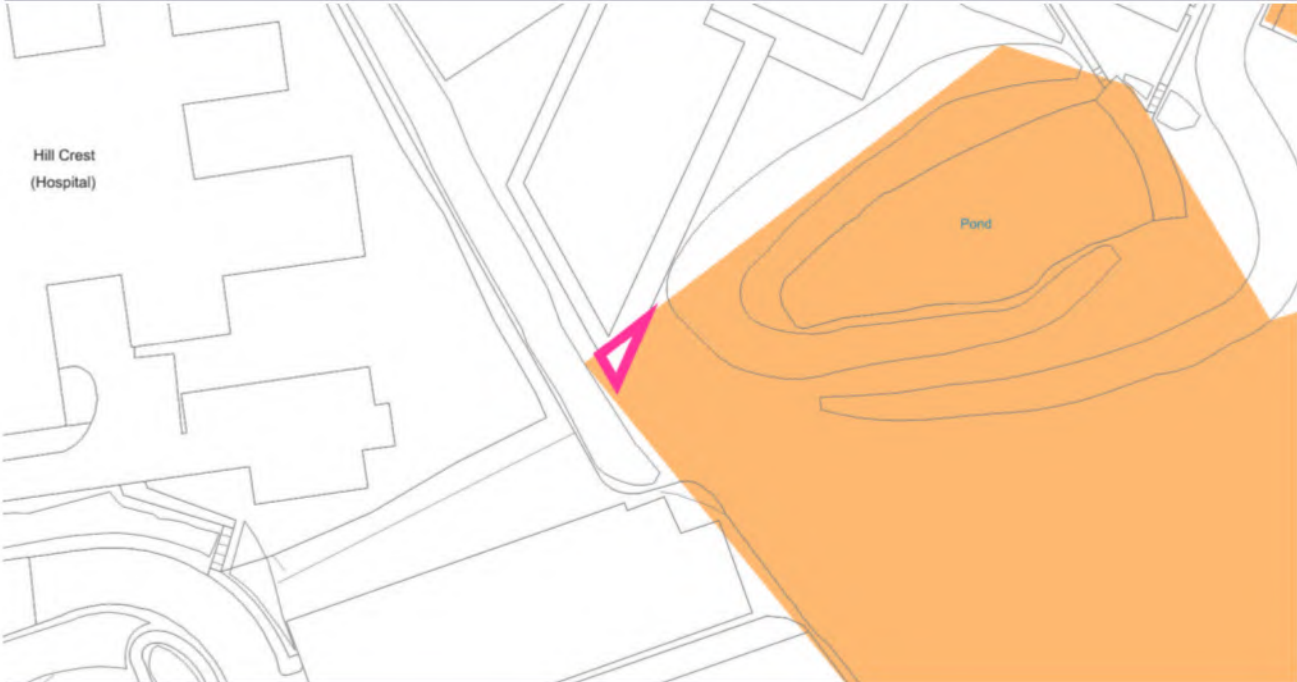
<b>Site No: 146</b>	<b>Typology: Semi Natural Open Space</b>	<b>Access: Unrestricted</b>	<b>Loss of Open Space: 0.403 ha</b>
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**Description of Change:** Loss at 19 Howard Road through planning permission being granted for a new car park and storage yard (2012/106/FUL). This was a loss of Primarily Open Space Typology "Semi Natural".



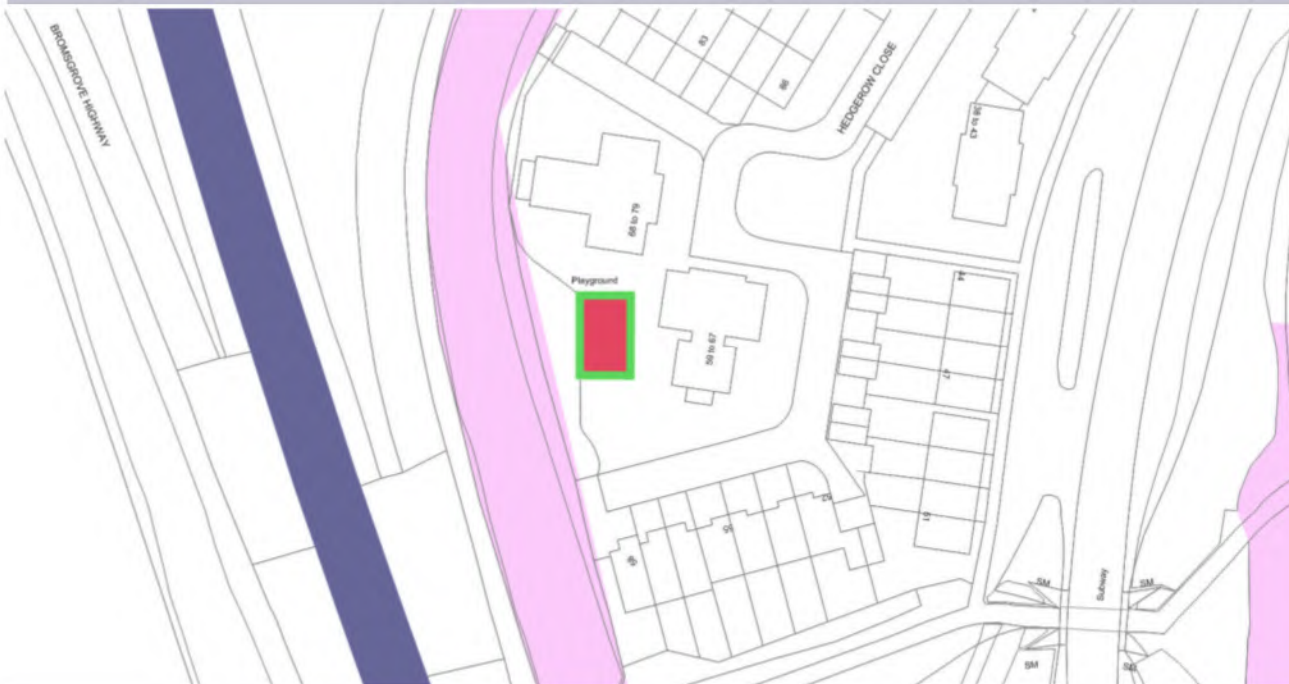
<b>Site No: 223</b>	<b>Typology: School Grounds</b>	<b>Access: Limited</b>	<b>Loss of Open Space: 0.002 ha</b>
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**Description of Change:** Loss at Kingsley College through planning permission being granted for an extension to the School/College (2007/305/CPO). This was a loss of Primarily Open Space Typology "School Grounds" of 0.002 Ha.



