

Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Local Plan Background Document

Appendix A - Included Sites

Date: April 2014

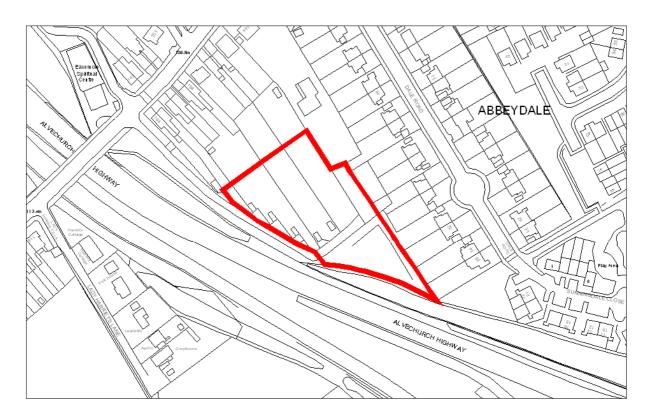
0112 BA0872



www.redditchbc.gov.uk

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Rear of 144-162 Easemore Road	LP03 (BORLP4 site 135)	



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

Stage A	
Conformity with Strategic Policy for Development	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	Dataila
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not	V
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	
milodacca	
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 C	
Availability	
Is the site immediately available for development?	
Yes	
No	
What is the predominant land type on the site?	tails
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
	24 dwellings

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Mayfield Works, The Mayfields	LP06 (BORLP4 site	
	205)	



Ownership Details:	Site Area: 0.19ha
Ownership Details.	olle Alea. 0.19lla
Private	Grid Ref : SP0393 6672
Current Land Use:	
Vacant	
Surrounding Land Uses: Residential	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om BORLP3 windfall commitment New Source: (e.g. landowner, developer etc)	ission site, other)
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	ils: 11/019 - 23 dwellings
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes: Ground works underway	

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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	V
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	

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

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

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	23 dwellings

HOUSING SITE ANALYSIS FORM

Site Address:

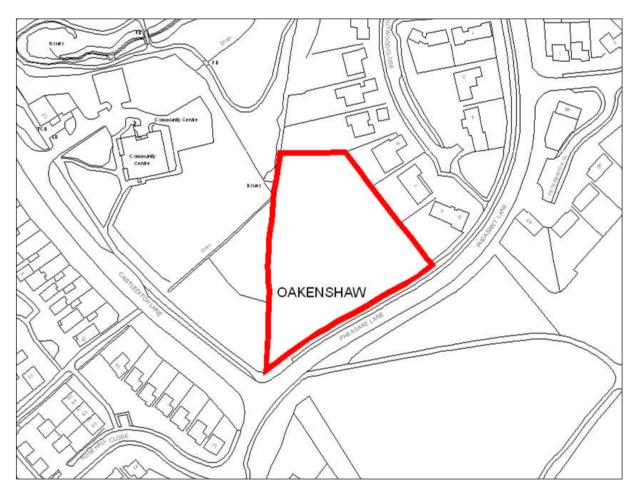
Land adjacent to Castleditch Lane/Pheasant Lane

Site Ref:

LPX02 (BORLP4 site 143)

Survey Date:

3.9.2008







Ownership Details: Private	Site Area: 0.52 ha Grid Ref: SP04446495	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Open Space and Residential		
Character of Surrounding Area:		
Peaceful residential area with mix of medium and low density dwellings and parkland opposite		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
Additional LP3 Site		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Policy B(HSG).1 (19 dwellings) Situated close to the predominantly private residential area of Oakenshaw, very quiet and fronting Oakenshaw Park. To the east of the site - very large 4 bed detached dwellings, to the south west, 3 bed detached at a higher density.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
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	Botans
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	Details
Is the site in an area of known flooding risk? No: Little/no risk of flooding	Details /
	V
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.

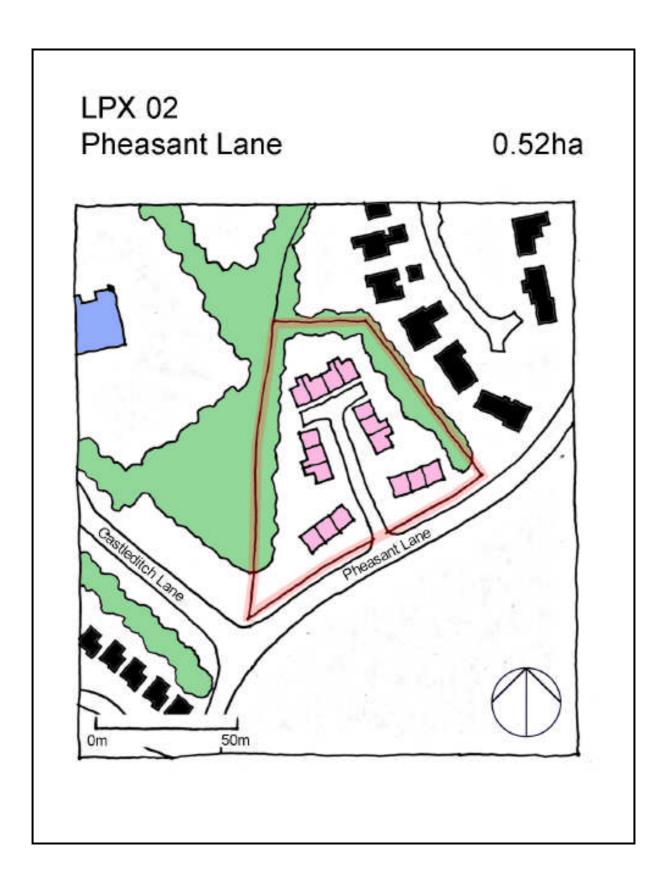
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be	
demonstrated that mitigation can be successfully introduced	
L	L
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER – Further evaluation
impact on the existing character of the Settlement?	may be required prior to development
Opportunity to enhance/no adverse impact	Hedgerows would need to
	be retained to north west of
	site where it abuts
	Oakenshaw Spinney.
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
F	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	√
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	\checkmark
Over 1600m	
Walking distance to nearest health facilities:	<u> </u>
Less than 800m	√

Between 800m and 1600m

Over 1600m

Constraints to Delivery	
Level of Contamination on Site:	
None	\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	√
Yes	
Onen Space & Bearaction	
Open Space & Recreation	Deteile
Would the site result in the loss of these facilities?	Details
No	√
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	\checkmark
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
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	
Sumolent initiastructure in place to serve development	✓

Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
	Deteile
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	√
	,
Access to unadopted road/track	
No access	
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	/
No compatibility issues	✓
Incignificant or moderate 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	Dotalio /
•	√
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
	Details
Yes, or issues which can be resolved within 5 years	✓ See letter on P870(1)
Describition and the former substatement for an extend of the AO	200 10401 0111 070(1)
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
-,	
	Deteile
Appropriate timeframe for development?	Details
0-5 years	√
	,
5-10 years	
10years +	
· · ·	•
Detential Decidential Vield	
Potential Residential Yield	T _
Appropriate Density	Total number of Dwellings
	·
	16



HOUSING SITE ANALYSIS FORM

Site Address:

Former Claybrook School, Matchborough

Site Ref: LPX04 (BORLP4 site 155) Survey Date:

27.8.08











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

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

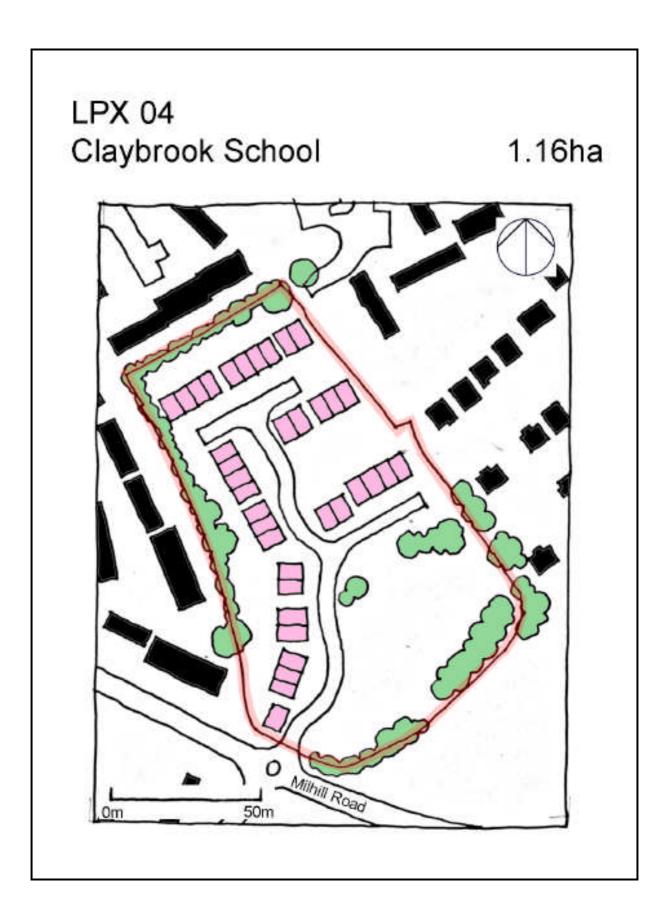
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environme	nt
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – Further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	· ✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Overtein all life in	•
Sustainability: Access to Public Transport	
•	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	
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	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	

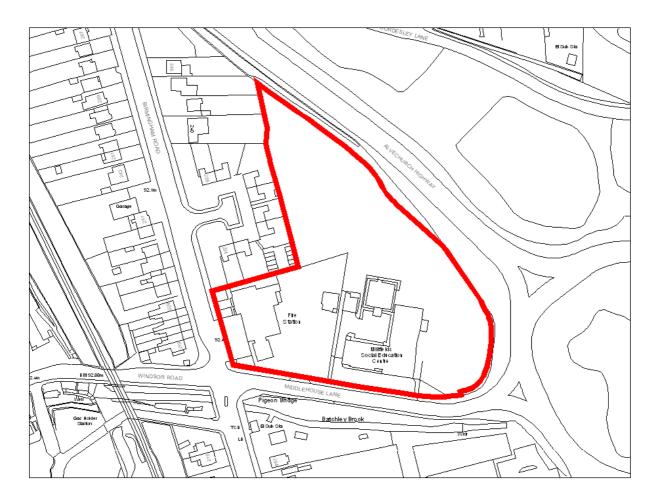
Employment Land	
Employment Land	1
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing 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?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	Access an issue at this stage
Compatibility with adjoining uses	
Would development of the site for residential uses be	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)	
\alleger \text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\tinc{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\tinc{\tint{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\texitext{\text{\text{\text{\text{\text{\text{\text{\text{\text{\texi{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\tin}\tint{\text{\text{\text{\text{\text{\text{\text{\text{\text{\tin}}\tint{\text{\text{\text{\tin}}\tint{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\texit{\texit{\tin}\tint{\text{\text{\text{\text{\text{\text{\texi}\tint{\text{\text{\text{\text{\text{\text{\texi}\tint{\text{\tint}\texi	

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



HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Fire Station & Millfields, Middle House Lane	LPX05 (BORLP4 site 156)	19.2.09



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

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

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

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	\checkmark
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
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	\checkmark
Over 1600m	

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

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 - <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 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	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	✓
The Conference of the Conferen	,
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	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	35



HOUSING SITE ANALYSIS FORM

Site Address:

Former Ipsley School Playing Field

Site Ref:

LPX06

Survey Date:

29.8.08







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

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

Stage A

Yes:	
Zone 1 – Little or no risk	
2010 1 2010 01 110 1151	
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:	
Other Environmental Issues: Impact on the historic, cultural and built environmental and built environmental issues.	ant
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	· /
opportunity to orinance, no day once impact	V
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
O	
Sustainability:	
Access to Public Transport Is the site well related to a bus stop (or railway	Details
station)?	Details
Less than 400m (walking distance)	./
Less than 400m (waiking distance)	V
Between 400m and 800m (walking distance)	
Dotwoon room and ocom (maining dictaines)	
Over 800m (walking distance) or ineffective service	
,	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
	Y
Between 1.5km and 3km	
0 01	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Less man outin	V
Between 800m and 1600m	
Over 1600m	

Walking distance to nearest health facilities:	
Less than 800m	
Datus an 000m and 4000m	
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	
res, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	\checkmark
A single TPO	
Group TPO	
Cloup II C	
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	

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	

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

Stage C			
Availability			
Is the site immediately available for de	velopment?		
Yes	•	✓	
No			
What is the predominant land type on		Details	
Brownfield or Greenfield within or adja	cent to a	\checkmark	
settlement			
Therefore available within 0 - 5 years			
ADR			
Therefore available within 5 - 10 years	3		
Green Belt			
Therefore available beyond 10 years			
Achievability			
Willingness of landowner to progress s	site for	Details	
development			
Yes, or issues which can be resolved within 5 years		√	
Possibly, or with issues which can be resolved within			
10 years			
No, issues which cannot be resolved			
Appropriate timeframe for developm	nent?	Details	
0-5 years		✓	
5-10 years			
10years +			
Detendal Decidendal Wald			
	Potential Residential Yield		
Appropriate Density Total number of Dwellings			
		31	



HOUSING SITE ANALYSIS FORM

Site Address:

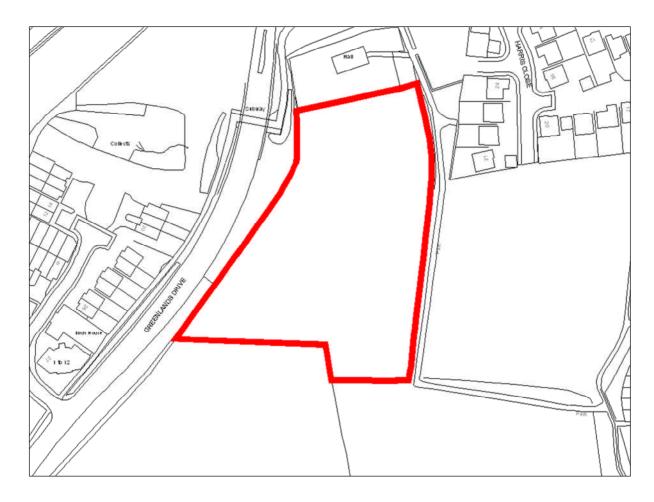
Land South of Scout Hut, Oakenshaw Road

Site Ref:

LPX07 (BORLP4 site 158)

Survey Date:

29.8.08







	T	
Ownership Details:	Site Area:	
Redditch Borough Council	1.02 ha	
	Grid Ref: SP0489 6577	
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, om	ission site, other)	
New Source: (e.g. landowner, developer etc)		
Relevant Planning History:		
(including most recent ownership details)		
Detailed Planning Permission: Detail	ls:	
3		
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 predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.		
Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing work.		

