



Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch
Local Plan
Background Document

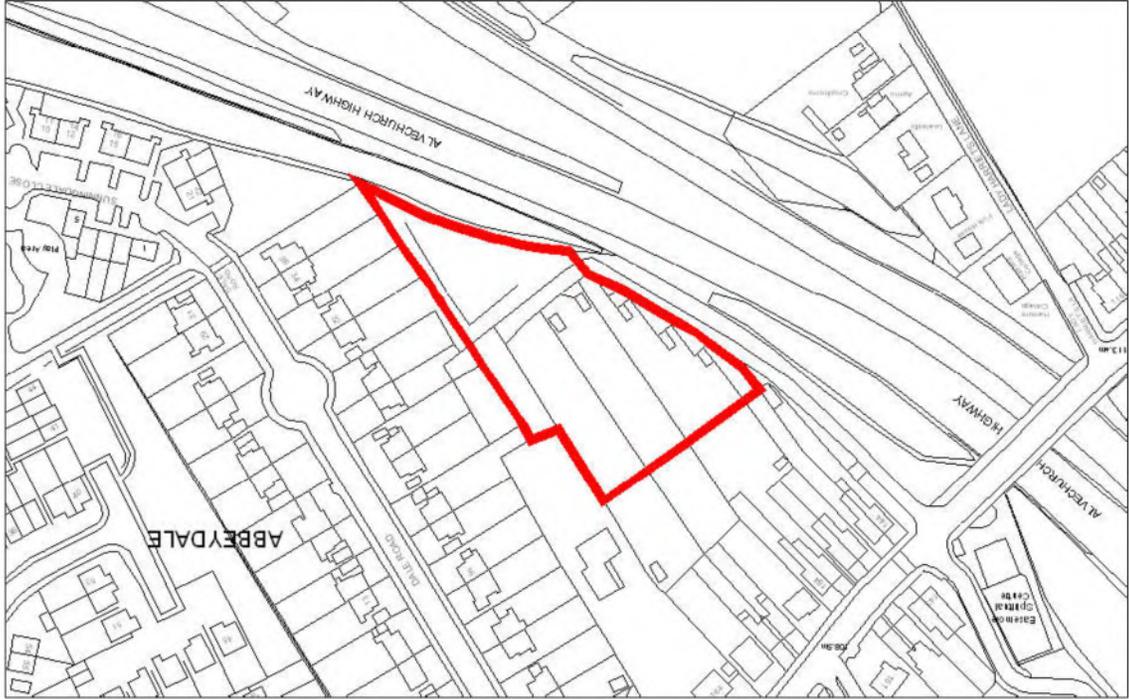
Appendix B - Excluded Sites
Date: April 2014

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<p>Survey Date:</p>	<p>Site Ref: LP03 (BORLP4 site 135)</p>	<p>Site Address: Rear of 144-162 Easemore Road</p>
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**Redditch Borough Council
 Strategic Housing Land Availability Assessment
 HOUSING SITE ANALYSIS FORM**

Ownership Details: Private/Multiple	Site Area: 0.43ha 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, omission site, other) BORLP3 New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input checked="" type="checkbox"/> Details: 07/152 - 24 dwellings (lapsed) Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: Landowner consortium has failed. Some landowners no longer wish to sell their garden land. The Council may progress with independent disposal of its land. However, taking the Council owned land only into account drops this site below the SHLAAs minimum site size threshold. Any contribution from this site should only come forward by way of windfall. Suggest removing the site from the SHLAA (2014)	

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

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

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

Stage C

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

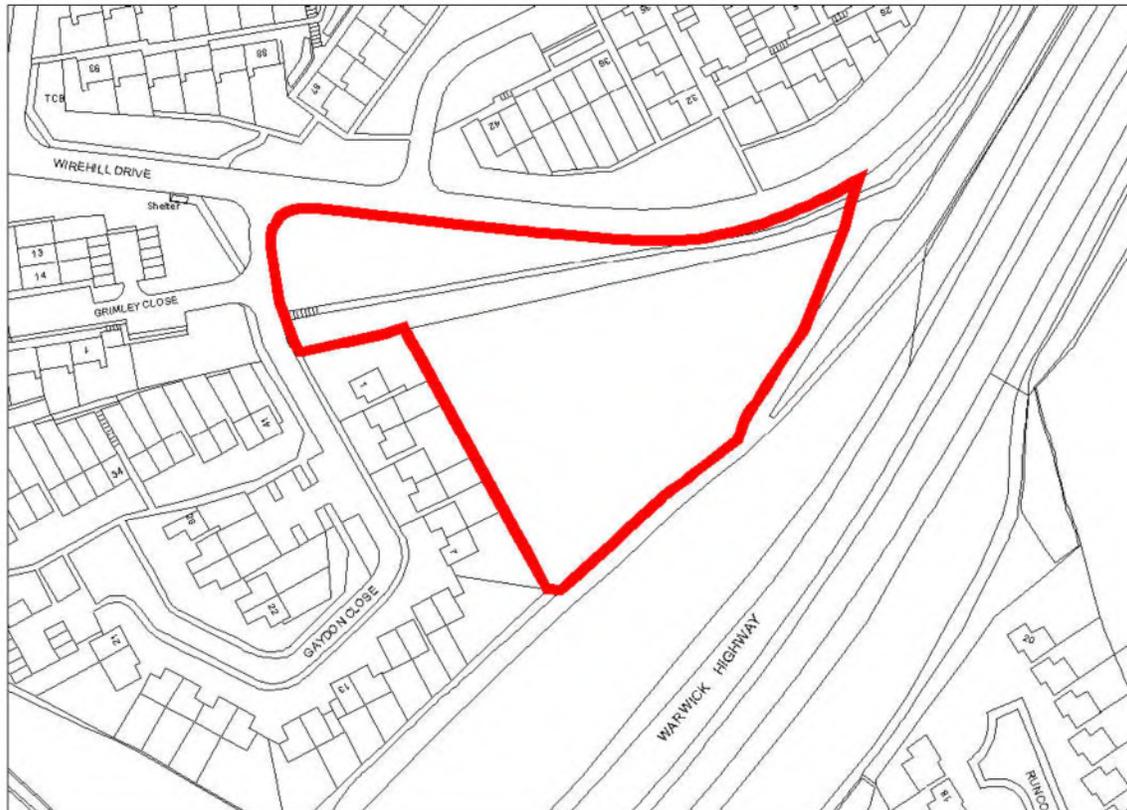
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	24 dwellings