<b>Site No: 1006</b>	<b>Typology: Play Area Provision</b>	<b>Access: Unrestricted</b>	<b>Gain of Open Space: 0.01 ha</b>
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**Description of Change:** Gain at the former Megabowl Site through planning permission being granted for 89 dwellings, and installation of a play area (2005/552/FUL). This was a gain of Primarily Open Space Typology "Play Area Provision". Access to this new space is unrestricted.



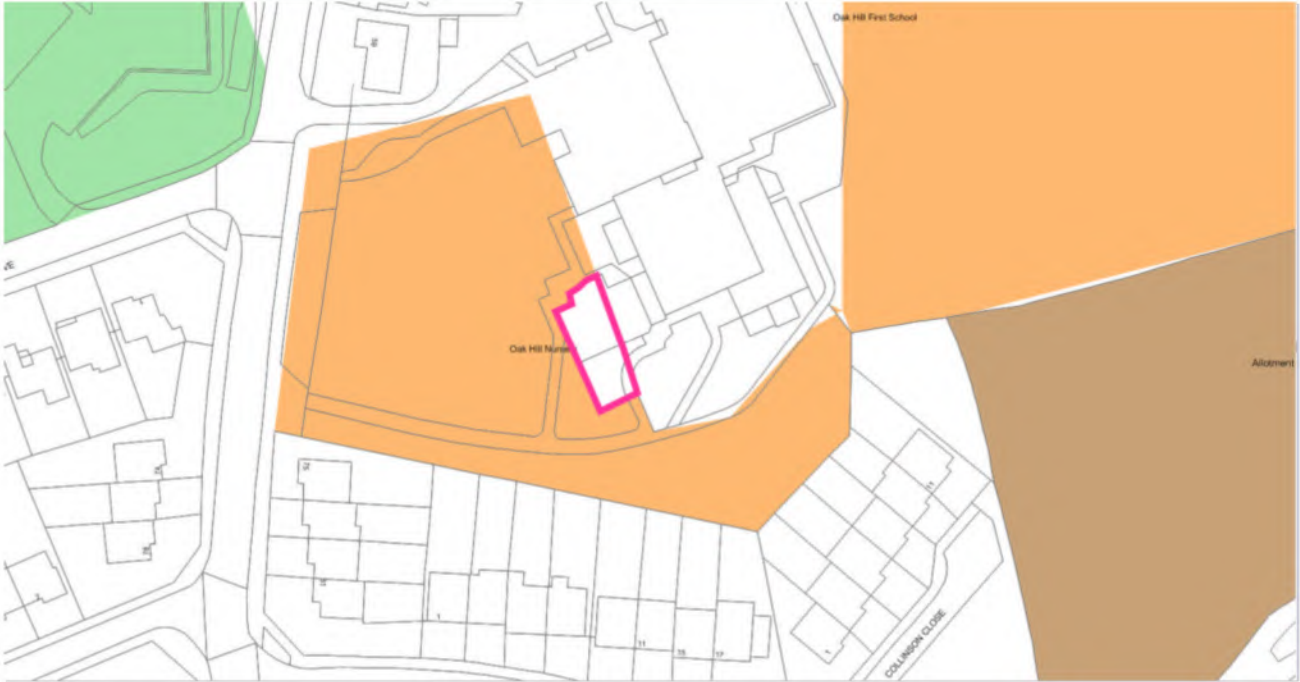
As a result of these losses and gains, there has been an increase from 28 open spaces to 29 in the Greenlands Ward. Of these open spaces, 24 have unrestricted access.

In overall terms, the following losses and gains have been recorded for Greenlands Ward:

Gross Open Space Loss	- 0.405 ha
Restricted Open Space Loss	-0.002 ha
Gross Open Space Gain	+0.01 ha
Net Open Space change	-0.393 ha

## Changes to Lodge Park Ward Provision

<b>Site No: 66</b>	<b>Typology: School Grounds</b>	<b>Access: Limited</b>	<b>Loss of Open Space: 0.020 ha</b>
<p><b>Description of Change:</b> Loss at Oakhill First School through planning permission being granted for an extension to the School 2005/111/FUL. This was a loss of Primarily Open Space Typology "School Grounds" totalling 0.016 Ha.</p>			