Stage A	
Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
,	
Drougfield (previously developed) site that is within an	
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
adjoining a settlement and is within Redditon 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	
Within Reddition Borough Site will be discounted	
Any site which falls within the WYG Study Boundary	
which may form part of a direction of growth for	
Redditch needs beyond the Redditch Borough	
Boundary	
(site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the	Details
	Botano
site?	
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any ot	her site of
designated international, regional or local value, or affe	
flora or fauna? Does the site affect trees, hedgerows or	-
	areas or arrolerit
woodland not subject to statutory protection? ✓	
No: No significant adverse impact on biodiversity	
140. 140 significant daverse impact on bloarversity	
V	
Yes:	
Opportunity to enhance/no significant adverse impact	✓ Good hedgerows all the
	G
	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	
Successiumy minouuceu	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	
	•

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

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

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

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

Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	√
	•
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?	
No compatibility issues	
	·
Insignificant or moderate compatibility issues	
Residential development considered incompatible	
(discount site for residential)	

Stage C			
Availability			
Is the site immediately available for dev	elopment?		
Yes			
No		√	
What is the predominant land type on the	ne site?	Details	
Brownfield or Greenfield within or adjace settlement	ent to a	\checkmark	
Therefore available within 0 - 5 years			
ADR			
Therefore available within 5 - 10 years			
Green Belt			
Therefore available beyond 10 years			
Achievability			
Willingness of landowner to progress si	te for	Details	
development	16 101	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 +			
Detential Desidential Wald			
Potential Residential Yield		i Duvellie ee	
Appropriate Density Total number o		<u> </u>	
		41	



HOUSING SITE ANALYSIS FORM

Site Address:

Church Hill District Centre

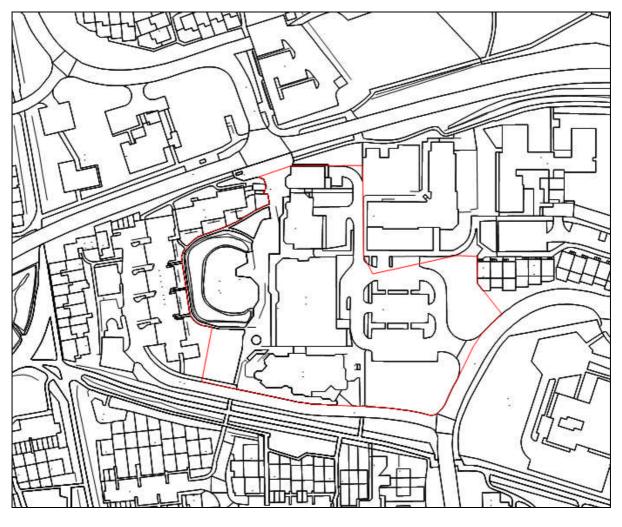
Site Ref:

CS01 (BORLP4 site

206)

Survey Date:

27.8.08







Ownership Details:	Site Area:	
Padditah Paraugh Council	2.25 ha	
Redditch Borough Council	2.25 na	
	Grid Ref: SP0652 6864	
Current Land Use:		
Current Land Ose.		
District Centre		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
New town district centre - looking dated and in r	need of regeneration	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
Core strategy strategic site		
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		
Additional information/site notes		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within	\checkmark
or adjoining a settlement and is within Redditch	
Borough	
Greenfield or Green Belt site which is within or	
adjoining a settlement and is within Redditch	
Borough	
Any site (either brownfield, Greenfield or Green Belt)	
that is not within, or adjoining any settlement and is	
within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary	
which may form part of a direction of growth for	
Redditch needs beyond the Redditch Borough	
Boundary	
(site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the	Details
site?	
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any of	ther site of
designated international, regional or local value, or affe	
flora or fauna? Does the site affect trees, hedgerows or	
woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	
140. No significant adverse impact on blodiversity	V
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	Γ=
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	
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	✓	
Onen Cuesa 9 Decreation		
Open Space & Recreation Would the site result in the loss of these facilities?	Details	
No	Details	
NO .	V	
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development		
Yes. No possibility of replacement provision		

Employment Land	
Would development of the site result in the loss of	Details
employment land?	Botano
No	
	V
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment	
uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	2 stans
adequately served?	
Sufficient infrastructure in place to serve development	
Cambioni initiadi adiata in piaco to dorvo dovolopinoni	V
Infrastructure constraints that would require	
investment to overcome but can probably be	
addressed by developer contributions	
addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
grants	
Highway Access	
Can the site be accessed by vehicle from the	Details
highway?	2 orang
Direct access to main/adopted road	./
2 not dood to many duop to a road	V
Access to unadopted road/track	
7.00000 to diffaceptod foddiffacil	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining	
uses?	
No compatibility issues	√
1 7	,
Insignificant or moderate compatibility issues	
<u> </u>	
Residential development considered incompatible	
(discount site for residential)	

Stage C		
Availability		
Is the site immediately available for dev	relopment?	
Yes	0.0 p0	
No		√
What is the predominant land type on the	ne site?	Details
Brownfield or Greenfield within or adjace settlement	ent to a	\checkmark
Therefore available within 0 - 5 years		
ADR		
Therefore available within 5 - 10 years		
Green Belt Therefore available beyond 10 years		
Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress si	te for	Details
development		
Yes, or issues which can be resolved w	ithin 5 years	√
Possibly, or with issues which can be re-	esolved within	
10 years		
No, issues which cannot be resolved		
Appropriate timeframe for development	ent?	Details
0-5 years		√
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density		
51		



HOUSING SITE ANALYSIS FORM

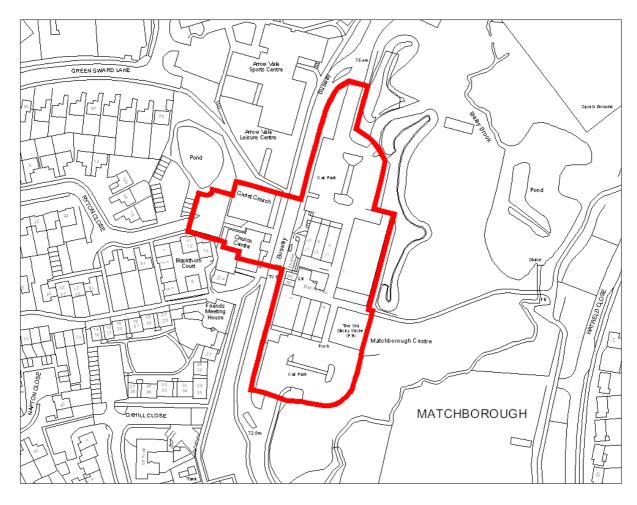
Site Address:

Matchborough District Centre

Site Ref:

CS03 (BORLP4 site 207) **Survey Date:**

27.8.08







Ownership Details:	Site Area:	
Redditch Borough Council	0.92 ha	
	Grid Ref: SP0715 6641	
Current Land Use:		
District Centre		
Surrounding Land Uses:		
Open Space and Residential		
Character of Surrounding Area:		
New town district centre – looking dated and in n	need of regeneration	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omi	ission site, other)	
Core strategy strategic site		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Detail	s:	
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.		

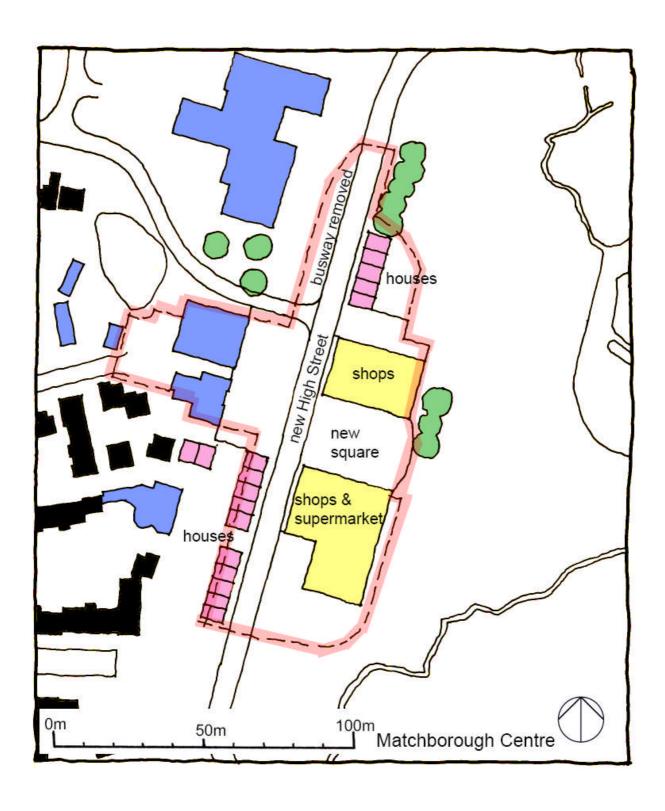
Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	√
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch 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)	
Diadivaraity Candivaraity 9 Haritana	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any or designated international, regional or local value, or affer flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? ✓	ct habitat for protected
No: No significant adverse impact on biodiversity	√
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted	
unless it can be demonstrated that mitigation can be	
successfully introduced	
•	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
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	

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	✓	
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	D. (1.7)	
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		
Yes. No possibility of replacement provision		

Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
We also be a sected at the transfer of the section	
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	
TIP A	
Highway Access	D. C. II.
Can the site be accessed by vehicle from the	Details
highway?	
Direct access to main/adopted road	✓
Access to unadopted road/track	
Negacoo	
No access	
Compatibility with adjoining uses	
Compatibility with adjoining uses	Details
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	
Two companionity issues	✓
Insignificant or moderate compatibility issues	
Insignificant or moderate compatibility issues	
Residential development considered incompatible	
(discount site for residential)	
raissourit oito foi fooldollitidi/	1

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	\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	
10 years	V
To yours	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	\checkmark
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	17



HOUSING SITE ANALYSIS FORM

Site Address:

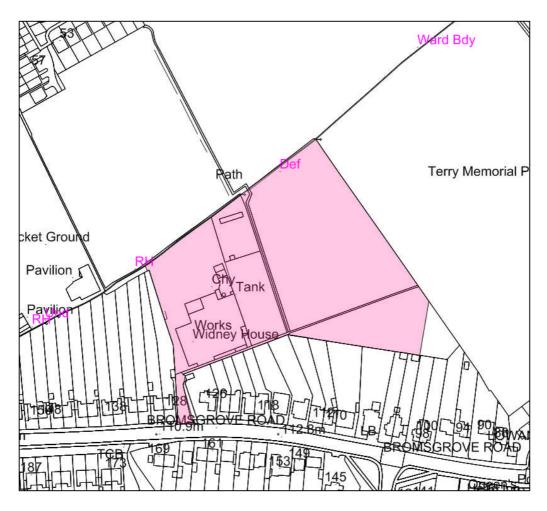
Widney House & adjoining land, Bromsgrove Rd

Site Ref:

RB003 (BORLP4 site 208)

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?	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	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		

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER – Further evaluation
impact on the existing character of the Settlement?	may be required prior to
	development
Opportunity to enhance/no adverse impact	\checkmark
	Opportunity to oppose
Advarga impact/impact but sould be mitigated	Opportunity to enhance
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Oignineant adverse impact that earnot 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)	Betalle
Loos than footh (waiking distance)	✓
Between 400m and 800m (walking distance)	
Control of the contro	
Over 800m (walking distance) or ineffective service	
,	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	√
	,
Between 1.5km and 3km	
_	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	\checkmark
Between 800m and 1600m	+
Over 1600m	+
Over 1000iii	
Constraints to Delivery	
Level of Contamination on Site:	
None	
INOTIC	
Contamination that can be overcome through land	./
remediation	v
	As employment uses in
	place, would need to
	investigate prior to dev

High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	./
	V
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
	V
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	\checkmark
	Dublic wight of way is wallt
	Public right of way is unlit,
	narrow and unappealing.
	Opportunity to incorporate a
	safer pedestrian route
	through the site as part of
	its design
Out of Out of O December 1	
Open Space & Recreation	Data'lla
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	V
	✓ Widney Works not
	employment zoned in LP3
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	

Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
	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	./
,	V
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
one for reductinary	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	/
	V
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	/
	V
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	
res, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10	
Vears No increase which connect he reached	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	\checkmark
5.40	<u> </u>
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
Appropriate Density	Total number of Dwellings 40

HOUSING SITE ANALYSIS FORM

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







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

Stage A	
Conformity with Strategic Policy for Development	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)	
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	\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	

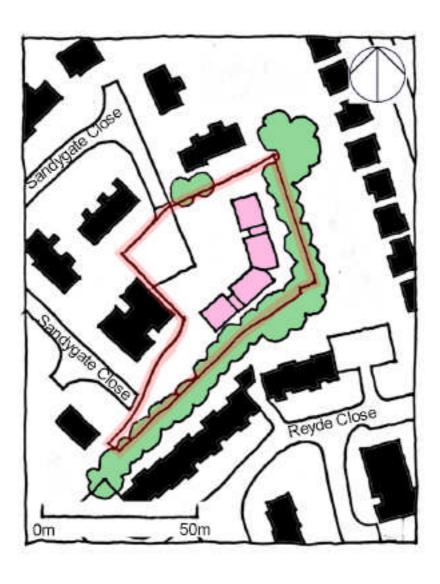
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Overtain all 199	
Sustainability:	
Access to Public Transport	Dotoile
Is the site well related to a bus stop (or railway station)? Less than 400m (walking distance)	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:	1
Less than 800m	√
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	1
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	\checkmark
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically	
mitigated	

Are there any Physical Constraints on site?	
No	\checkmark
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	L
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	T
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	<u> </u>
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	\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	Details
•	Y
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	\checkmark
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	O

UCS 2.16 Sandygate Close

0.23ha



HOUSING SITE ANALYSIS FORM

Site Address:

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

Site Ref:

UCS 8.38 (BORLP4 site 203)

Survey Date:

19.9.08







Ownership Details:	Site Area: 3.95 ha	
Worcestershire County Council & Redditch Borough Council	Grid Ref: SP0564 6571	
Current Land Use:		
Disused school, open space and garage blocks		
Surrounding Land Uses:		
Open space & residential		
Character of Surrounding Area:		
Sandwiched by Greenlands (traditional 1950's semis and council properties) and Woodrow (1960's new town corporation housing) predominantly less affluent part of Redditch.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS & additional LP3 site		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Detail	ls: 10/210	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes		
Disused school site incorporating its playing fields and additional land to the north, already subject of a development brief. Potential for comprehensive development of site as a whole which could provide S106 monies to enhance Woodrow Park adjacent		

Development Distribution/Settlement Hierarchy	Details	
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough		
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough		√
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted		
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)		
Biodiversity, Geodiversity & Heritage		
Is a scheduled Ancient Monument located site?	on the	Details - no
Yes: Site will be discounted		
No: Does the site fall within or significantly other site of designated international, regionally value, or affect habitat for protected flora of Does the site affect trees, hedgerows or a ancient woodland not subject to statutory	onal or local or fauna? reas of	
No:		√
Yes: Opportunity to enhance/no significant adverse impact (mitigation to be Significant adverse impact – site will be disunless it can be demonstrated that mitigat	e explored) scounted	
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		√
Yes:		
Zone 1 – Little or no risk		
Zone 2 – Low to medium risk (mitigation to	o be	

Stage A

explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	ent
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	√
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	T =
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	\checkmark
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	√
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities:	•
Less than 800m	√
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?	<u> </u>
No	
Yes	✓
_	
Open Space & Recreation	I 5
Would the site result in the loss of these facilities?	Details
No Vac but indication of replacement provision possible	
Yes, but indication of replacement provision possible on, next to or near to the site as part of the	
development	
Yes. No possibility of replacement provision	√

