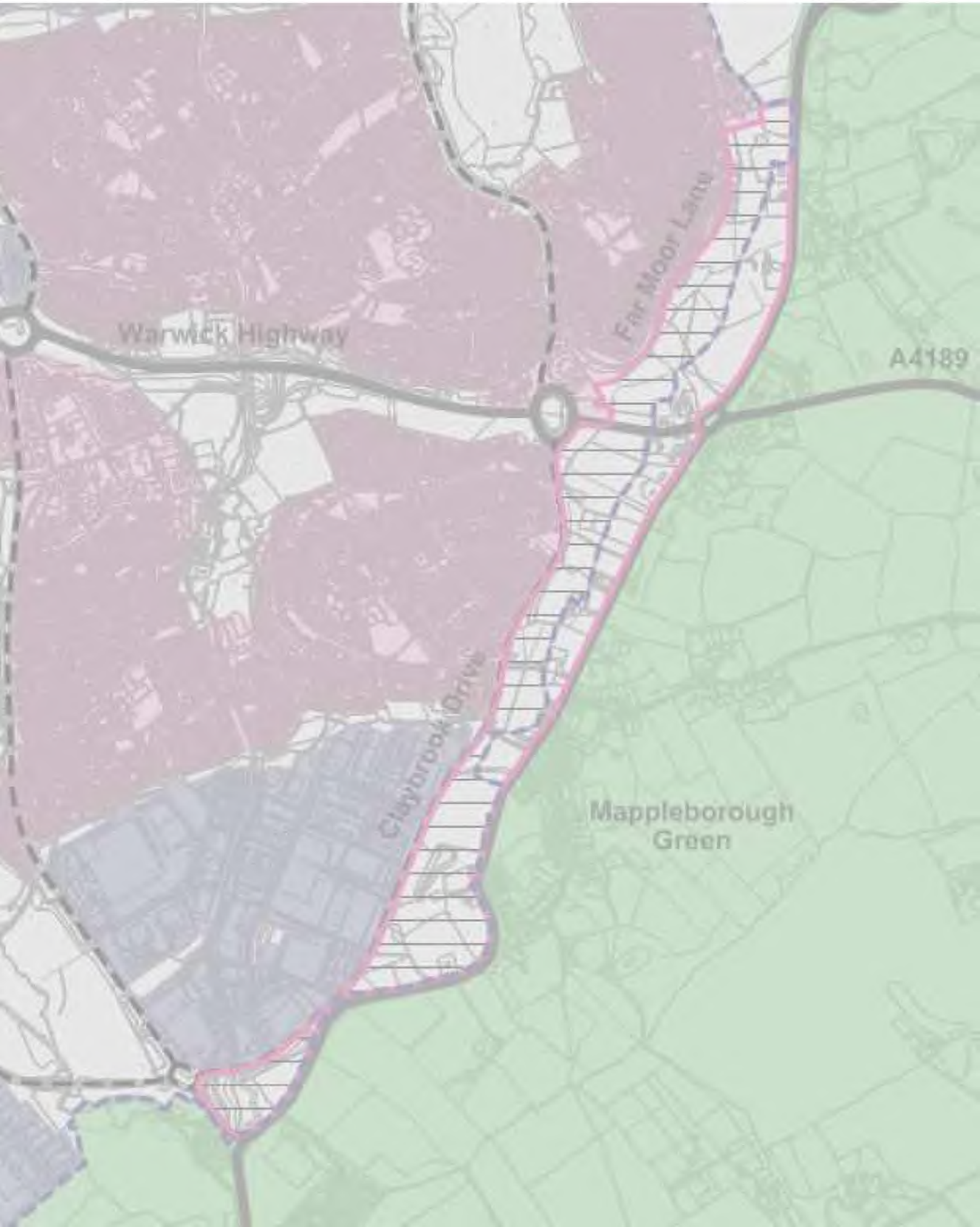


REVIEW OF THE A435 ADR AND ADJOINING LAND

FEBRUARY 2013



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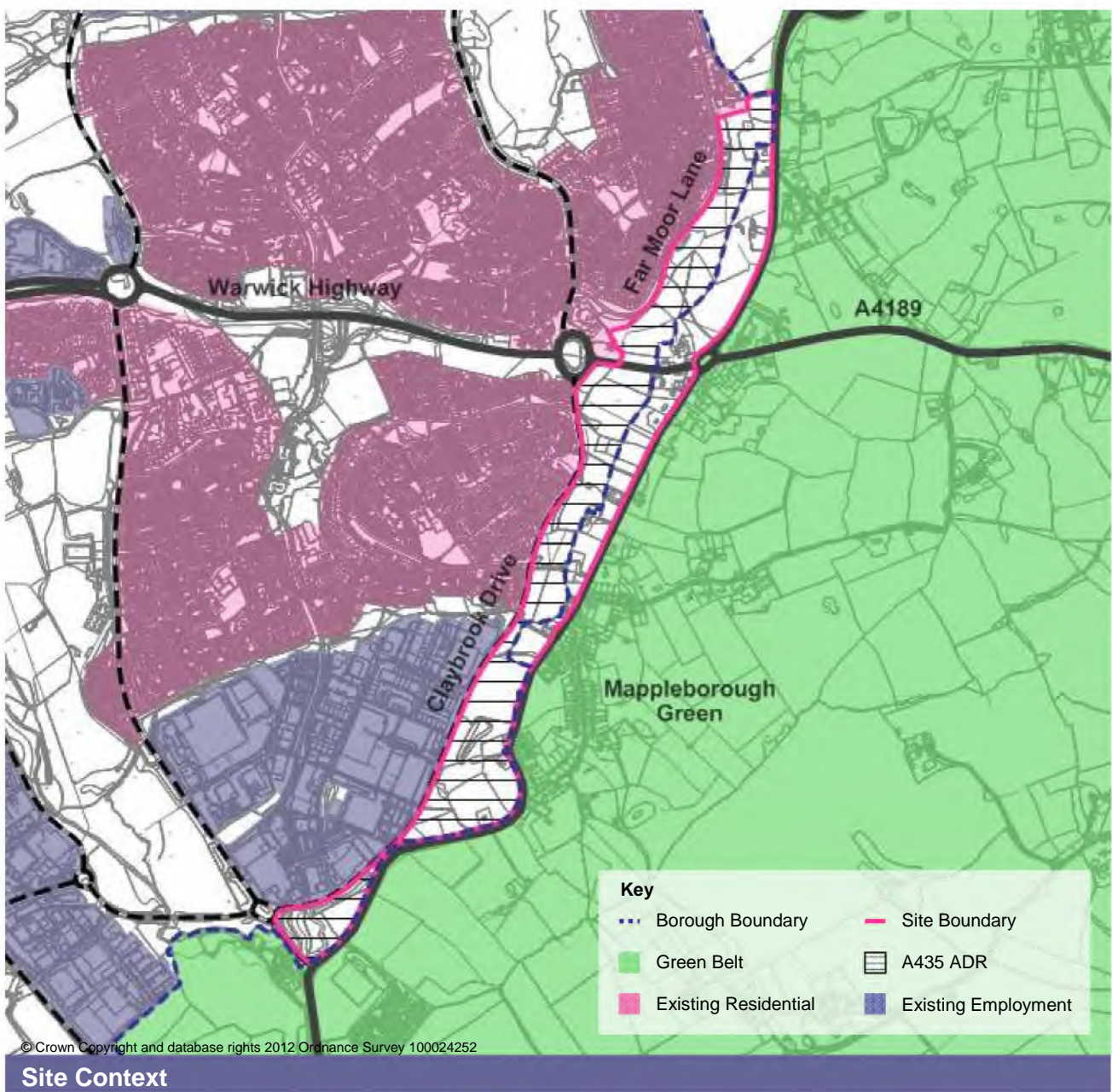
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Introduction and Site Context

This review relates to a linear site located to the east of Redditch Borough and to the west of the A435 road (see the site context map below). In the northern parts, the site is bisected by the Borough’s boundary with Stratford on Avon District (also the County boundary between Worcestershire and Warwickshire). For the most part this is a somewhat arbitrary line and so for the purpose of this review the boundary is not considered as a constraint.