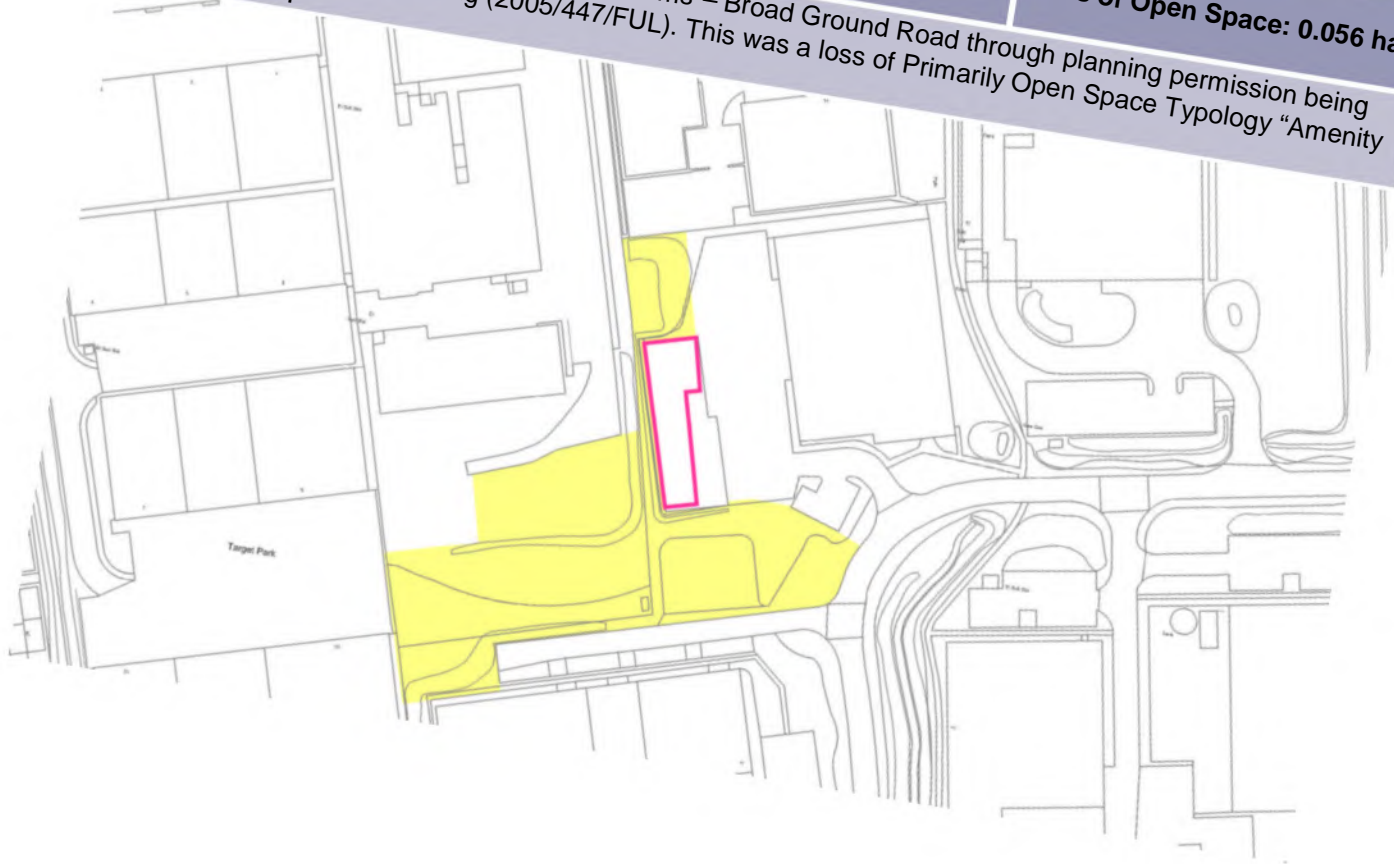
**Site No: 148**

**Typology: Amenity Open Space**

**Access:  
Unrestricted**

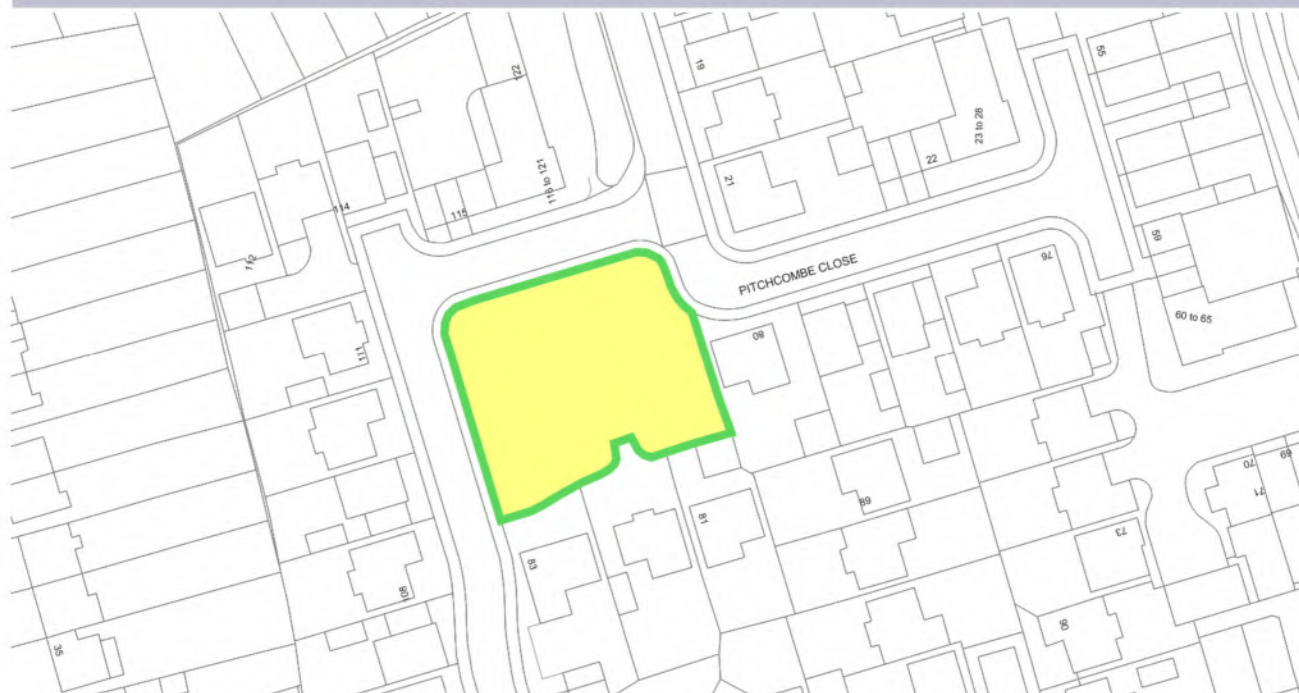
**Loss of Open Space: 0.056 ha**

**Description of Change:** Loss at Slick Systems – Broad Ground Road through planning permission being granted for a storage building (2005/447/FUL). This was a loss of Primarily Open Space Typology “Amenity Open Space”.





<b>Site No: 1007</b>	<b>Typology: Amenity open Space</b>	<b>Access: Unrestricted</b>	<b>Gain of Open Space: 0.104 ha</b>
<b>Description of Change:</b> Gain at land off Arrowdale Road (Pitchcombe Close) through planning permission being granted for 121 dwellings (2004/231A). This was a gain of Primarily Open Space Typology "Amenity Open Space". Access to this new space is unrestricted.			