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

Stage C		
Availability		
Is the site immediately available for de	velopment?	
Yes		
No		\checkmark
What is the predominant land type on	the site?	Details
Brownfield or Greenfield within or adja	cent to a	
settlement		
Therefore available within 0 - 5 years		\checkmark
ADR		
Therefore available within 5 - 10 years		
Green Belt		
Therefore available beyond 10 years		
A - 1 * 1 *124		
Achievability	11	D. (-1).
Willingness of landowner to progress s	site for	Details
development	to the entire of	
Yes, or issues which can be resolved v	within 5 years	✓
Possibly or with issues which can be	rocalved within	
Possibly, or with issues which can be a 10 years	esoived within	
10 years		
No, issues which cannot be resolved		
140, issues which calliot be resolved		
Appropriate timeframe for developm	nent?	Details
0-5 years		\checkmark
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density Total number of Dwellings		mber of Dwellings
		180

UCS 8.38 Dingleside Middle School

3.95ha



HOUSING SITE ANALYSIS FORM

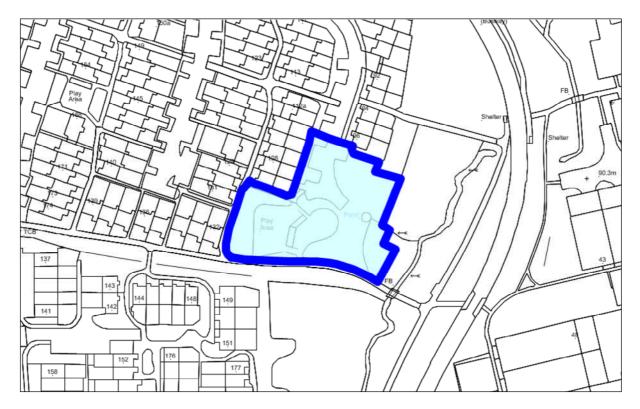
Site Address:

Loxley Close, Church Hill

Site Ref:

2010/03 (BORLP4 site 209) **Survey Date:**

03/9/10







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

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

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	\checkmark
Adverse impact/impact but could be mitigated	
Cinnificant advance impost that connet he mitirated	
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	
the control of the co	
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	./
	V
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	./
	<u> </u>
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	

Yes and cannot be overcome	✓ Flooding Issues	
Are there TPOs on site?		
No		
A single TPO		
Group TPO	✓ NT No.5	
Is there a Public Right of Way on the site?		
No – Access to disused play area only		
Yes		
Open Space & Recreation		
Would the site result in the loss of these facilities?	Details	
No		
Yes, but indication of replacement provision possible		
on, next to or near to the site as part of the		
Development		
Yes. No possibility of replacement provision	√	
· · · · ·	•	
Employment Land		
Employment Land		
Would development of the site result in the loss of employment land?	Details	
No	\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		
Too land to likely to come formata for employment acco		
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		

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	✓
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
32 dwellings per hectare	10



HOUSING SITE ANALYSIS FORM

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







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

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadiransity Conditionsity O Haritana	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	Details - 110
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	\checkmark
affect trees, hedgerows or areas of ancient woodland not	, , , , , , , , , , , , , , , , , , ,
subject to statutory protection?	
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	V
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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

Are there TPOs on site?	
No	Blanket TPO, but no trees within site boundary
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	Informal open space only
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of 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	
Tee land to likely to come formard for employment deed	
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? Direct access to main/adopted road	Details √
A second to the departed wood/twools	*

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	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

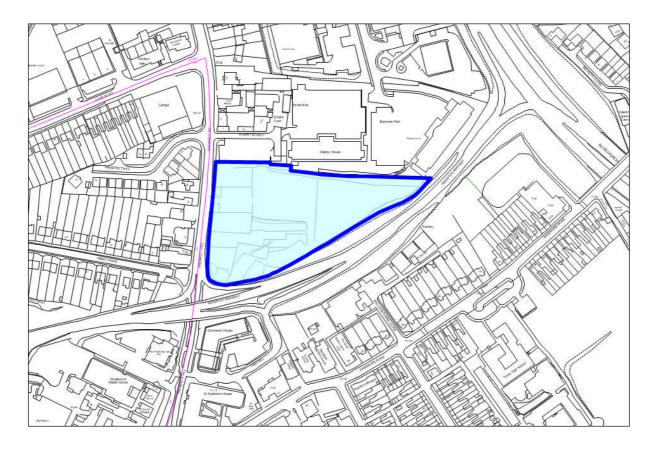
Appropriate timeframe for development?	Details
0-5 years	\checkmark
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
40 dwellings per hectare	6



HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Prospect Hill	2010/07 (BORLP4 site	03/9/10
	153)	







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

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	1
1	•
Adverse impact/impact but could be mitigated	
Adverse impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
olgrimodrit adverse impact that earmot 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	_/
	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	\checkmark
Datus as 000m as d 4000m	<u>,</u>
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Less than 600m	✓
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
	V
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	√
	·
Yes and cannot be overcome	

Are there TPOs on site?	
No	\checkmark
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
	Y
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 do clop mont of the pite requit in the loca of	Dotoile
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Vac alamanaturate of the state of will not some forward for	
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
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	
'	<u> </u>
Access to unadopted road/track	
No access	

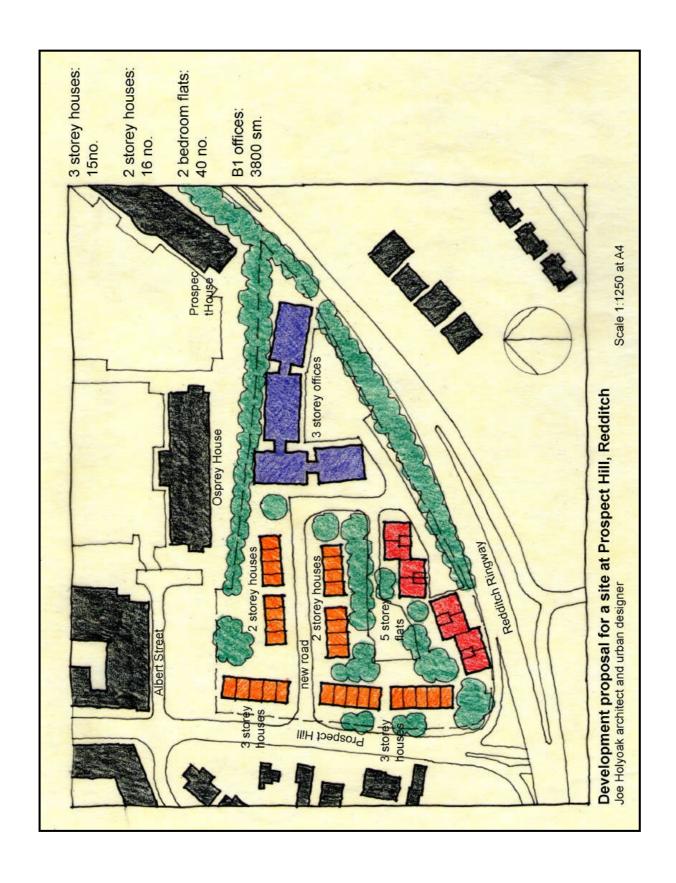
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	√
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	

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

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
42-6 dwellings per hectare	71



HOUSING SITE ANALYSIS FORM

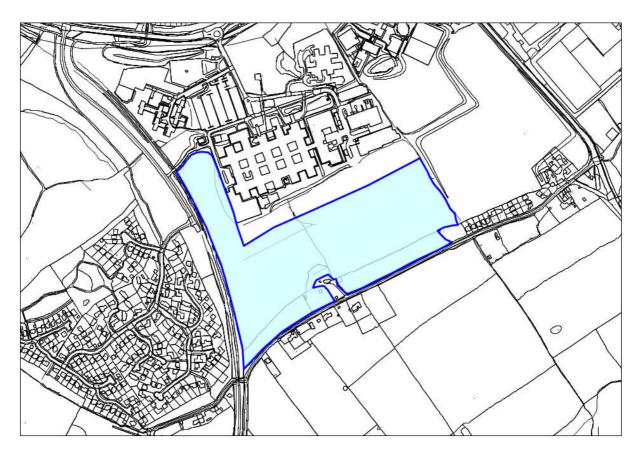
Site Address:

Rear of Alexandra Hospital

Site Ref:

2010/09 (BORLP4 site 210) Survey Date:

03/9/10







Ownership Details:	Site Area: 7.74 ha	
Multiple owners	Grid Ref: SP0617 6446	
Current Land Use:		
Vacant Scrub land		
Surrounding Land Uses:		
Open Space, residential		
Character of Surrounding Area:		
Quiet and peaceful area on the edge of the urban area. Immediately adjacent to the Alexandra Hospital and bounded by Green Lane, which offers limited frontage development with a more rural feel.		
Site is bounded on it's western edge by Wirehill development, which is primarily 3-4 bed detached properties in private ownership.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
White Young Green		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: 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	\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)	
Diadiransity Ossaliyansity O Hanksus	
Biodiversity, Geodiversity & Heritage	Detaile No
Is a scheduled Ancient Monument located on the site? Yes: Site will be discounted	Details - No
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not	
subject to statutory protection?	
No: No significant adverse impact on biodiversity	\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 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	
	V
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage P	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	Deteile
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site	Details HFR
impact on the existing character of the Settlement?	Protected – No
Impact on the existing character of the Settlement:	Sensitivity - Unknown
Opportunity to enhance/no adverse impact	-/
opportunity to orimanos/no autoros impast	V
Adverse impact/impact but could be mitigated	
Thaveree impact but could be imagated	
Significant adverse impact that cannot be mitigated	
·	
Sustainability:	
Access to Public Transport	5
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	√
`	<u> </u>
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Loos than 1.0km	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	1
Less than 800m	
Between 800m and 1600m	\checkmark
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Datumen 000 and 4000	
Between 800m and 1600m	
Over 1600m	✓
Constraints to Delivery	
Level of Contamination on Site:	
None	\checkmark
Contamination that can be overcome through land	
remediation	
Tomodianon	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	1
No	
Vos. hut can he overcome	+ /
Yes, but can be overcome	✓ Sewer pipe runs across

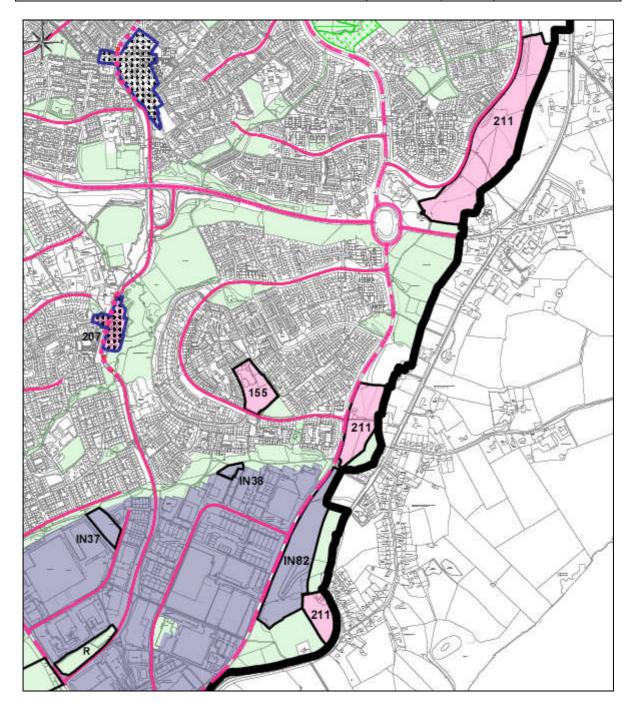
	site. Mitigation possible.
Yes and cannot be overcome	
Are there TPOs on site?	1
No	
A single TPO	
Group TPO	✓ NT TPO No.27
Is there a Public Right of Way on the site?	
No	
Yes	√
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	✓
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
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	<u> </u>
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?	Betails
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	Botano /
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 timeframe for development?	Details
0-5 years	
5-10 years	√
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
- delice terrorise - correctly	

145



Site Address:	Site Ref:	Survey Date:
A435 ADR	2010/10 (POPL D4 cite	03/9/10
	(BORLP4 site 211)	



Ownership Details:	Site Area: 10.74 ha		
HCA / some private ownership	Grid Ref: SP0812 6655		
Current Land Use:			
ADR – vacant land, including one or two residen	tial units		
Surrounding Land Uses:			
Residential, employment, village settlement and	green belt		
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omi	ission site, other)		
Borough of Redditch Local Plan No. 3			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:	ils:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Review of the A435 ADR and Adjoining Land (February 2013) was undertaken to better inform decisions regarding this site. Pockets of developable land were identified as follows:			
Area 1: 9.06 ha x 65% = 5.9 ha (net) @ 30 dph = 177 dwgs			
Area 2: 2.81 ha x 85% = 2.4 ha (net) @ 30 dph = 72 dwgs			
Broadacres Farm: 1.21 ha, limited development = 6 dwgs			

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

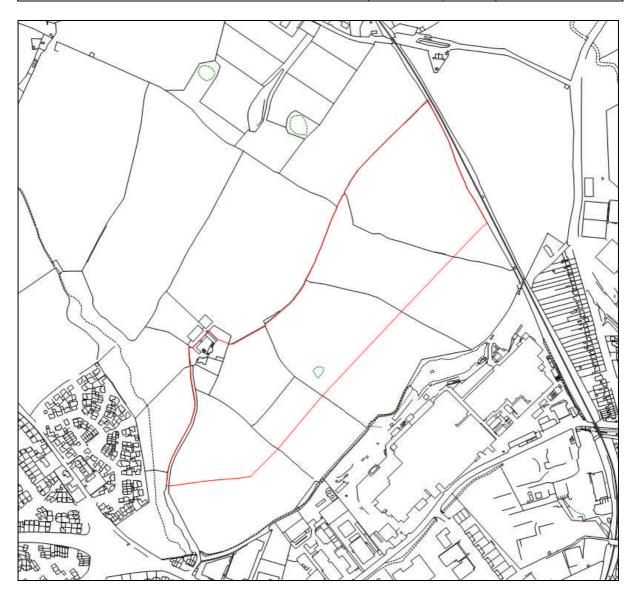
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER indicates high
impact on the existing character of the Settlement?	sensitivity which may
	require further investigation
Opportunity to enhance/no adverse impact	prior to development
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant 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
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	\checkmark
Over 800m (walking distance) or ineffective service	
Over boom (warking distance) of menective service	_
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Between 1.5km and 3km	\checkmark
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
2011/0011/00011/01/01	V
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Over 1000m	V
Constraints to Delivery	
Level of Contamination on Site:	
None	\checkmark
Contamination that can be overcome through land	
remediation	
Tomodiation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
No	√
I control of the second of the	I .

Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ Warwick TPO No.s 2,
	•
In there a Bublic Bight of Way on the site?	3, 4, 5 & 7
Is there a Public Right of Way on the site?	
Yes	
163	✓
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	
Tron the possionity of replacement providen	L
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	
Infrastructure Capacity	Detaile
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	Details
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
0.0	
Stage C	
Availability	
Is the site immediately available for development?	T
Yes	
No	\checkmark
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
Therefore available within 0 - 5 years	
ADR	\checkmark
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
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	23(4)10
5-10 years	√
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
- 4- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1-	: : ::::: ::::::::::::::::::::::::::::

255

Site Address:	Site Ref:	Survey Date:
Brockhill ADR – West of railway	2010/11 (BORLP4 site	03/9/10
	` 212)	



Ownership Details:	Site Area: 16.4 ha	
West of railway – Persimmon Homes	Grid Ref: SP0363 6891	
Current Land Use:		
ADR – agricultural uses		
Surrounding Land Uses:		
Green Belt, employment, open space, residentia	al	
Character of Surrounding Area:		
Located on the edge of the town's built form, offering one of the main access points into the town. Adjacent employment areas comprise aging buildings, predominantly smaller industrial units plus large drop-forge company. Residential units mainly comprise the new Brockhill development (completed early 2000's) and Batchley – 1950's council housing estate – both providing a mix of public and private tenures.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
Borough of Redditch Local Plan No. 3		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	nils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER indicates high sensitivity which may require further investigation prior to development
Opportunity to enhance/no adverse impact	V
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
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 oodin and 1000iii	✓
Over 1600m	
Walking distance to nearest health facilities:	T
Less than 800m	
Between 800m and 1600m	
Over 1600m	\checkmark
Constraints to Delivery	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	

Yes, but can be overcome	✓ Undulating landscape
	High pressure gas pipeline
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ BOR TPO 98
Is there a Public Right of Way on the site?	
No	
Yes	\checkmark
Open Space & Recreation	Deteile
Would the site result in the loss of these facilities?	Details
No	✓ Structured open space
	provision would form part of any development proposal
Yes, but indication of replacement provision possible	any development proposal
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	T =
Would development of the site result in the loss of	Details
employment land?	
140	▼
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 adequately served?	Details
Sufficient infrastructure in place to serve development	
Infractruatura constraints that would require investment to	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer	✓ Highway and drainage
contributions	issues are being addressed
Contributions	by the developers as part of
	pre-application preparations
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	√ ·
Access to unadopted road/track	
·	
No access	<u> </u>

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)	

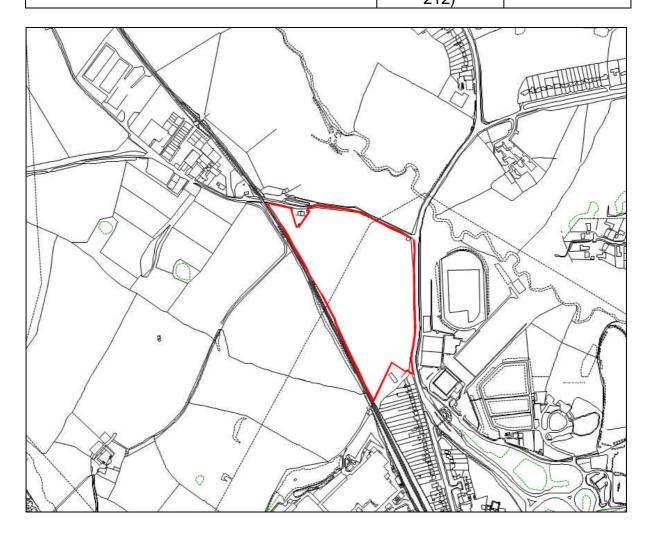
Stage C		
Availability		
Is the site immediately available for development?		
Yes	√	
No		
What is the predominant land type on the site?	Details	
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years		
ADR Therefore available within 5 - 10 years	Release of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

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	425

Site Address:	Site Ref:	Survey Date:
Brockhill ADR – East of the railway	2010/11 (BORLP4 site	5/9/2011
	212)	



Ownership Details:	Site Area: 8 ha	
East of railway – Gallagher Estates	Grid Ref : SP0385 6910	
Current Land Use:		
ADR – agricultural uses		
Surrounding Land Uses:		
Green belt, residential, major road network, edge	e of urban fringe	
Character of Surrounding Area: Urban fringe/ agricultural setting on the edge of Redditch's urban area		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
Borough of Redditch Local Plan No. 3		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes: Potentially expecting to submit planning application for this site autumn 2011		

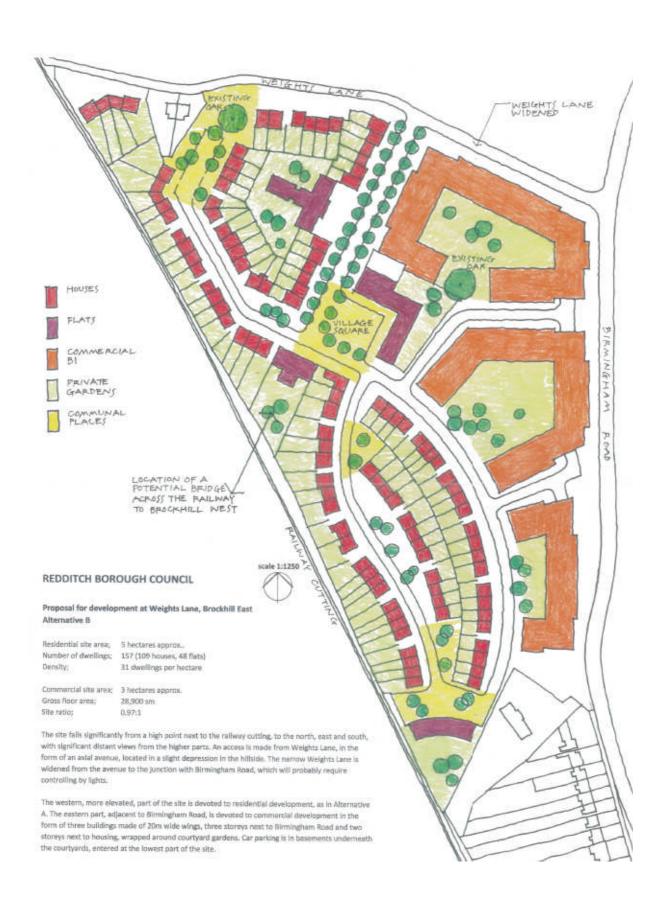
Stage A	
Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within or	
adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a	
settlement and is within Redditch Borough	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)	
Diadiversity Condiversity 9 Heritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	Details - NO
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not	
subject to statutory protection?	
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
Land at risk of Flooding	D
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	
Yes:	
Zone 1 – Little or no risk	\checkmark
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be	
demonstrated that mitigation can be successfully introduced	

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

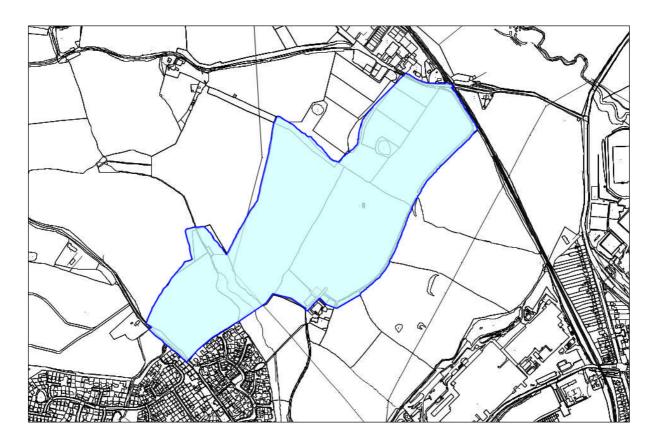
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	Consideration needs to be given to connectivity with land to the west of the railway
Yes and cannot be overcome	
Are there TPOs on site?	1
No	
A single TPO	√
Crown TDO	•
Group TPO Is there a Public Right of Way on the site?	
No	
	V
Yes	
Open Space & Recreation Would the site result in the loss of these facilities?	Details
No	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	
F	
Employment Land	Details
Would development of the site result in the loss of employment land?	Details
No	✓ However, the site is
	expected to meet mixed
	use development needs
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
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	Need for major junction upgrades at A441/ Weights Lane and future provision of Bordesley Bypass needs to be integrated into the scheme
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
Larante	

Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	√
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	\checkmark
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	
Therefore available within 0 - 5 years	
ADR	\checkmark
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	_
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\checkmark
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
	Details
0-5 years 5-10 years	
•	V
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
*	200

200



Site Address:	Site Ref:	Survey Date:
Brockhill East Green Belt	2010/13 (BORLP4 site	03/9/10
	212)	



Ownership Details:	Site Area: 27.73 ha	
Multiple owners	Grid Ref : SP0329 6894	
Current Land Use:		
Green Belt - agricultural		
Surrounding Land Uses:		
Land on northern edge of the Borough, adjacent employment.	to ADR, and Brockhill estate and	
Character of Surrounding Area:		
Located at the edge of the town's built form, offering one of the main access points into the town. Nearby employment areas comprise aging buildings, predominantly smaller industrial units plus large drop-forge company. Residential units mainly comprise the new Brockhill development (completed early 2000's) and Batchley – 1950's council housing estate – both providing a mix of public and private tenures.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

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

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

No	
Yes, but can be overcome	✓ Undulating landscape High pressure gas pipeline
Yes and cannot be overcome	Trigit procedio gae pipolitio
Are there TPOs on site?	
No	
A single TPO	
Group TPO	V DOD TDO 00
·	✓ BOR TPO 98
Is there a Public Right of Way on the site?	
	V
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Structured open space provision would form part of any development proposal
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	
Γ=	
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 Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	Highway and drainage issues are being addressed by the developers as part of pre-application preparations
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	

Access to unadopted road/track	At present access only from Weights Lane. However this would alter to 'green' as site would be phased after development of the ADR and adequate /improved highway access would be provided as part of ADR development
No access	
Compatibility with adjoining uses	T
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	\checkmark
Possibly, or with issues which can be resolved within 10	
No issues which cannot be resolved	
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
	400



HOUSING SITE ANALYSIS FORM

Survey Date: 16/6/11

Site Address: Site Ref: **Brockhill East** 2011/03 (BORLP4 site 212)

Ownership Details:		Site Area:
Private		1.0 Ha
		Grid Ref:
		SP0317 6833
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Residential, open space, ADR, Gre	en Belt	
Character of Surrounding Area:		
1950s former council estate, 2000s	private housin	ng and agricultural land
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer e	etc)	
Developer		
Relevant Planning History:		
(including most recent ownership details)		
Detailed Blanning Barmissian	⊠ Details	2. 10/000 14 dwellings
Detailed Planning Permission:	M Details	s: 10/008 – 14 dwellings
Outline Planning Permission:		
Outilite Flamming Fermiosion.		
Previous Local Plan Allocation:	П	
Trevious Local Flam Allocation.		

Stage A	
Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within or	
adjoining a settlement and is within Redditch Borough Greenfield or Green Belt site which is within or	
adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt)	
that is not within, or adjoining any settlement and is	
within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary	
which may form part of a direction of growth for	
Redditch needs beyond the Redditch Borough	
Boundary	
(site to be assessed under separate study)	
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 ot	her site of
designated international, regional or local value, or affect	
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	Biodiversity issues
opposition, and other analysis of the second	dealt with at planning
	appeal
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 at viets 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 ./
140. Ettile/110 flak of flooding	V
Yes:	1
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	nt
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	HER
the site impact on the existing character of the	Protected – No
Settlement?	Sensitivity - Unknown
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Custoinahilitur	
Sustainability:	
Access to Public Transport Is the site well related to a bus stop (or railway	Details
station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	√
	•
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Less than oom	
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities:	1
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

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

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

Employment Land	
Would development of the site result in the loss of	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	Τ
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	Details
highway?	Dotallo
Direct access to main/adopted road	
Access to unadopted road/track	
No access	✓ Access route
	included in planning
	appeal

Compatibility with adjoining uses		
Would development of the site for resid	lential uses be	Details
compatible with existing and/or proposed adjoining		
uses?		
No compatibility issues		✓
Insignificant or moderate compatibility i	ssues	
Residential development considered in	compatible	
(discount site for residential)		
Stage C		
Availability		
Is the site immediately available for dev	/elopment?	
Yes		\checkmark
No		
What is the predominant land type on the	he site?	Details
Brownfield or Greenfield within or adjace		√
settlement		·
Therefore available within 0 - 5 years		
ADR		
Therefore available within 5 - 10 years		
0 5 %		
Green Belt		
Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress si	ite for	Details
development	101	Details
Yes, or issues which can be resolved w	ithin 5 years	/
Tes, or issues which earlibe resolved within 5 years		•
Possibly, or with issues which can be resolved within		
10 years		
No, issues which cannot be resolved		
Appropriate timeframe for developm	ent?	Details
0-5 years		✓
5-10 years		
10years +		
<u> </u>		
Potential Residential Yield		
Appropriate Density	Total number of	of Dwellings
		14

Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Lowans Hill Farm, Brockhill	2012/02 (BORLP4 site	14/5/2012
	212)	



Ownership Details:	Site Area: 0.52 ha	
Private	Grid Ref: SP0327 6868	
Current Land Use:		
Former farm buildings		
Surrounding Land Uses:		
Green Belt, ADR, agricultural uses and resident	ial	
Character of Surrounding Area:		
Located on the edge of the towns built form and surrounded by farmland. The nearby residential units mainly comprise the new Brockhill development (completed early 2000s) and Batchley – 1950s council housing estate – both providing a mix of public and private tenures.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	nission site, other)	
New Source: (e.g. landowner, developer etc)		
Landowner		
Relevant Planning History: (including most recent ownership details)		
c f	ails: 11/087 – 6 dwellings. Barn conversions and rebuild farmhouse following demolition due to fire	
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)	
Dia dia maitra O andia maitra O Hautra ma	
Biodiversity, Geodiversity & Heritage	Deteile
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	V
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	
T	
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	HER indicates that there are undesignated
impact on the existing character of the Settlement?	heritage assets on site,
	for which there is an opportunity to enhance
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	
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	\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	\checkmark
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	

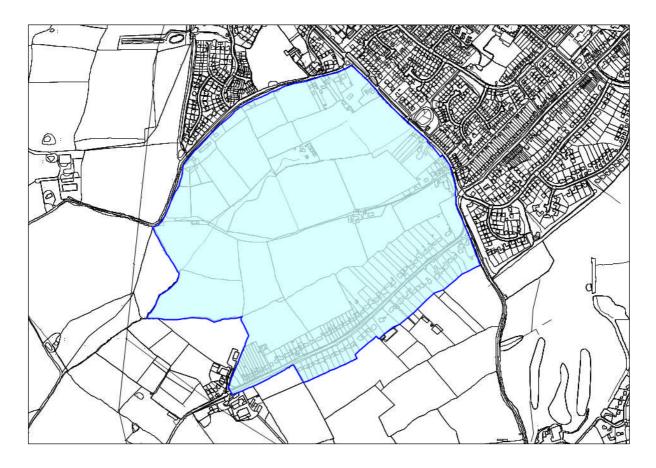
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
	· ·
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Informations Consolition	
Infrastructure Capacity	D
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served? Sufficient infrastructure in place to serve development	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	./
overcome but can probably be addressed by developer	Y
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 googge	
No access	
	<u> </u>
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	./
' '	V
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	1