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

Site Address: Land off Wirehill Drive	Site Ref: L4L02 (BORLP4 site 200)	Survey Date: 8.9.2008
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<p>Ownership Details: Redditch Borough Council</p>	<p>Site Area: 0.47 ha Grid Ref: SP0492 6613</p>
<p>Current Land Use: Highway verge & Open Space</p>	
<p>Surrounding Land Uses: Residential</p>	
<p>Character of Surrounding Area: High density ex-corporation units</p>	
<p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) UCS</p> <p>New Source: (e.g. landowner, developer etc)</p>	
<p>Relevant Planning History: (including most recent ownership details)</p> <p>Detailed Planning Permission: <input type="checkbox"/> Details: 08/305 (15 dwellings)</p> <p>Outline Planning Permission: <input type="checkbox"/></p> <p>Previous Local Plan Allocation: <input type="checkbox"/></p>	
<p>Additional Information/site notes:</p> <p>Sloping site, with mature hedgerows dissecting site. Would consider that land to the north of hedgerow should be retained to maintain open feel to area of high density dwellings.</p> <p>Planning application refused and appeal dismissed on grounds of loss of open space in an area suffering an open space deficit. This site can no longer be considered as deliverable Therefore drop from SHLAA (2014)</p>	

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

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

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

Stage C

Availability

Is the site immediately available for development?

Yes

✓

No

What is the predominant land type on the site?

Details

Brownfield or Greenfield within or adjacent to a settlement
Therefore available within **0 - 5 years**

✓

ADR

Therefore available within **5 - 10 years**

Green Belt

Therefore available beyond **10 years**

Achievability

Willingness of landowner to progress site for development

Details

Yes, or issues which can be resolved within 5 years

✓

Possibly, or with issues which can be resolved within 10 years

No, issues which cannot be resolved

Appropriate timeframe for development?

Details

0-5 years

✓

5-10 years

10years +

Potential Residential Yield

Appropriate Density

Total number of Dwellings

12



Proposed Layout Schedule
 Site Area - 0.88 ha (1.71 acres)
Overall Densities
 13 No. 3 bed Houses (Type A)
 4 No. 2 bed Houses (Type B)
 4 No. 2 bed Flats (Type C)
 Density - 30.0 dwellings/ha
 34 No. car parking spaces

Content
 Land Disposal Development Sites

Drawing
 Wirehill Drive, Lodge Park Indicative Layout

Drawn: PTL **Scale:** 1:500
Surveyed: 08 **Date:** Jul 2008

Drawing No: P2048/13A

Asset Maintenance
 Town Hall
 Water Street, Redditch
 Warwickshire, CV4 7JH

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Redditch Borough Council is the Council for the area shown on the map. The Council is responsible for the provision of services and the management of the area shown on the map. The Council is not responsible for the provision of services or the management of the area shown on the map. Redditch Borough Council is a Local Authority.



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

HOUSING SITE ANALYSIS FORM

Survey Date: 7.5.2014

Site Address:

Land rear of Homestead, Birmingham Road,
Mappleborough Green (A435 ADR)

Site Ref:

2014/01

(red boundary)



Ownership Details: Private	Site Area: 1.1 ha (gross) Grid Ref: SP0803 6630
Current Land Use: Grassed area within residential curtilage	
Surrounding Land Uses: ADR, open space, green belt, residential and small business use	
Character of Surrounding Area: Edge of Redditch urban area, within ADR and adjacent to proposal for residential development in BORLP4	
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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/ site notes: <i>'Review of development proposals along A435 corridor and land at Alexandra hospital', White Consultants (Nov 2013), p.10, states that Homestead is set in open grass paddocks with low cut hedges and relatively clear views to the west although housing in Redditch is still screened. The areas to the north and south of this site are considered of high sensitivity to housing development as they provide an important screening function between the settlements of Redditch and Mappleborough Green. Development at Homestead would compromise the setting of Mappleborough Green and effectively merge Mappleborough Green with Redditch's urban area.</i> Development in this location would be inappropriate and the site is not considered suitable for inclusion in the SHLAA.	

Stage A	
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