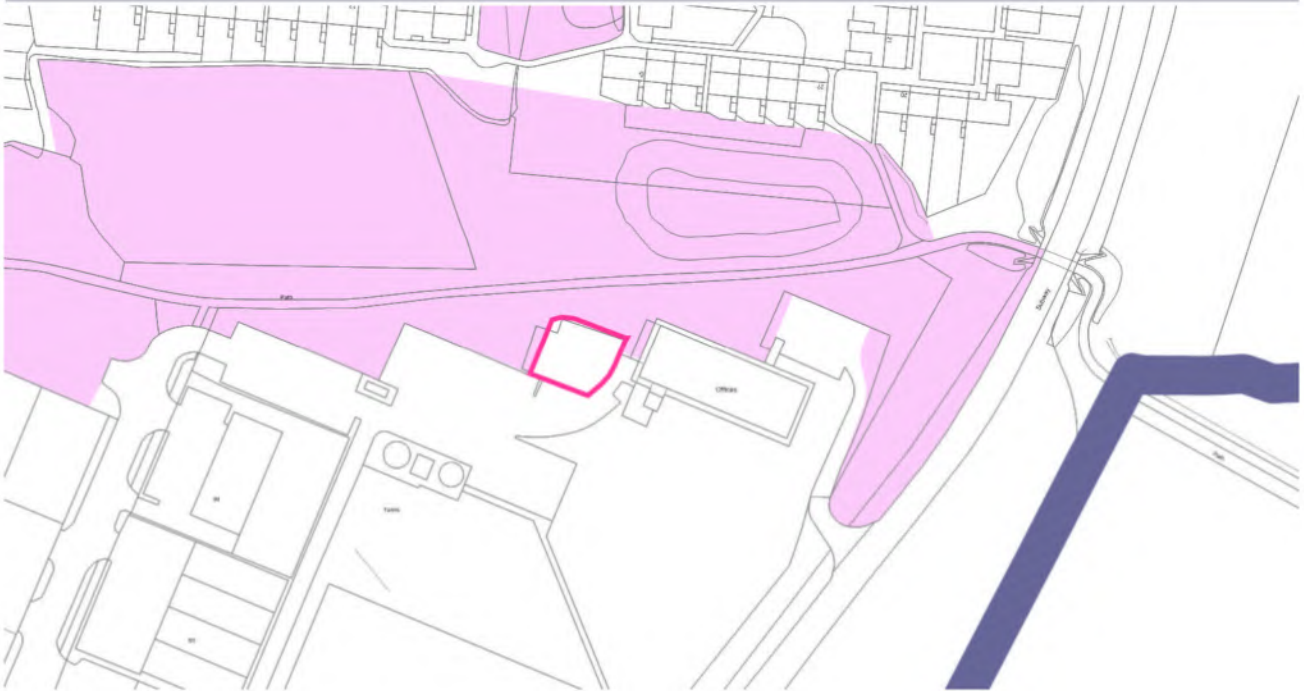
As a result of these losses and gains of Open Space, there has been an increase from 20 open spaces to 21 in the Lodge Park Ward. Of these open spaces, 15 have unrestricted access.

In overall terms, the following losses and gains have been recorded for Lodge Park Ward:

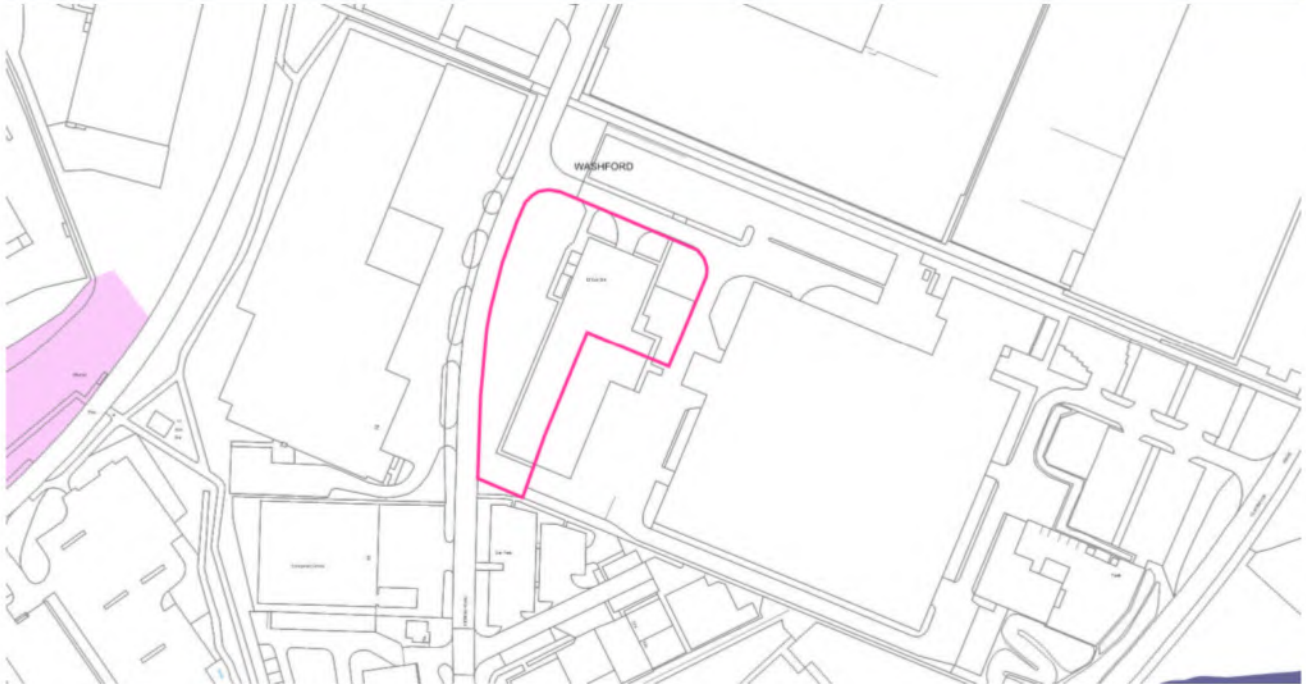
Gross Open Space Loss	- 0.076 ha
Restricted Open Space Loss	-0.02 ha
Gross Open Space Gain	+0.104 ha
Net Open Space change	+0.048 ha