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	✓
Therefore a tallable beyond it yours	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	√
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	\checkmark
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	6

Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Webheath ADR	2010/12 (BORLP4 site 213)	03/9/10



Own and in Dataila.	Cita Anaga 47.74 ha	
Ownership Details:	Site Area: 47.71 ha	
Multiple Owners	Grid Ref: SP0152 6613	
Current Land Use:		
Agriculture		
Surrounding Land Uses:		
Agriculture and residential		
Character of Surrounding Area:		
The Webheath ADR is located on the edge of Redditch and is currently in agricultural use. The site is characterised by its undulating rural landscape with mature trees and hedgerows situated throughout the site. Residential property is situated throughout the site. Residential property is situated to the north, east and southern boundaries and comprises mainly of newer, private, large detached properties.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
Borough of Redditch Local Plan No. 3		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: 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	Dataila No
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not	
subject to statutory protection?	
No: No significant adverse impact on biodiversity	Phase 1 Habitat Survey
The digitilicant daverse impact on bloatvoloty	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	
Lond at viet of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	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	

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

Yes, but can be overcome	Biodiversity
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ BOR TPO No.72
Is there a Public Right of Way on the site?	T
No	
Yes	✓
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	✓ Structured open space
	provision would form part of
	any development proposal
Yes, but indication of replacement provision possible	any development proposal
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of 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	T
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	Highway and drainage issues would need to be addressed by the developers as part of preapplication preparation
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	<u>√</u>
Access to unadopted road/track	

Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	√
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	\checkmark
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	
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	\checkmark
years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	/
· ·	∨ (234)
5-10 years	√ ₍₃₆₆₎
10years +	
Potential Residential Yield	T=
Annronriata Daneity	Total number of Dwellings

No access

234 & 366

Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Site Address:

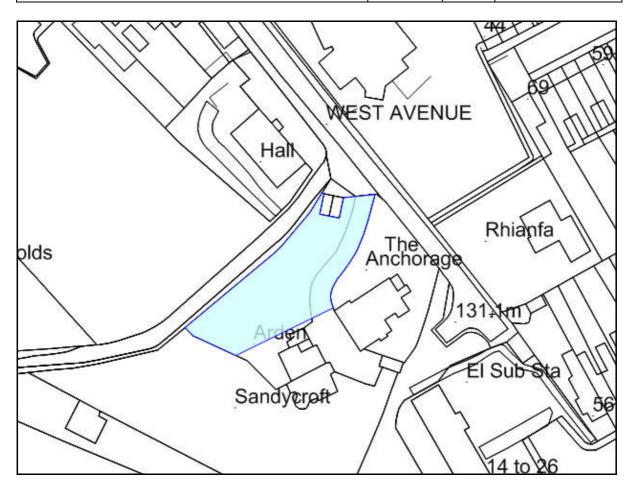
Land adjacent 'Sandycroft', West Avenue

Site Ref:

2010/27 (BORLP4 site 217)

Survey Date:

03/9/10







Ownership Details:	Site Area: 0.07 ha	
Private ownership	Grid Ref: SP0419 6705	
Current Land Use:		
Vacant land		
Surrounding Land Uses:		
Residential, sport & youth Centre, day nursery, i	esidential care home	
Character of Surrounding Area:		
Located within one of the older parts of Redditch at the end of a quiet no-through road. In close proximity to town centre facilities. This part of Redditch runs along one of the main ridgeways through the town and is therefore quite steep. This is also reflected across the site.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) New Source: (e.g. landowner, developer etc)		
Landowner	_	
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Site availability reassessed 2013. Site area reconfigured.		

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)	
Diadiranaity Candinanaity & Haultona	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	Details - NO
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not	
subject to statutory protection?	
, , , , , , , , , , , , , , , , , , ,	,
No: No significant adverse impact on biodiversity	√
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
Land at risk of Flooding	T
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	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	✓
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	
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	
Too land to likely to come forward for employment deco	L
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	\checkmark
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

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	√
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
30 dwellings per hectare	9



Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Survey Date: 14/6/11

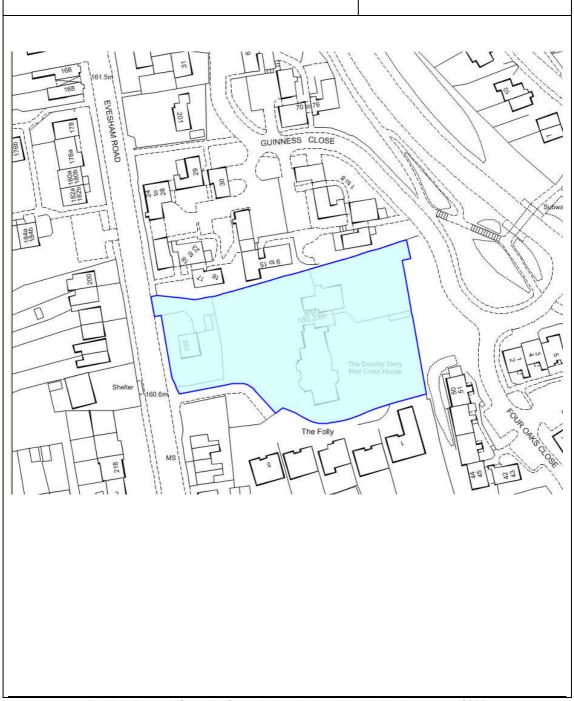
Site Address:

Former Dorothy Terry House, Evesham Road

Site Ref:

2001/04

(BORLP4 site 202)



Ownership Details:		Site Area:
Private		0.41 Ha
Tivate		0.41110
		Grid Ref:
		SP0389 6566
Current Land Use:		
Residential and nursing home		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Early - mid 20 th century residential	area, busy ma	in road
Previous Source: (e.g. BORLP3, UCS,	WYG Report, omi	ssion site, other)
New Source: (e.g. landowner, developer	etc)	
Developer		
Relevant Planning History:		
(including most recent ownership details)		
Datailed Planning Parmissions	⊠ Detai	ls: 10/137 – 42 no. 1 and 2
Detailed Planning Permission:	M Detai	bed flats for dementia
		sufferers
		Suileieis
Outline Planning Permission:		
	_	
Previous Local Plan Allocation:		

Otana A	
Stage A	
Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within or	\checkmark
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 deceeded under departate diday)	1
Biodiversity, Geodiversity & Heritage	1
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
res. Site will be discounted	
No: Does the site fall within or significantly affect any ot	her site of
designated international, regional or local value, or affective as formal and a second	
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	√
No: No significant adverse impact on biodiversity	✓
No: No significant adverse impact on biodiversity Yes:	✓
Yes:	√
Yes: Opportunity to enhance/no significant adverse impact	√
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)	✓
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted	✓
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	
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted	
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	
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	√ Netails
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
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
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	✓ Details
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:	✓ Details
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	Details 🗸
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk	Details 🗸
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	Details 🗸
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk	Details 🗸
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	Details 🗸
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored) Zone 3 – High risk – Site will be discounted unless it	Details 🗸
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored) Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be	Details 🗸
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored) Zone 3 – High risk – Site will be discounted unless it	Details 🗸

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environme	nt
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	HER
the site impact on the existing character of the	Protected – No
Settlement?	Sensitivity - Unknown
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Contain ability is	
Sustainability:	
Access to Public Transport	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	
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	
	V
Between 800m and 1600m	
Over 1600m	

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

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

Employment Land		
Would development of the site result in the loss of	Details	
employment land?		
No		\checkmark
Yes - demonstrated that land will not come forward for		
employment uses		
Yes - land is not likely to come forward for employment		
uses		
Yes - land is likely to come forward for employment		
uses		
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
Infractive constraints that would require		
Infrastructure constraints that would require		
investment to overcome but can probably be		
addressed by developer contributions		
Significant infrastructure constraints i a stratagio		
Significant infrastructure constraints, i.e. strategic		
infrastructure required which may require Government		
grants		
Highway Access		
Can the site be accessed by vehicle from the	Details	
highway?	Details	
Direct access to main/adopted road		
Direct access to main/adopted road		V
Access to unadopted road/track		
7.00000 to unddopted rodd/track		
No access		
110 000000		
	I	
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		√
7.15 55 p 5 		▼
Insignificant or moderate compatibility issues		
Residential development considered incompatible		
(discount site for residential)		

Stage C			
Availability			
Is the site immediately available for dev	elopment?		
Yes		✓	
No			
What is the predominant land type on the	ne site?	Details	
Brownfield or Greenfield within or adjace	ent 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 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	9	
	42	2 (41 net)	



Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Survey Date: 14/6/11

Site Address:	Site Ref:
Wellington Works, Astwood Bank	2011/05
Wellington Works, Astwood Bank	2011/03
	Sta
	7 // 5 7 1 1 7
m Taran	OULER STREET
	EN STATE OF THE ST
CHAPET 2 Meth Ch	
CHAPEL STREET	Car Park
	HILL
The state of the s	
	UTILER STREET
The state of the s	
El Sup Sta	
El Sup Sta	20

Ownership Details:		Site Area:
Private		0.13 ha
		Grid Ref:
		SP0419 6238
Current Land Use:		
Business Use		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:	d-	
Semi rural settlement, some early 2	20 th century dw	vellings
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 Diameiros Berneiros	□ D-1-:	a. 40/454 - 7 decallia aa
Detailed Planning Permission:	□ Detail	s: 10/154 – 7 dwellings
Outling Planning Pormission		
Outline Planning Permission:		
Previous Local Plan Allocation:		

Stage A			
Conformity with Strategic Policy for Development	Details		
Distribution/Settlement Hierarchy	Dotailo		
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)			
The second discount of the second of the sec	1		
Biodiversity, Geodiversity & Heritage			
Is a scheduled Ancient Monument located on the site?	Details		
Yes: Site will be discounted			
No : Does the site fall within or significantly affect any of			
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	V		
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			
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			
Succession introduced			
Land at risk of Flooding			
Is the site in an area of known flooding risk?	Details		
No: Little/no risk of flooding	✓		
	, and the second		
Yes:			
Zone 1 – Little or no risk			
Zone 2 – Low to medium risk (mitigation to be			
explored)			
Zono O. High wiels. Otto will be discounted unlaw to			
Zone 3 – High risk – Site will be discounted unless it			
can be demonstrated that mitigation can be			
successfully introduced			
1	1		

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environme	nt
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	HER
the site impact on the existing character of the	Protected – No
Settlement?	Sensitivity - Unknown
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Contain ability :	•
Sustainability:	
Access to Public Transport	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	
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		
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		\checkmark
Yes - demonstrated that land will not come forward for		
employment uses		
Yes - land is not likely to come forward for employment		
uses		
Yes - land is likely to come forward for employment		
uses		
Infrastructure Capacity		
Is the site considered adequately served by existing	Details	
infrastructure (e.g. utilities and highways) or can it be		
adequately served?		
Sufficient infrastructure in place to serve development		\checkmark
Infrastructure constraints that would require		
investment to overcome but can probably be		
addressed by developer contributions		
Significant infrastructure constraints, i.e. strategic		
infrastructure required which may require Government		
grants		
Highway Acces		
Highway Access	Deteile	
Can the site be accessed by vehicle from the	Details	
highway?		
Direct access to main/adopted road		✓
Access to unadopted road/track		
Access to unadopted road/track		
No access		
No access		
Compatibility with adjoining uses		
Would development of the site for residential uses be	Details	
compatible with existing and/or proposed adjoining	Botano	
uses?		
No compatibility issues		1
The companionity records		•
Insignificant or moderate compatibility issues		
The same of the sa		
Residential development considered incompatible		
(discount site for residential)		

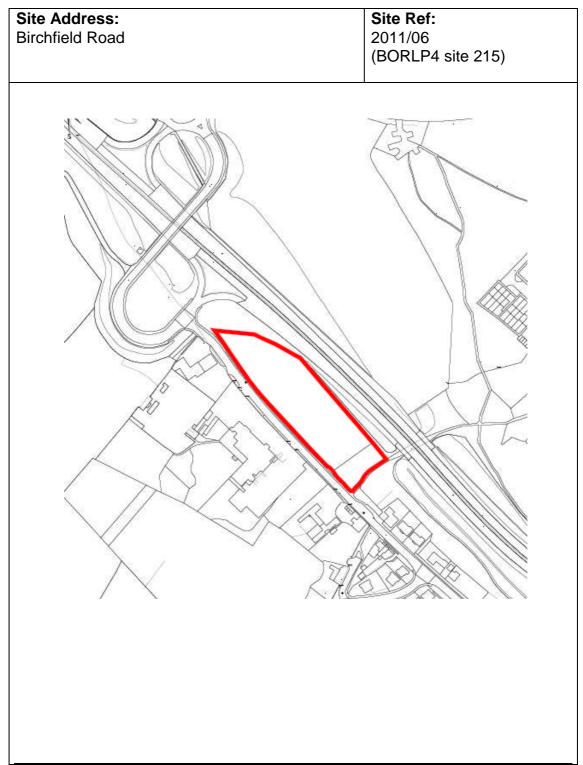
Store C			
Stage C Availability			
Is the site immediately available for development?			
	Ciopiniciti:		
Yes		V	
No	0	D ()	
What is the predominant land type on the		Details	
Brownfield or Greenfield within or adjacent to a		✓	
settlement			
Therefore available within 0 - 5 years			
ADR			
Therefore available within 5 - 10 years			
Green Belt			
Therefore available beyond 10 years			
Achievability			
Willingness of landowner to progress site for		Details	
development		Botano	
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	ent?	Details	
0-5 years		✓	
		•	
5-10 years 10years +			
Toyotto 1			
Potential Residential Yield			
Appropriate Density	Total number of Dwellings		
		1	



Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Survey Date: 9/8/11



Ownership Details:	Site Area:			
Private	0.86 ha			
	Grid Ref:			
	SP0162 6740			
Current Land Use: Green Belt				
Surrounding Land Uses: Green Belt, residential, major road network				
Character of Surrounding Area: Established residential area on the urban fringe of the Borough				
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)				
New Source: (e.g. landowner, developer etc)				
Core Strategy boundary reviews				
Relevant Planning History: (including most recent ownership details)				
Detailed Planning Permission: Detailed Planning Permission:	etails:			
Outline Planning Permission:				
Previous Local Plan Allocation:				
Additional Comments:				
Green Belt land that is currently the subject of a Green Belt boundary review.				