The purpose of this document is to review the potential that exists within the site to accommodate development to contribute towards meeting development requirements and to make recommendations on the type and form of any potential development. This review has been carried out by Redditch Borough Council, with cooperation from Stratford on Avon District Council.



Ownership

The site is in mixed ownership. Large parts are owned by the Homes and Communities Agency (HCA - the national housing and regeneration agency for England) with the remaining pockets in private ownership (see the Land Ownership map opposite).

Use

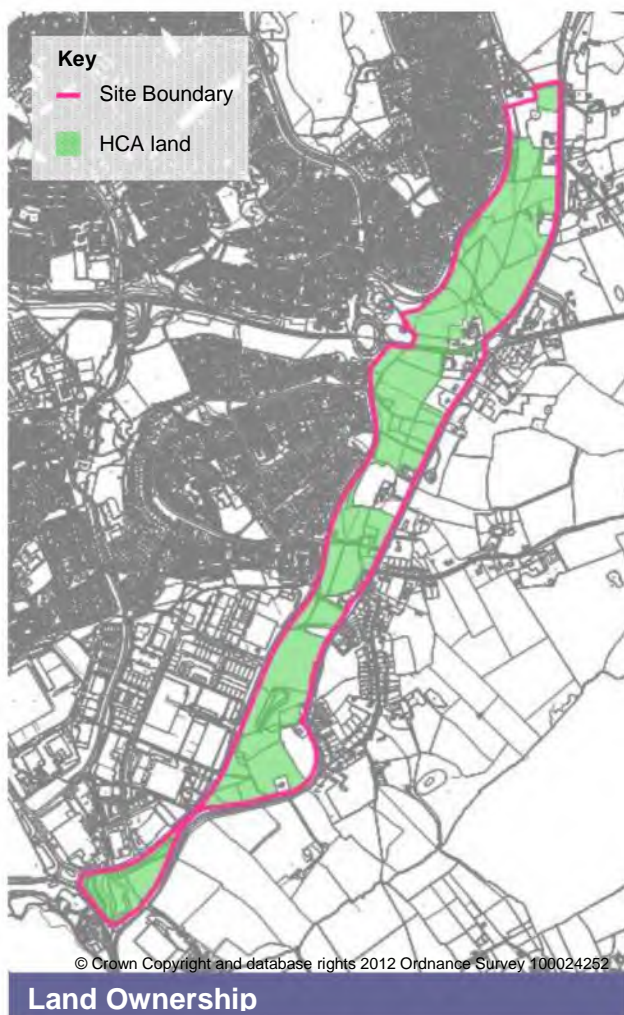
The land within the ownership of the HCA is currently a mixture of open land, some of which is used for grazing, and a number of New Town era tree plantations. An allotment is located in the central part of the site; this is within HCA ownership but is currently leased by Redditch Borough Council. The remaining land is in private ownership and includes residential properties and their curtilages and Mappleborough Green Village Hall.

Adjacent uses

There are adjacent uses to the west of the site within Redditch Borough. Residential uses are located to the north and immediately south of the Warwick Highway. To the south of that, established employment units exist consisting of a range of uses including offices, warehousing and distribution and manufacturing/light industrial.

The land to the east of the site, within Stratford on Avon District is predominantly rural in character but with development fronting and adjacent to the A435 road, including the settlement of Mappleborough Green. See the Site Context map on page 1.