### Changes to Matchborough Ward Provision

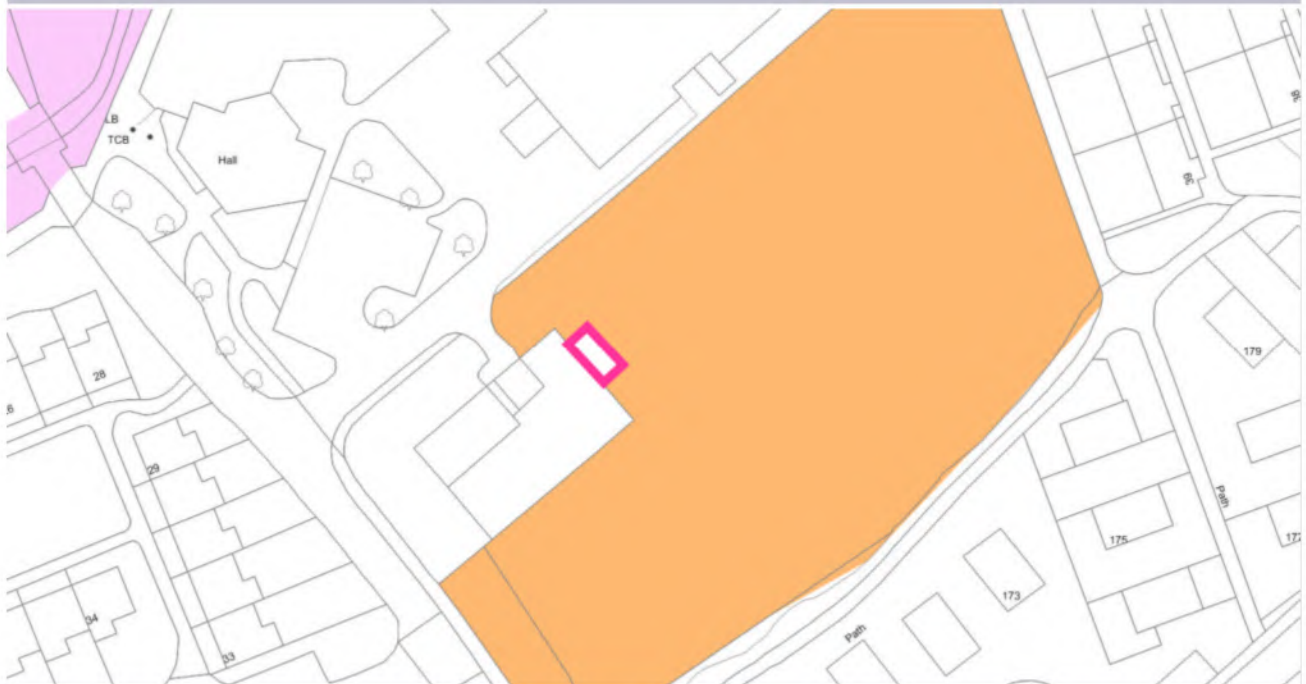
<b>Site No: 158</b>	<b>Typology: Semi Natural</b>	<b>Access: Unrestricted</b>	<b>Loss of Open Space: 0.031 ha</b>
<b>Description of Change:</b> Loss at Claybrook House through planning permission being granted for additional car parking (2005/044/FUL). This was a loss of Primarily Open Space Typology "Semi Natural"			



<b>Site No: 139</b>	<b>Typology: Amenity Open Space</b>	<b>Access: Unrestricted</b>	<b>Loss of Open Space: 0.447 ha</b>
<b>Description of Change:</b> Loss at Land at Compare through planning permission being granted for a B2 building 2009/037/FUL. This was a loss of Primarily Open Space Typology "Amenity Open Space".			



<b>Site No: 99</b>	<b>Typology: School Grounds</b>	<b>Access: Limited</b>	<b>Loss of Open Space: 0.003 ha</b>
<b>Description of Change:</b> Loss at Kingfisher School, Clifton Close through planning permission being granted for an extension (2008/289/FUL). This was a loss of Primarily Open Space Typology "School Grounds".			

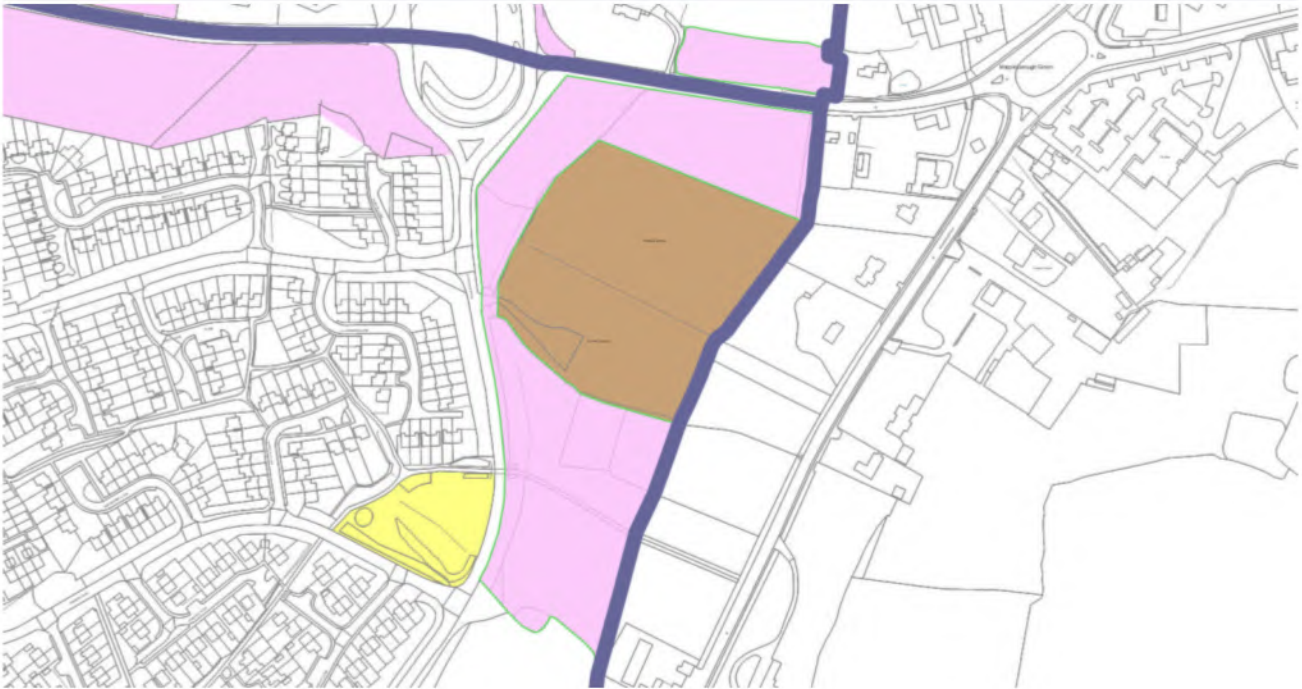




<b>Site No: 1008</b>	<b>Typology: Semi Natural</b>	<b>Access: Unrestricted</b>	<b>Gain of Open Space: 2.92 ha</b>
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**Description of Change: A435 ADR**

As part of the review of potential development locations within the A435 ADR and the proposed designation of part of the site for employment and residential development, land with arboricultural and ecological merits has also been taken into account. Therefore, appropriate open space designations have been proposed within the development site.