Green Belt land that is currently the subject of a Green Belt boundary review. It is anticipated that redefining the Green Belt boundary in this area will leave this land as an anomaly in terms of a defensible boundary and may result in this land being de-designated as Green Belt land

Ctown A	
Stage A	
Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within or	
adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or	✓
adjoining a settlement and is within Redditch Borough	,
Any site (either brownfield, Greenfield or Green Belt)	
that is not within, or adjoining any settlement and is	
within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary	
which may form part of a direction of growth for	
Redditch needs beyond the Redditch Borough	
•	
Boundary	
(site to be assessed under separate study)	
Pindiversity Condiversity 9 Heritage	
Biodiversity, Geodiversity & Heritage	D. (. 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 ot	her site of
designated international, regional or local value, or affect	ct 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 advance impact on biodiversity	
No: No significant adverse impact on biodiversity	✓
·	✓
Yes:	✓
Yes: Opportunity to enhance/no significant adverse impact	√
Yes:	√
Yes: Opportunity to enhance/no significant adverse impact	✓
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted	✓
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)	
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	
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	
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
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
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
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	✓ Details
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:	✓ Details
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	Details ✓
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk	Details ✓
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	Details ✓
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk	Details ✓
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	Details 🗸
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored) Zone 3 – High risk – Site will be discounted unless it	Details 🗸
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored) Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be	Details 🗸
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored) Zone 3 – High risk – Site will be discounted unless it	Details ✓

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

Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	✓
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	✓
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	
Yes. No possibility of replacement provision	

Employment Land		
Would development of the site result in the loss of	Details	
employment land?		
No		\checkmark
Yes - demonstrated that land will not come forward for		
employment uses		
Yes - land is not likely to come forward for employment		
uses		
Yes - land is likely to come forward for employment		
uses		
Infrastructure Capacity		
Is the site considered adequately served by existing	Details	
infrastructure (e.g. utilities and highways) or can it be		
adequately served?		
Sufficient infrastructure in place to serve development		\checkmark
Infrastructure constraints that would require		
investment to overcome but can probably be		
addressed by developer contributions		
Significant infrastructure constraints, i.e. strategic		
infrastructure required which may require Government		
grants		
9.6		
	•	
Highway Access	ı	
Can the site be accessed by vehicle from the	Details	
highway?		
Direct access to main/adopted road		\checkmark
Access to unadopted road/track		
No access		
One of the life could be a line in the country of the life in the life i		
Compatibility with adjoining uses	Dataila	
Would development of the site for residential uses be	Details	
compatible with existing and/or proposed adjoining		
uses?		
No compatibility issues		✓
Incignificant or moderate compatibility issues		
Insignificant or moderate compatibility issues		
Posidential development considered incompatible		
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	✓
Achiovability	_
Achievability Willingness of landowner to progress site for	Details
development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	No LOQ at time of publication but landowner has shown previous interest in bringing this site forward
No, issues which cannot be resolved	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	28

Details

Appropriate timeframe for development?

0-5 years 5-10 years 10years +



Site Address:	Site Ref:	Survey Date:
Former Hewell Road swimming baths	2012/01	14/5/2012
	(WYG03)	
	(BORLP4 site	
	216)	



Ownership Details:	Site Area: 0.56 ha
RBC	Grid Ref: SP0489 6837
Current Land Use:	
Former public swimming baths	
Surrounding Land Uses:	
Residential and employment	
Character of Surrounding Area:	
1950s council housing estate and aging industria	al estate
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:	

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 Redditcl Borough – site will be discounted	n
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 & 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	✓
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	Alterations to watercourse have been investigated and mitigation measures identified

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?	HER indicates that the site is of unknown potential, but there is potential for palaeoenvironmental remains along the brook edge
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
0	
Sustainability:	
Access to Public Transport Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	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:	I
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?	√ Asbestos remediation required
Contamination that can be overcome through land remediation High level of contamination that cannot be realistically mitigated	
remediation High level of contamination that cannot be realistically mitigated	
mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	Pool needs filling in
Yes and cannot be overcome	, and the second
Are there TPOs on site?	
No	\checkmark
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No ✓	
Yes	

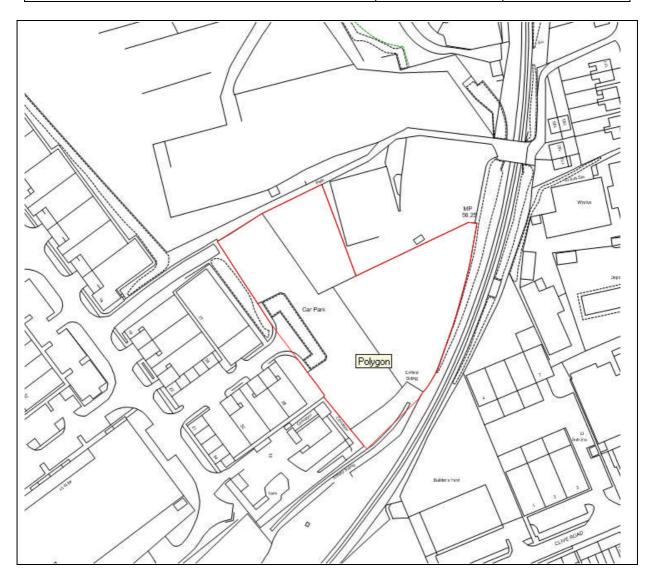
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	✓
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	

Γ=	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
	V
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
	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	
	Deteile
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
one for redidentially	

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	
No, issues which cannot be resolved	
140, 133003 WHICH CAHIOUDE 16301V60	
Appropriate timeframe for development?	Details
0-5 years	√
5-10 years	
40 years 1	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings



Site Address:	Site Ref:	Survey Date:
RO Windsor Road (former IN 24)	218	20/3/2013



Ownership Details:	Site Area: 0.9)1 ha	
Private Private	Grid Ref: SP0		
Current Land Use:			
Derelict former employment land			
Surrounding Land Uses:			
New residential development adjacent, predominemployment uses in 1960s units	nantly surrounde	ed by small scale	
Character of Surrounding Area:			
Primarily industrial, older part of Redditch. Existing residential is mainly older development, however new residential development has regenerated a formerly derelict, run-down area			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc)			
BORLP3 IN24			
Relevant Planning History: (including most recent ownership details)			
	: Allocated as an e since BORLP1	employment site	
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site nates			

Additional Information/site notes:

Extract from 2012 ELR: This site has been identified as an employment site since 1986 (BORLP1). It was recently put up for auction for employment uses but failed to secure a sale. Land adjacent this site, within the Enfield Industrial Estate, has been developed for residential use and access into this site is readily available. Residential development on this site is considered to be a suitable alternative use for this site (subject to SHLAA assessment)

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

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

Constraints to Delivery		
Level of Contamination on Site:		
None	√ Report provided	
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 ✓ Public footpath runs to the north of the site		
Yes		
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	
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	\checkmark
	Assessed in 2012 ELR and removed for consideration for residential use
Yes - land is likely to come forward for employment uses	

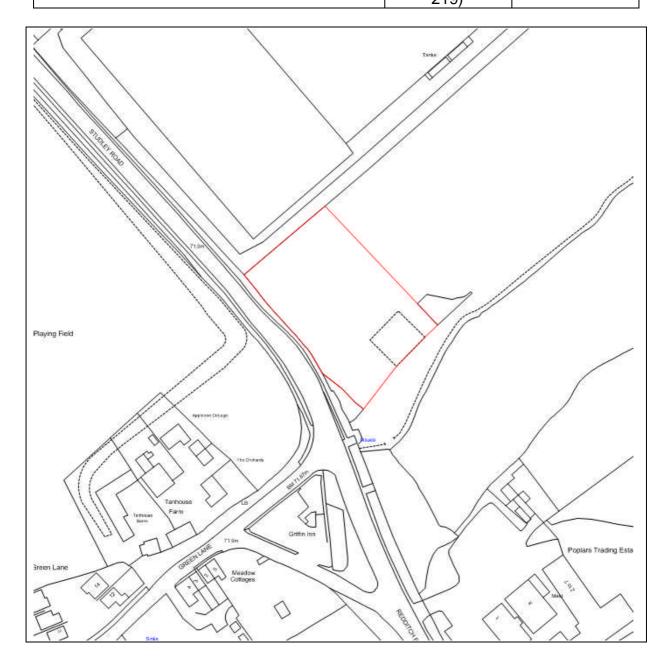
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	\checkmark
Infrastructure constraints that would require investment to	
overcome 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	√
	·
Access to unadopted road/track	
No access	
<u> </u>	

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	A noise survey would need to be undertaken to determine possible impacts on the site from neighbouring employment uses. Existing uses cannot be compromised by a residential proposal on this site, and as such, residential development would be considered inappropriate in this location if noise levels were excessive
Residential development considered incompatible (discount site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	√
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	\checkmark
ADR Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
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
30dph	42

Site Address:	Site Ref:	Survey Date:
Studley Road/ Green Lane (former IN61)	2013/02 (BORLP4 site	20/3/2013
	` 219)	



Ownership Details:	Site Area: 0.39 ha		
Private	Grid Ref: SP0667 6468		
Current Land Use:			
Vacant employment land			
Surrounding Land Uses:			
Some industrial uses, high school, small amount	t of residential, open countryside		
Character of Surrounding Area:			
Semi rural			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc)			
Considered appropriate for SHLAA analysis as a result of ELR 2012 update			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:	nils: 06/397 – B1 uses (lapsed)		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes: Extract from 2012 ELR: Planning consent for B1 expired. Planning consent has been associated considered unlikely that it is capable of delivery location on the Studley Road is in the vicinity of development. Therefore residential development suitable alternative use (subject to SHLAA assessment)	with this site since 2000 and it is for employment uses. The site's other small scale residential t on this site is considered to be 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)	
D. F. W. O. F. W. O. H. W.	
Biodiversity, Geodiversity & Heritage	Deteile
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	V
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	
The state of the s	
Land at risk of Flooding	D-4-11-
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?	
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	/
, ,	V
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
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 No.25	
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?	Botano
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	Assessed in 2012 ELR and removed for consideration for residential use
Yes - land is likely to come forward for employment uses	Tot Tooladrillar add
Infrastructure Capacity	I
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	23133
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	√
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	A noise survey would need to be undertaken to determine possible impacts on the cite from

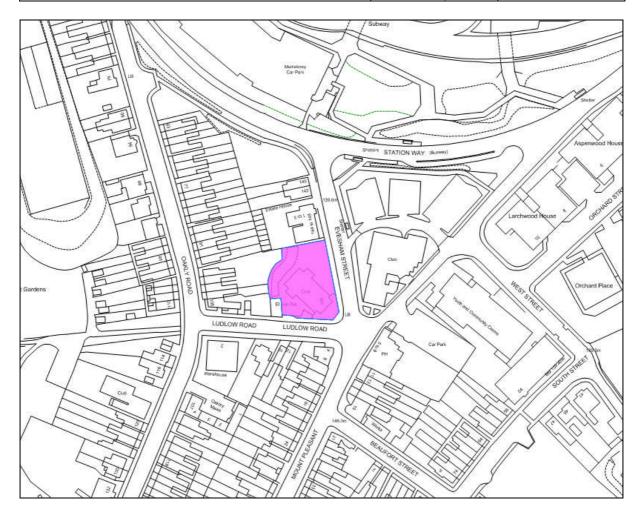
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	
Insignificant or moderate compatibility issues	A noise survey would need to be undertaken to determine possible impacts on the site from neighbouring employment uses. Existing uses cannot be compromised by a residential proposal on this site, and as such, residential development would be considered inappropriate in this location if noise levels were excessive
Residential development considered incompatible (discount site for residential)	

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
30 dph	12

Site Address:	Site Ref:	Survey Date:
Park House, Southcrest	2013/07 (BORLP4 site	24/4/2013
	220)	



Ownership Details:	Site Area: 0.01 ha	
Private	Grid Ref : SP0402 6720	
Current Land Use:		
Vacant/ cleared for development		
Surrounding Land Uses:		
Minor business uses, some land cleared for redevelopment opportunities, Victorian/ Edwardian terraced housing		
Character of Surrounding Area:		
Older part of town close to Town Centre		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
New Source: (e.g. landowner, developer etc)		
Developer		
Relevant Planning History: (including most recent ownership details)		
	nils: 12/307 – consent for 14 flats and 3 retail units	
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	ו
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
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	B : "
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	HER
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	
garage and a second sec	
Significant adverse impact that cannot be mitigated	
Cigrimodin daveres impact mat odiniet se imagaise	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	/
2555 than 155m (maning distance)	✓
Between 400m and 800m (walking distance)	
Total Cook and Cook (naming distance)	
Over 800m (walking distance) or ineffective service	
C voi coom (mamming dictarios) or moneoure corrido	
	1
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:	1
Less than 800m	
	V
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	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	√ Steep slope
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No V	
Yes	

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

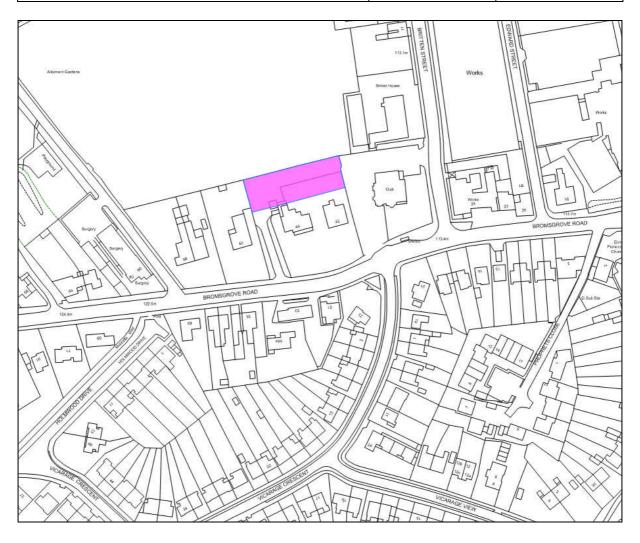
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	_ 5.55
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	Details
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	✓
Insignificant or moderate compatibility issues	
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	\checkmark
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
<u> </u>	
Appropriate timeframe for development?	Details
O. F. Voore	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
(Scheme)	14

Site Address:	Site Ref:	Survey Date:
The Elms, Bromsgrove Road	2013/08	24/4/2013



Ownership Details:	Site Area: 0.10 ha		
Private	Grid Ref: SP0360 6755		
Current Land Use:	Current Land Use:		
Garden land			
Surrounding Land Uses:			
Predominantly residential, close proximity to Tov	wn Centre		
Character of Surrounding Area:			
Older part of town, close to Town Centre facilitie	es		
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: Details: 12/161 – consent for 7 flats			
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)	
Diadiranata Candiranata 9 Havitana	
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	Det-11-
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	HER
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	√
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	1
Less than 800m	√
Between 800m and 1600m	
Over 1600m	

Constraints to Delivery		
Level of Contamination on Site:		
None	\checkmark	
Contamination that can be overcome through land remediation		
High level of contamination that cannot be realistically mitigated		
Are there any Physical Constraints on site?		
No	\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	\checkmark
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	

Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Yes - <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?	Betails
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 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	\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	√
5-10 years	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
(Scheme)	7

10years +



HOUSING SITE ANALYSIS FORM

Survey Date: 7.5.2014



Our arabin Dataila.	Cita Area	
Ownership Details:	Site Area:	
Private	0.44 ha (gross)	
	Grid Ref:	
	SP0591 6936	
Current Land Use:	31 0391 0930	
Residential		
Surrounding Land Uses:		
Residential, open space, green belt, parkland		
· · · · · · · · · · · · · · · · · · ·		
Character of Surrounding Area:		
Located on rural/ urban fringe. Isolated site, well	screened from neighbouring	
properties by dense foliage		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omis	ssion site, other)	
	•	
New Source: (e.g. landowner, developer etc)		
Current planning application		
Current planning application		
D. I. A. Di. A. Lilla A.		
Relevant Planning History:		
(including most recent ownership details)		
Detailed Planning Permission: Detail	S:	
Outline Planning Permission:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/ site notes:		
Access and turning space for large vehicles such as refuse trucks may limit		
,	as refuse trucks may illill	
the capacity for this site		