The A435 road which forms the eastern boundary of the site is a fast-moving main road which runs from Birmingham to Alcester and connects directly into the M42 motorway northeast of Redditch at Junction 3a. The A435 is duelled from the area to the south of the 'Gorcott Junction' northwards to the M42. South of the Gorcott Junction and throughout Mappleborough Green to Studley the A435 is single carriageway. To the west the site is bounded by Far Moor Lane and Claybrook Drive in Redditch. These roads do not have frontage development but serve to distribute traffic between areas of the town.



Planning Policy Considerations

The site is subject to the planning policy designations of the adopted plans for Redditch Borough and Stratford on Avon District (see the Site Context map on page 1 for designations). In addition, both Local Authorities are progressing new plans which have implications for the future of the currently designated ADR (in Redditch) and white land (in Stratford).

Adopted Planning Policy

Borough of Redditch Local Plan No.3 (2001-2011)

The land within Redditch Borough is designated as an 'Area of Development Restraint' (ADR) within the Borough of Redditch Local Plan No.3 (adopted 31st May 2006 with certain policies saved in 2009). Policy B(RA).3 defines ADR as land which is safeguarded to meet possible longer term development requirements beyond the plan period. The ADR in this location, known as the A435 ADR, was originally designated for the Studley bypass road scheme. This scheme was abandoned during the process of preparing Local Plan No.3 and the road was subsequently de-trunked in 2007.

As a consequence the main purpose of the A435 ADR designation for a road scheme ceased. Local Plan No.3 therefore states "...the Council will carry out a study to ascertain which, if any, parts of the ADR should be retained as such and which, if any, parts should fall into the Green Belt. As part of that study the Council will also consider whether any other designations within the Plan e.g. relating to the safeguarding of wildlife need to be made." This was recommended by the Inspector for Local Plan No.3.

Redditch Borough Council is currently preparing Local Plan No.4 (due for adoption in September 2014). The emerging future development need¹ generated by Redditch will require any development potential within the Borough to be maximised. It is therefore necessary to review the A435 site not only for its potential for further ADR, Green Belt or other designations but to ascertain any development potential to meet needs identified in the emerging Local Plan.

Stratford on Avon District Local Plan (1996-2011)

The current adopted Local Plan for Stratford on Avon District was adopted in July 2006 (with certain policies saved in 2009). The land within Stratford on Avon District, between the administrative boundary and A435 road has no designation (often referred to as 'white land'). A previous landscape designation has now been deleted. To the east of the A435 road this land is designated as Green Belt with the A435 being the defensible Green Belt boundary. The settlement of Mappleborough Green located to the east of the A435 road is washed over with Green Belt.

Emerging Planning Policy

Borough of Redditch Local Plan No.4

The last published version of the new plan for Redditch Borough (Revised Preferred Draft Core Strategy², January 2011) proposed to maintain the ADR designation of the land within the Borough (Draft Policy 7). The ADR designation was maintained at this time because there were concerns regarding the deliverability of development on the site. Since then, additional evidence has been

¹ The residential development need for the Borough is being established through the Worcestershire Strategic Housing Market Assessment and associated work. Employment development need is assessed through the Employment Land Review for the Borough.

² Redditch Borough Council was previously producing a Core Strategy; this will now be known as Local Plan No.4.

collected regarding the development need for the Borough and this review will enable some of the concerns about deliverability to be explored.

Stratford-on-Avon District Core Strategy

The latest version of Stratford on Avon's Draft Core Strategy (February 2012) acknowledges that there may be a need to accommodate some development to meet Redditch's needs. There is no specific designation or policy in relation to the land adjoining the A435 ADR in Stratford District in the Draft Core Strategy.

Assessment of the Site

The assessment for this review has been conducted through visits to the site and the surrounding area and by conducting a review of existing available evidence and technical studies.

This assessment concentrates on land which landowners have indicated is capable of development that can be delivered; this is largely land owned by the HCA. In addition, the land owners of Broadacres Farm, Toll House Farm and Four Winds have submitted the land in their ownership for consideration in the Redditch Borough Council Strategic Housing Land Availability Assessment (SHLAA). In addition, Stratford on Avon District Council has received a SHLAA submission for High House Farm and the surrounding land. See the map on page 2 for details of land ownership.