Site No: 1008

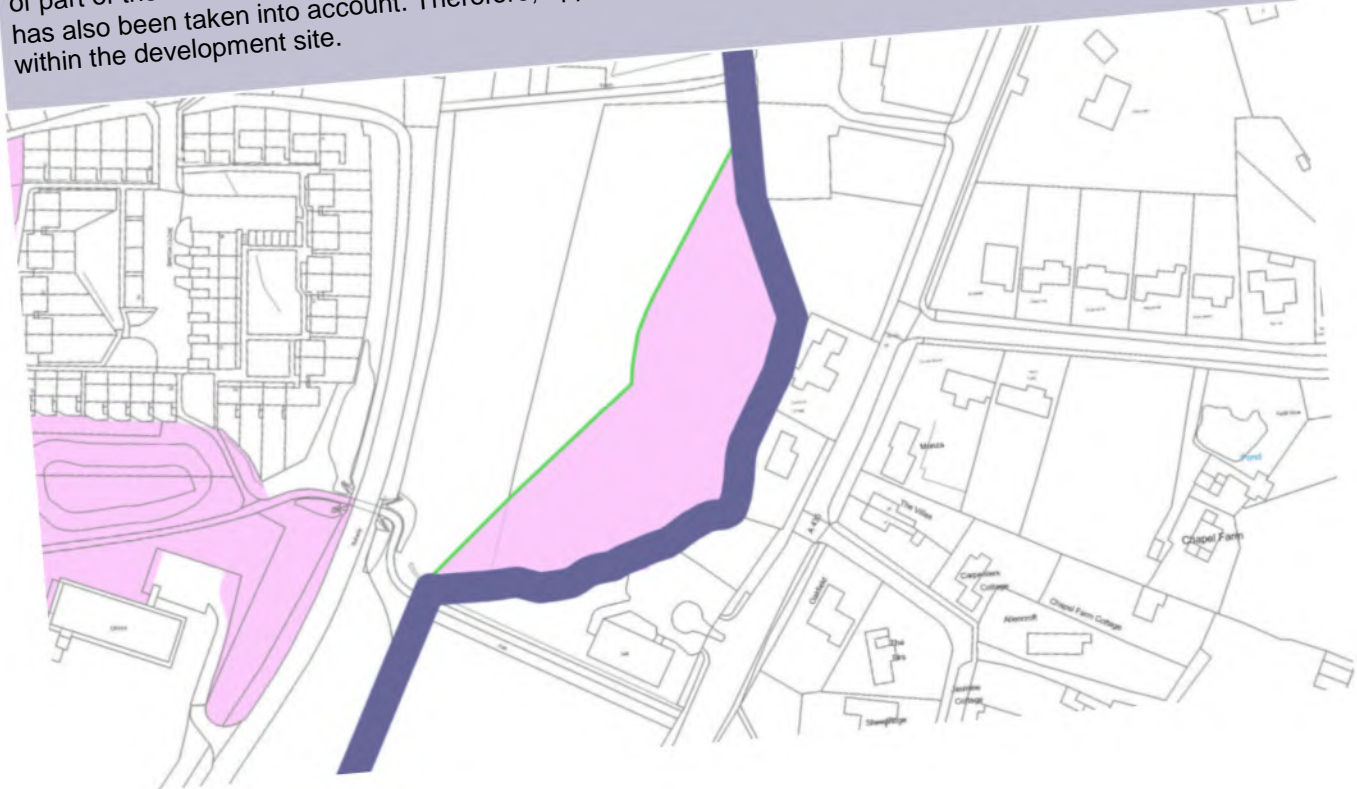
Typology: Semi Natural

Access:  
Unrestricted

Gain of Open Space: 0.64 ha

**Description of Change: A435 ADR**

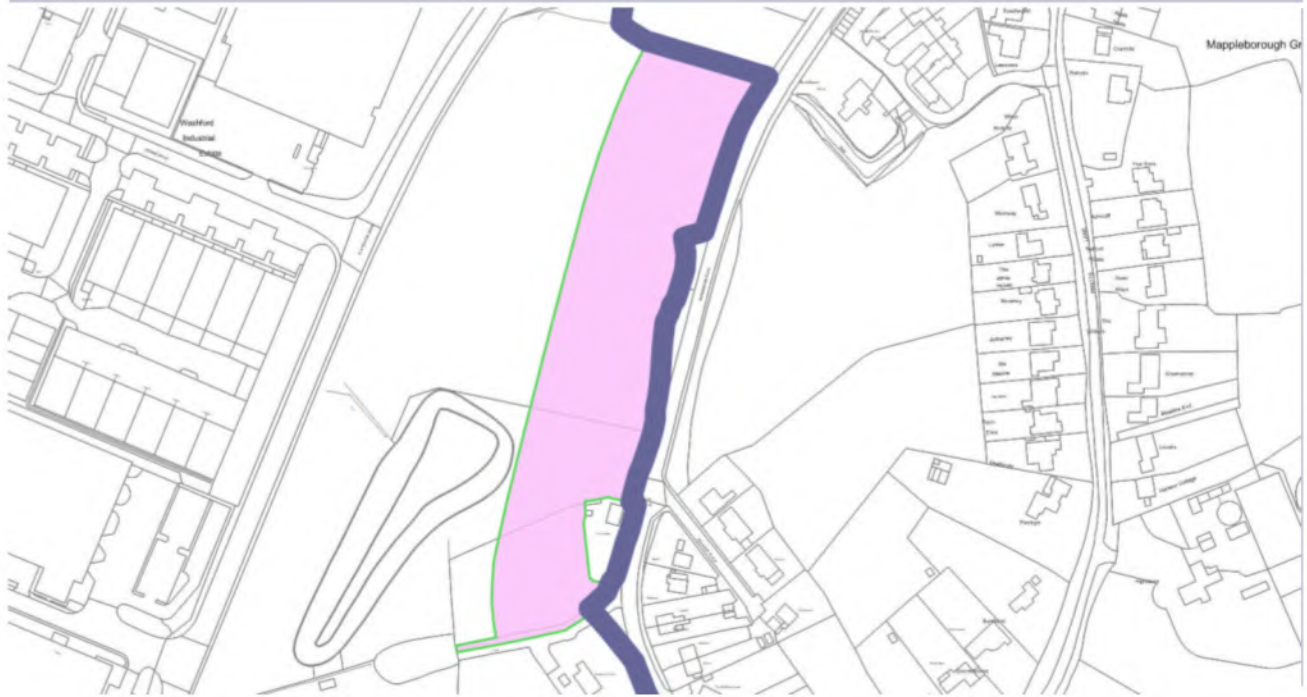
As part of the review of potential development locations within the A435 ADR and the proposed designation of part of the site for employment and residential development, land with arboricultural and ecological merits has also been taken into account. Therefore, appropriate open space designations have been proposed within the development site.