Stage A		
Conformity with Strategic Policy for Development	Details	
Distribution/Settlement Hierarchy	Dotaile	
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	1 - 2.0	
No: Does the site fall within or significantly affect any ot	her site of	
designated international, regional or local value, or affe	ct habitat for protected	
flora or fauna? Does the site affect trees, hedgerows or	areas of ancient	
woodland not subject to statutory protection?		
N N N N N N N N N N N N N N N N N N N		
No: No significant adverse impact on biodiversity		
Yes:		
Opportunity to enhance/no significant adverse impact		
	V	
Significant adverse impact (mitigation to be explored)		
Significant adverse impact – site will be discounted		
· ·		
unless it can be demonstrated that mitigation can be		
· ·		
unless it can be demonstrated that mitigation can be successfully introduced		
unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding	Dotails	
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	
unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding	Details ✓	
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	Details	
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:	Details	
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	Details 🗸	
unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk	Details 🗸	
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:	Details	
unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	Details	
unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	Details	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environmen	
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: The site is located adjacent to a saltway in addition to being within a possible medieval deer park. There is unknown potential for archaeological remains, therefore should this site go forward to application, a programme of archaeological work would be recommended.
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Overtain ability	
Sustainability:	
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	✓
Is there a Public Right of Way on the site?	1
No	\checkmark
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	$\overline{\hspace{1cm}}$
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	
Yes. No possibility of replacement provision	

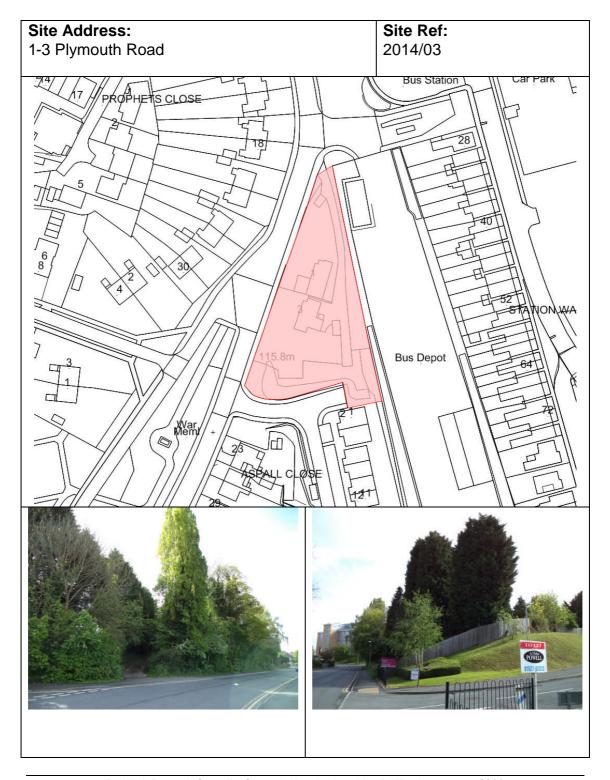
Employment Land		
Would development of the site result in the loss of	Details	
employment land?		
No		\checkmark
Yes - demonstrated that land will not come forward for		
employment uses		
Yes - land is not likely to come forward for employment uses		
Yes - land is likely to come forward for employment uses		
Infrastructure Capacity	•	
Is the site considered adequately served by existing 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		
History Acces		
Highway Access	Details	
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	T	
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 dev	elopment?	
Yes	•	✓
No		
What is the predominant land type on t	he 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 sidevelopment	te for	Details
Yes, or issues which can be resolved w	vithin 5 years	√
Possibly, or with issues which can be re	esolved within	
10 years		
No, issues which cannot be resolved		
Appropriate timeframe for developm	ent?	Details
0-5 years		✓
5-10 years		
10years +		
Potential Residential Yield	<u>, </u>	
Appropriate Density	Total number of	
16 dph		6



HOUSING SITE ANALYSIS FORM

Survey Date: 7.5.2014



Ownership Details:	Site Area:
Private	0.28 ha (gross)
Tivate	0.20 Hd (grood)
	Grid Ref:
	SP0382 6737
Current Land Use:	0. 0002 0.01
Residential	
reolaema	
Surrounding Land Uses:	
Residential, town centre	
Character of Surrounding Area:	
Urban area at the heart of the town centre	
Previous Source: (e.g. BORLP3, UCS, WYG Report, o	mission site, other)
New Source: (e.g. landowner, developer etc)	
NPPG (Housing for older people)	
Relevant Planning History:	
(including most recent ownership details)	
Detailed Planning Permission: ✓ De	tails: 2008/202 & 2011/094
-	Demo of 1 bungalow and
	erection of 60 bed nursing
	home
Outline Planning Permission:	
•	
Previous Local Plan Allocation:	
Additional Information/ site notes:	
Picked up and included as a result of the advice	e in the NPPG

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	\checkmark
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 ot	her site of
designated international, regional or local value, or affect	
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	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Details ./
No. Ettie/He fisk of flooding	V
Yes:	T
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be	
explored)	
explored) Zone 3 – High risk – Site will be discounted unless it	
explored)	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environmen	nt
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	
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	
Custoin shillitin	
Sustainability:	
Access to Public Transport	D. (. %)
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	./
	V
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	<u> </u>
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

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

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

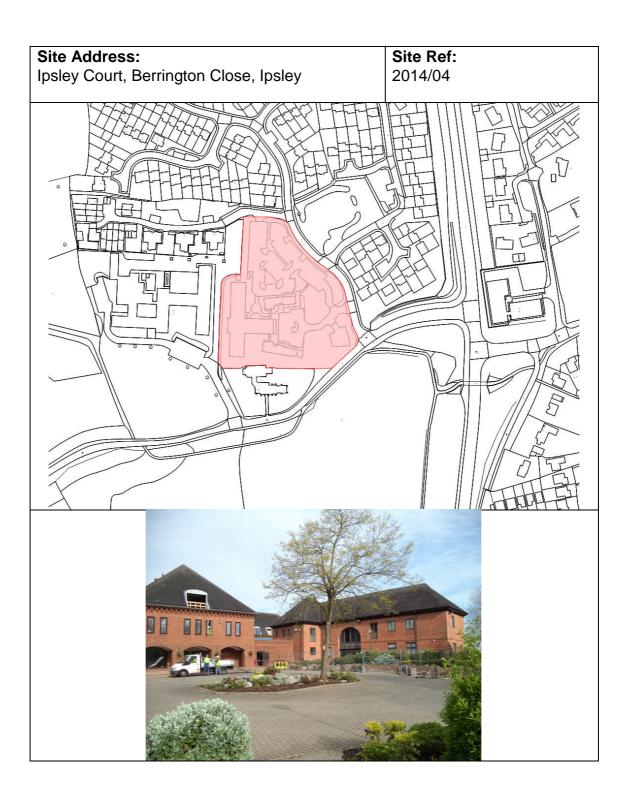
Employment Land		
Would development of the site result in the loss of	Details	
employment land?		
No		\checkmark
Yes - demonstrated that land will not come forward for		
employment uses		
Yes - land is not likely to come forward for employment		
uses		
Yes - land is likely to come forward for employment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

Stage C		
Availability		
Is the site immediately available for dev	elopment?	
Yes		\checkmark
No		
What is the predominant land type on the	ne site?	Details
Brownfield or Greenfield within or adjac	ent 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 development		Details
Yes, or issues which can be resolved within 5 years		✓
Possibly, or with issues which can be re 10 years	esolved within	
No, issues which cannot be resolved		
Annuanciata timofessua for dovolono	am#?	Deteile
Appropriate timeframe for development?		Details
0-5 years		✓
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density		
214 dph 60		60



HOUSING SITE ANALYSIS FORM

Survey Date: 7.5.2014



Ownership Details:	Site Area:
Private	1.26 ha (gross)
	(9.000)
	Grid Ref:
	SP0654 6662
Current Land Use:	1
Vacant office building	
3	
Surrounding Land Uses:	
Residential, offices and parkland	
'	
Character of Surrounding Area:	
Quiet area dominated by residential developmen	t
Previous Source: (e.g. BORLP3, UCS, WYG Report, omi	ssion site, other)
New Source: (e.g. landowner, developer etc)	
Developer (Prior Notification)	
Relevant Planning History:	
(including most recent ownership details)	
Detailed Planning Permissions - Detail	s: Prior Notification
Detailed Planning Permission: Detail	5. Phoi Nouncation
Outline Planning Permission:	
Previous Local Plan Allocation:	
Trevious Local Flan Anocation.	
Additional Information/ site notes:	
Conversion of building already underway	
distribution banding anoday and way	

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	Deteile		
Is a scheduled Ancient Monument located on the site? Yes: Site will be discounted	Details		
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			
Successiany introduced			
Land at risk of Flooding			
Land at risk of Flooding Is the site in an area of known flooding risk?	Details		
Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding	Details		
Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes:	Details		
Is the site in an area of known flooding risk? No: Little/no risk of flooding	Details		
Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes:	Details 🗸		

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environme	nt
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Listed elements of building to be retained in present use (B1a)
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Custoin shillitur	1
Sustainability:	
Access to Public Transport	Deteile
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	✓
Access to services and facilities	
Walking distance to nearest first school: Less than 1.5km	
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:	I.
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?	1
No	\checkmark
Yes	
Open Space & Recreation	Т
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

Yes. No possibility of replacement provision

development

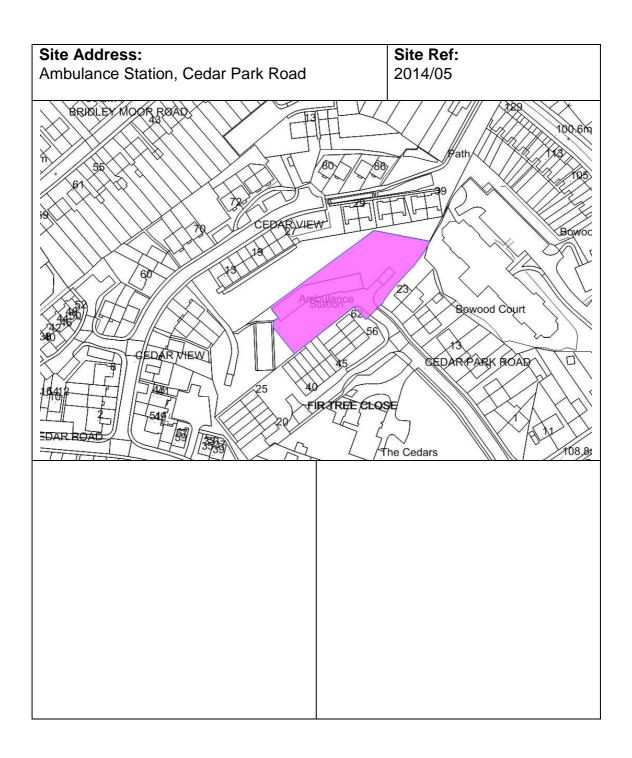
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Voc. land is not likely to some forward for employment	
Yes - land is not likely to come forward for employment uses	✓
uses	
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	
giante	
Highway Access	
Can the site be accessed by vehicle from the	Details
highway?	,
Direct access to main/adopted road	√
A constant and the last of the second	
Access to unadopted road/track	
No access	
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	Availability		
Is the site immediately available for dev	elopment?		
Yes		✓	
No			
What is the predominant land type on the	ne site?	Details	
Brownfield or Greenfield within or adjace	ent to a	✓	
settlement		·	
Therefore available within 0 - 5 years			
ADR			
Therefore available within 5 - 10 years			
Green Belt			
Therefore available beyond 10 years			
Achievability			
Willingness of landowner to progress si development	te for	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			
Annuanciata timofeana for davalanm	am#?	Deteile	
Appropriate timeframe for developm	entr	Details	
0-5 years		✓	
5-10 years			
10years +			
Potential Residential Yield			
Appropriate Density	Total number of	Dwellings	
		39	



HOUSING SITE ANALYSIS FORM

Survey Date: 20.5.2014



Ownership Details:	Site Area:
Private	0.23 ha (gross)
(former NHS)	,
,	Grid Ref:
	0356 6795
Current Land Use:	
Ambulance response station	
Surrounding Land Uses:	
Residential	
Character of Surrounding Area:	
1950s former Council housing estate	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omis	ssion site, other)
Name Occurred	
New Source: (e.g. landowner, developer etc)	
RBC enquiries and Developer Pre-App	
Relevant Planning History:	
(including most recent ownership details)	
(modeling mode rooting officially)	
Detailed Planning Permission: Details	s:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/ site notes:	
Pre-App advice indicates that this site would be a	acceptable for residential
development in principle	

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	
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)	
Piodiversity Coediversity & Heritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	Details
1 co. Oile will be discourred	
No: Does the site fall within or significantly affect any otl	ner site of
designated international, regional or local value, or affect	t habitat for protected
flora or fauna? Does the site affect trees, hedgerows or	areas of ancient
	areas of ancient
flora or fauna? Does the site affect trees, hedgerows or	areas of ancient
flora or fauna? Does the site affect trees, hedgerows or	areas of ancient
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes:	areas of ancient √
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact	areas of ancient √
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)	areas of ancient √
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact — site will be discounted	areas of ancient √
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact — site will be discounted unless it can be demonstrated that mitigation can be	areas of ancient √
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact — site will be discounted	areas of ancient √
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact — site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	areas of ancient
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding	
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact — site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk?	areas of ancient
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding	
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact — site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes:	
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding	
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk	
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	

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

Yes, but indication of replacement provision possible

on, next to or near to the site as part of the

Yes. No possibility of replacement provision

development

Employment Land		
Would development of the site result in the loss of	Details	
employment land?		
No		\checkmark
Yes - demonstrated that land will not come forward for		
employment uses		
Yes - land is not likely to come forward for employment uses		
Yes - land is likely to come forward for employment uses		
Infrastructure Capacity	•	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details	
Sufficient infrastructure in place to serve development		\checkmark
Infrastructure constraints that would require		
investment to overcome but can probably be		
addressed by developer contributions		
Significant infrastructure constraints, i.e. strategic		
infrastructure required which may require Government grants		
I II alian a sa a	<u> </u>	
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		
Compatibility with adjoining uses	1 =	
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 dev	elopment?		
Yes		\checkmark	
No			
What is the predominant land type on the	ne site?	Details	
Brownfield or Greenfield within or adjace	ent 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		T	
Willingness of landowner to progress site for development		Details	
Yes, or issues which can be resolved within 5 years		√	
Possibly, or with issues which can be resolved within 10 years			
No, issues which cannot be resolved			
Annuanciata timofeana for davalanm	am#?	Detaile	
Appropriate timeframe for developm	ent?	Details	
0-5 years		✓	
5-10 years			
10years +			
Potential Residential Yield			
Appropriate Density	Total number of	Dwellings	
		10	