<b>Site No: 1008</b>	<b>Typology: Semi Natural</b>	<b>Access: Unrestricted</b>	<b>Gain of Open Space: 1.46 ha</b>
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**Description of Change: A435 ADR**

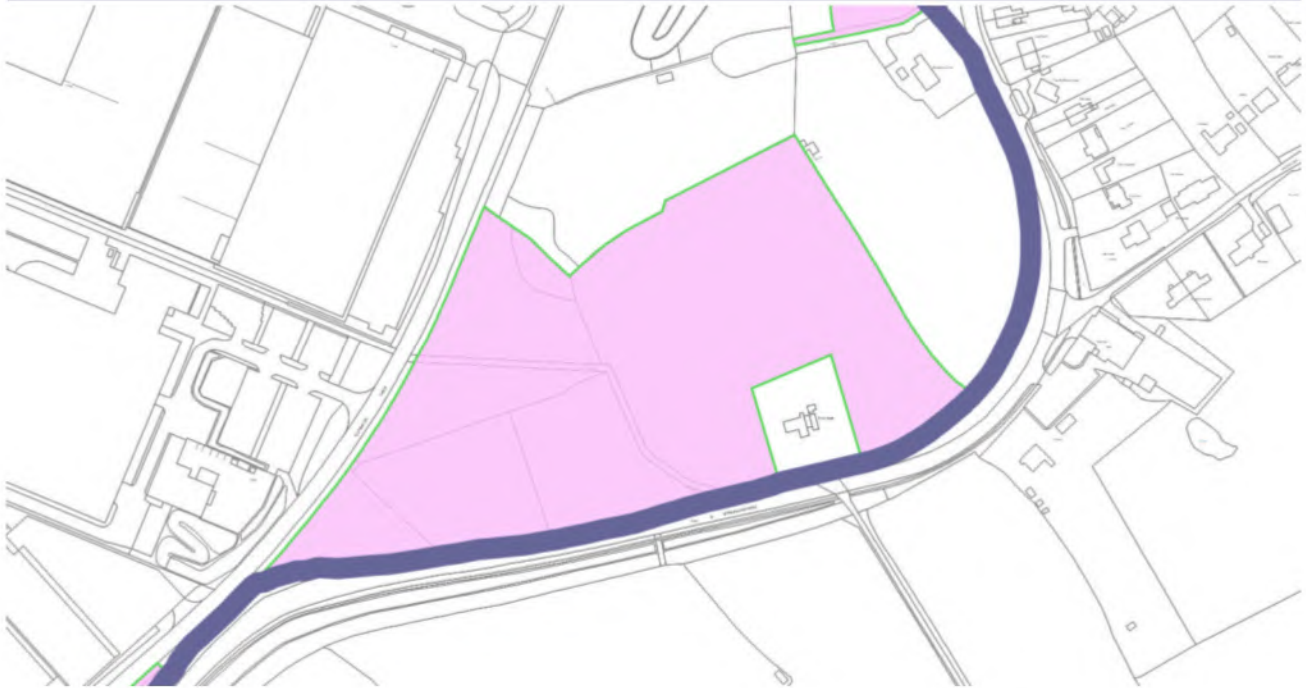
As part of the review of potential development locations within the A435 ADR and the proposed designation of part of the site for employment and residential development, land with arboricultural and ecological merits has also been taken into account. Therefore, appropriate open space designations have been proposed within the development site.



<b>Site No: 1008</b>	<b>Typology: Semi Natural</b>	<b>Access: Unrestricted</b>	<b>Gain of Open Space: 3.22 ha</b>
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**Description of Change: A435 ADR**

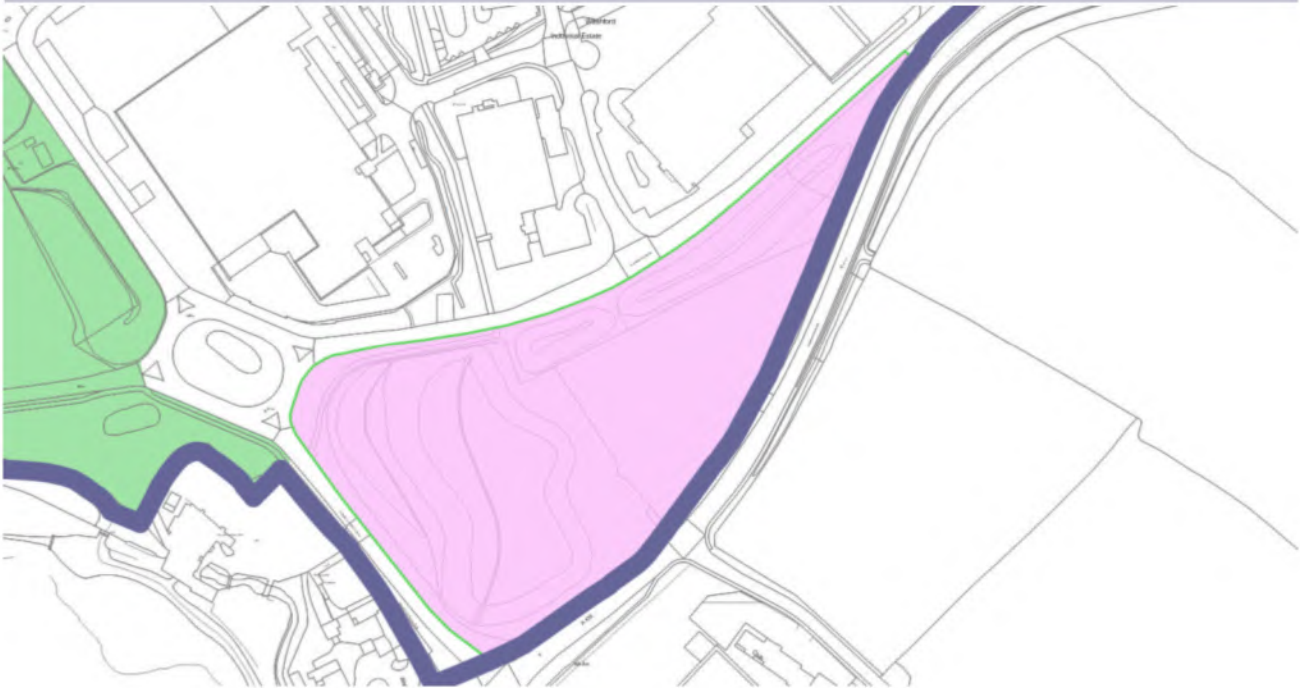
As part of the review of potential development locations within the A435 ADR and the proposed designation of part of the site for employment and residential development, land with arboricultural and ecological merits has also been taken into account. Therefore, appropriate open space designations have been proposed within the development site.



<b>Site No: 1008</b>	<b>Typology: Semi Natural</b>	<b>Access: Unrestricted</b>	<b>Gain of Open Space: 3.47 ha</b>
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**Description of Change: A435 ADR**

As part of the review of potential development locations within the A435 ADR and the proposed designation of part of the site for employment and residential development, land with arboricultural and ecological merits has also been taken into account. Therefore, appropriate open space designations have been proposed within the development site.