HOUSING SITE ANALYSIS FORM

Survey Date: 20.5.2014

Site Address:	Site Ref:
Jolly Farmer PH, Woodrow Drive	2014/06
THE LOSE SUBSIDER OF THE LOSE	
	Shattark
Ownership Details:	Site Area:
Private	0.43 ha (gross)
	Grid Ref: SP0546 6500

Current Land Use:	
Public House	
Surrounding Land Uses:	
Residential, open space and hospital	
Character of Surrounding Area:	
Mid to late 1960s Development Corporation housing	
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: Details: 2014/096 - undetermine	ned
Outline Planning Permission: □	
Durania va Lacal Dian Allacations	
Previous Local Plan Allocation: □	
A 1 110 1 1 - 1 0 1	
Additional Information/ site notes:	
Previously dismissed from inclusion in the SHLAA due to lack of information	on
regarding landownership and delivery	

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environmen	nt
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	Botano
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 complete and facilities	ı
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 perset lead veteil to cilities.	
Walking distance to nearest local retail facilities:	
Less than 800m	√
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	<u> </u>
Less than 800m	√
Between 800m and 1600m	
Over 1600m	

Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	√
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	•
No	√
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	•
No	\checkmark
Yes	
Open Space & Recreation	1
Would the site result in the loss of these facilities?	Details
No	√
Yes, but indication of replacement provision possible	

on, next to or near to the site as part of the

Yes. No possibility of replacement provision

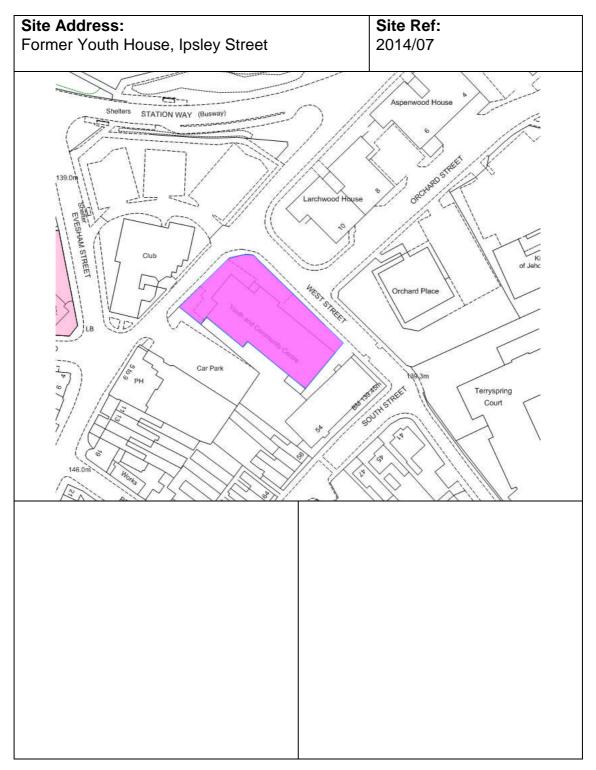
development

Employment Land		
Would development of the site result in the loss of	Details	
employment land?		
No		\checkmark
Yes - demonstrated that land will not come forward for		
employment uses		
Yes - land is not likely to come forward for employment uses		
Yes - land is likely to come forward for employment uses		
Infrastructure Capacity		
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details	
Sufficient infrastructure in place to serve development		\checkmark
Infrastructure constraints that would require		
investment to overcome but can probably be		
addressed by developer contributions		
Significant infrastructure constraints, i.e. strategic		
infrastructure required which may require Government grants		
Highway Access	Deteile	
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	1	
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 dev	elopment?		
Yes		\checkmark	
No			
What is the predominant land type on the	ne site?	Details	
Brownfield or Greenfield within or adjac	ent 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 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			
Annoquista (incolorum for develorum	10	Deteile	
Appropriate timeframe for developm	ent?	Details	
0-5 years		✓	
5-10 years			
10years +			
Potential Residential Yield			
Appropriate Density Total number of			
		14	



HOUSING SITE ANALYSIS FORM



Ownership Details:	Site Area:		
Private	0.14 ha (gross)		
(Former WCC)	(9)		
(Grid Ref:		
	SP0410 6719		
Current Land Use:			
Former youth activity centre			
Training your downly control			
Surrounding Land Uses:			
Residential, commercial, retail, close proximity to	town centre		
Tree-derivation of the state of			
Character of Surrounding Area:			
Older part of the town, Victorian/turn of the centu	ırv housina		
older part of the term, violentalificant of the conta	ny nodonig		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omi	ssion site other)		
TI TEVIOUS COULCE. (e.g. DOKLES, OCS, WITO REPOR, OTHISSION SILE, OTHER)			
New Source: (e.g. landowner, developer etc)			
Developer (Pre App)			
βονοιοροί (11071ρρ)			
Relevant Planning History:			
(including most recent ownership details)			
Detailed Planning Permission: Detail	s:		
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	D ()
Is a scheduled Ancient Monument located on the site? Yes: Site will be discounted	Details
Tes. Site will be discounted	
No: Does the site fall within or significantly affect any oth	ner site of
designated international, regional or local value, or affect	
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	Details
	Details
Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding	Details ✓
Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes:	Details
Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk	Details ✓
Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes:	Details 🗸
Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	Details 🗸
Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	Details 🗸

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environmen	nt
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	
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	
Overtein all life a	
Sustainability:	
Access to Public Transport	D. (. %)
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	./
	V
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	<u> </u>
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	√
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	•
No	√
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	•
No	\checkmark
Yes	
Open Space & Recreation	1
Would the site result in the loss of these facilities?	Details
No	√
Yes, but indication of replacement provision possible	

on, next to or near to the site as part of the

Yes. No possibility of replacement provision

development

Employment Land		
Would development of the site result in the loss of	Details	
employment land?		
No		\checkmark
Yes - demonstrated that land will not come forward for		
employment uses		
Yes - land is not likely to come forward for employment		
uses		
Yes - land is likely to come forward for employment		
uses		
Infrastructure Capacity	I.	
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		
Cambioni initiadi actare in piace to corve acverepment		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		
I Balanca Acces		
Highway Access	Deteile	
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	Details	
uses?		
No compatibility issues		✓
Insignificant or moderate compatibility issues		
Residential development considered incompatible		
(discount site for residential)		

Stage C		
Availability		
Is the site immediately available for dev	/elopment?	
Yes	•	✓
No		
What is the predominant land type on the	he site?	Details
Brownfield or Greenfield within or adjace		\checkmark
settlement		
Therefore available within 0 - 5 years		
ADR		
Therefore available within 5 - 10 years		
Green Belt		
Therefore available beyond 10 years		
4 1 1 1112		
Achievability		I 5
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 developm	ent?	Details
0-5 years		✓
5-10 years		
10years +		
Potential Residential Yield	T	
Appropriate Density Total number of		
		10



HOUSING SITE ANALYSIS FORM

Site Address: St Stephens House, Prospect Hill	Site Ref: 2014/08
Smallwood Health Centre Prospect House College	Halcyon Centre Adult Education Centre Part State Application Centre El Sub Sta
Ownership Details: Private	Site Area: 0.30 ha (gross)
	Grid Ref: SP0419 6781

Current Land Use: Partially vacant office building
artially vacant office building
Surrounding Land Uses:
Building within the town centre and adjacent to the Conservation Area
Character of Surrounding Area:
lix of uses and ages of buildings associated with a town centre environment
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)
lew Source: (e.g. landowner, developer etc)
Developer (Prior Notification)
reveloper (i noi notification)
Relevant Planning History:
ncluding most recent ownership details)
Detailed Planning Permission: Details:
Outline Planning Permission:
Previous Local Plan Allocation: □
Additional Information/ site notes:
Prior notification lodged for COU to residential comprising:
1 x 1 bed flats
6 x 2 bed flats
x 3 bed flats
A D D D D D D D D D D D D D D D D D D D

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?		
flora or fauna? Does the site affect trees, hedgerows or		
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity		
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes:		
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact		
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)		
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted		
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)		
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flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk?		
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding	areas of ancient	
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes:	areas of ancient	
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding	areas of ancient	
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	areas of ancient	
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	areas of ancient	
flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection? No: No significant adverse impact on biodiversity Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	areas of ancient	

Stage B		
Other Environmental Issues:		
Impact on the historic, cultural and built environment	nt	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details	
Opportunity to enhance/no adverse impact	COU only so no ground works expected which would need investigation	
Adverse impact/impact but could be mitigated	Ĭ i	
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:	1	
Less than 800m	✓	
Between 800m and 1600m		
Over 1600m		
Walking distance to nearest health facilities:	•	
Less than 800m	✓	
Between 800m and 1600m		
Over 1600m		

Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
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	\checkmark
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	
Yes. No possibility of replacement provision	

Employment Land	
Would development of the site result in the loss of employment land?	Details
No	
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment	√
uses	loss of vacant office space
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	T
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	T
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 dev	elopment?	
Yes		\checkmark
No		
What is the predominant land type on the	ne site?	Details
Brownfield or Greenfield within or adjace	ent 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 si development	te for	Details
Yes, or issues which can be resolved w	ithin 5 years	√
Possibly, or with issues which can be re 10 years	esolved within	
No, issues which cannot be resolved		
Appropriate timeframe for developm	ent?	Details
0-5 years		✓
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density	Total number of	
		54



HOUSING SITE ANALYSIS FORM



Ownership Details:	Site Area:
Private	0.02 ha (gross)
	Grid Ref:
	SP0764 6781
Current Land Use:	
Office building	
Surrounding Land Uses:	
Residential, employment and open space	
Character of Surrounding Area:	
Building on the periphery of a zoned employment	t area
Previous Courses (DODI Do 1100 MN/O D	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omis	ssion site, other)
New Source: (e.g. landowner, developer etc)	
Developer (Prior Notification)	
Developer (Frier realineation)	
Relevant Planning History:	
(including most recent ownership details)	
Detailed Planning Permission: Details	S:
Outline Dispuis a Demais sie au	
Outline Planning Permission:	
Previous Local Plan Allocation: □	
Previous Local Plan Allocation:	
Additional Information/ site notes:	
Prior notification for 6 flats	
1 Hot Houndation for 6 hate	

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environmen	nt
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	
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:	ı
Access to Public Transport	Dotoilo
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	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
2000 (11011 000111	
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities:	1
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

Constraints to Delivery		
Level of Contamination on Site:		
None	✓	
Contamination that can be overcome through land remediation		
High level of contamination that cannot be realistically mitigated		
Are there any Physical Constraints on site?		
No	\checkmark	
Yes, but can be overcome		
Yes and cannot be overcome		
Are there TPOs on site?		
No		
A single TPO		
Group TPO	\checkmark	
	NT TPO No.13	
Is there a Public Right of Way on the site?		
No	\checkmark	
Yes		

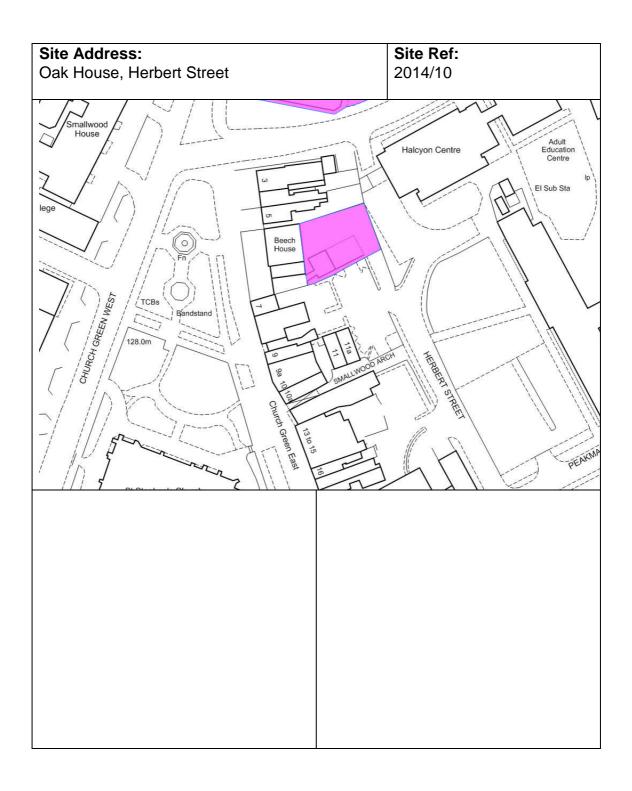
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	√
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	
Yes. No possibility of replacement provision	

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	Loss of existing office space within a Primarily Employment Area
Infrastructure Capacity	<u> </u>
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	Details
highway? 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 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 dev	elopment?	
Yes		✓
No		
What is the predominant land type on the	ne 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 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 D		9
		6



HOUSING SITE ANALYSIS FORM



Ownership Details:	Site Area:	
Private	0.05 ha (gross)	
	(3)	
	Grid Ref:	
	SP0419 6770	
Current Land Use:	1	
Vacant office building		
vacan emec sanang		
Surrounding Land Uses:		
Building within the town centre and the Conserva	ation Area	
Danaing within the town contro and the Concerve	Mon / Mod	
Character of Surrounding Area:		
Mix of uses and ages of buildings associated with	h a town centre environment	
with or uses and ages of buildings associated with	in a town centre environment	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omi	ssion site other)	
(c.g. 201.20, w. 200, w. 200, w. 200, w. 200)	oolon one, outer,	
New Source: (e.g. landowner, developer etc)		
Developer		
Relevant Planning History:		
(including most recent ownership details)		
Detailed Planning Permission: V Deta	nils: 2013/327	
Dotallou Flamming Formiocion.		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/ site notes:		
Planning recommendation - approval		

Stage A		
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details	
Brownfield (previously developed) site that is within or	\checkmark	
adjoining a settlement and is within Redditch Borough	COU only so no ground works expected which would need investigation	
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	T	
Significant adverse impact (mitigation to be explored)		
Of any life and the discount of the control of the		
Significant adverse impact – site will be discounted		
unless it can be demonstrated that mitigation can be		
unless it can be demonstrated that mitigation can be successfully introduced		
unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding		
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	
unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding	Details ✓	
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	Details ✓	
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 ✓	
unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	Details ✓	
unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored) Zone 3 – High risk – Site will be discounted unless it	Details	
unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	Details	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environmen	nt
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	Botano
the site impact on the existing character of the	
Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
0	
Sustainability:	
Access to Public Transport	T
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 Lokin	√
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	./
	V
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	\checkmark	
A single TPO		
Group TPO		
Is there a Public Right of Way on the site?		
No	✓	
Yes		
Open Space & Recreation	T	
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

Yes. No possibility of replacement provision

development

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	Loss of vacant office
uses	space
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	
grante	
Highway Access	I B !!
Can the site be accessed by vehicle from the	Details
highway?	
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	D . "
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	
The companionty located	v
Insignificant or moderate compatibility issues	
Residential development considered incompatible	
(discount site for residential)	

Stage C		
Availability		
Is the site immediately available for dev	elopment?	
Yes		\checkmark
No		
What is the predominant land type on the	ne 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		✓
Describite and the former which and he made had within		
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 D		Dwellings
		9