As a result of these losses and gains of Open Space, there has been no increase in the number of open spaces (23) in the Matchborough Ward, due to deletion of a complete site and creation of a new one. Of these open spaces, 18 have unrestricted access.

In overall terms, the following losses and gains have been recorded for Matchborough Ward:

Gross Open Space Loss	- 0.481 ha
Restricted Open Space Loss	-0.003 ha
Gross Open Space Gain	+11.71 ha
Net Open Space change	+11.232 ha

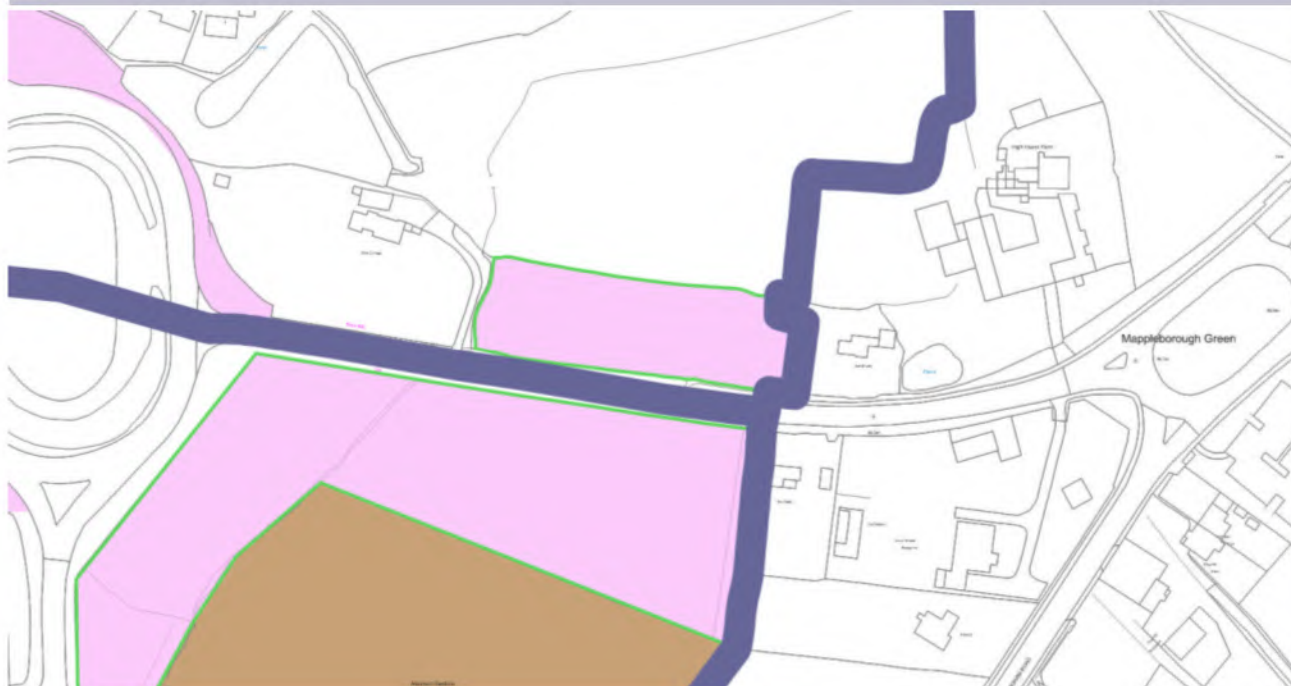


## Changes to Winyates Ward Provision

<b>Site No: 1008</b>	<b>Typology: Semi Natural</b>	<b>Access: Unrestricted</b>	<b>Gain of Open Space: 0.33 ha</b>
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### Description of Change: A435 ADR

As part of the review of potential development locations within the A435 ADR and the proposed designation of part of the site for employment and residential development, land with arboricultural and ecological merits has also been taken into account. Therefore, appropriate open space designations have been proposed within the development site.



As a result of the losses and gains of Open Space, there has been an increase from 33 open spaces to 34 in the Winyates Ward. Of these open spaces, 30 have unrestricted access.

In overall terms, the following losses and gains have been recorded for Winyates Ward:

Gross Open Space Loss	0 ha
Gross Open Space Gain	+0.33 ha
Net Open Space change	+0.33 ha

## Acknowledgement of errors

During compilation of the BORLP4 Submission Policies Map, it was noticed that some areas of Open Space on the BORLP3 Proposals Map were omitted from the 2009 Open Space Needs Assessment (OSNA) in error.

These areas have been included on the Submission Policies Map and the OSNA errors will be addressed when the document is next reviewed and are detailed below:

SP027 649	Land at Callow Hill Ridge (2 areas)
SP037 664	Land at Rectory Road (3 areas)
SP070 675	Land at Hopyard Lane (1 area)

The OSNA states that there are 288 identified areas of Open Space within the Borough, allowing for inclusion of the above sites and the alterations detailed previously in this document, there are now 300 identified areas of Open Space within the Borough.

## Conclusion

With the exception of Matchborough Ward and Winyates Ward (due to Open Space additions in the A435 ADR), only three Wards show an overall increase in Open Space provision through the monitoring of Open Space changes, Abbey Ward (+1.214 ha), Batchley and Brockhill Ward (+0.592 ha) and Lodge Park Ward (+0.048 ha). However, despite Open Space increases, both Abbey and Lodge Park Wards still show an overall deficit in Open Space provision. The Open Space provision in Batchley and Brockhill Ward is shortly envisaged to show an increased surplus (up from +0.092ha) as the planning permission for 177 dwellings at Brockhill East is implemented. This will result in a net gain in accessible Open Space provision for the Batchley and Brockhill Ward.

In five other Redditch Wards there has been no change, where the deficit of Open Space provision has stayed the same or to some extent worsened or improved.

Taking account of the gains and losses of Open Space, there will need to be amendments to the Proposed Policies Map to accompany Local Plan No.4. The Policies Map requires these Open Space designations to be added and deleted where there have been losses and gains.

The Open Space Needs Assessment requires an update to the Typology of Open Space Map to reflect the losses and gains made. This is included as **Appendix 1** to this Addendum

Monitoring of the planning permissions granted wherever there are losses and gains of Open Space will be undertaken annually to ensure that the Ward level data is kept up to date. This will ensure that effective decision making on planning applications can be made.

## **Appendix 1**

### Typology of Open Space Map