Transport and Highways

A Highway Impact and Accessibility Modelling Report has been completed for the Borough³; this assesses proposed development sites in terms of impact on highway junctions and accessibility to services by all modes of transport. The entire A435 ADR was assessed based on development of 300 dwellings and 0.5 hectares of employment land. In terms of highway impact, the study found that several junctions were observed to have a significant impact resulting from potential development traffic. The report recommends that further assessment and detailed modeling is carried out to assess any impact and possible mitigation. This outcome will vary depending upon the nature and size of each development proposal subject to a planning application. In addition, some junctions potentially affected by development in this location are part of the Redditch Strategic Road Network (SRN) and so any potential impact should be discussed with the Highways Agency.

With regards to accessibility the Accessibility Modelling Report finds that for the northern parts of the ADR (north of Mappleborough Green Village Hall) additional bus links may be required, together with improvements to access cycle friendly routes. For the southern parts of the ADR it is noted that this area benefits from proximity to bus services calling at the Alexandra Hospital but improvements to walk quality may be required.

Overall, the Highway Impact and Accessibility Modeling Report does not identify any 'showstoppers' to development, but highlights where improvements may be needed and recommends further assessment based on proposed development.

Historic Environment Assessment

The Historic Environment Assessment (HEA) combines Worcestershire County Council's landscape character mapping with Historic Environment Record data and an outline Historic Landscape Character assessment. The results have produced 20 distinctive Historic Environment Character Zones which are supported by character statements assessing historic environment survival, potential, documentations, diversity, group value, sensitivity and amenity potential for each zone.

The A435 ADR and adjoining land falls within character zone 129. The HEA concludes that in this zone the development of the New Town has already had a significant impact on the historic character of the landscape. There is some potential for below ground settlement associated with the medieval or earlier village of Mappleborough Green. The HEA findings should inform any future development proposals however there are no constraints to preclude development. The HEA can be viewed at <http://redditch.whub.org.uk/cms/environment-and-planning/planning-services/planning-policy/local-development-framework/core-strategy/ldf-evidence-base.aspx#HEA>.

³ Evidence base work on highway impact and accessibility is ongoing.

Flood Risk and Water

The Level 2 Strategic Flood Risk Assessment (SFRA, June 2012) for Redditch Borough includes a Flood Risk Assessment (FRA) of the whole A435 ADR. The majority of the site is within flood zone 1 (low probability of flooding) but the southernmost part of the ADR falls within flood zone 3a, where there is a high probability of flooding (see map opposite). Only water-compatible and less vulnerable land uses are appropriate in this 3a zone. For this reason, development potential on the tear-drop shaped area at the very south of the ADR has been ruled out.

The FRA finds that because the remainder of the site is in Flood Zone 1 it would be appropriate for residential and mixed use developments. The SFRA recommends that a site specific FRA and drainage impact assessment is prepared in relation to proposed development should a planning application be forthcoming.

Runoff from proposed development should be limited to the existing (greenfield) rate but preferably improved and SuDS should be incorporated into proposed development to attenuate and store runoff from the site.



In terms of the effect that potential development on the A435 site would have on the capacity of waste water collection and treatment infrastructure, the Water Cycle Study (2009) and Water Cycle Study Update (2012) suggests that:

For waste water collection there are numerous sewers which could serve this site depending on whether the housing allocation is concentrated in a single area or several smaller development pockets. There are no known sewer flooding problems in this part of Redditch and so depending on the concentration of housing and the location, significant capacity issues are not envisaged.

There are significant waste water treatment constraints at the Sernal Treatment Works and Priest Bridge Treatment Works which are the only two works receiving all of Redditch's waste water. It is likely in this location that a gravity solution to Sernal Treatment Works would be achieved. These sewerage treatment works currently have minimal or negligible spare treatment capacity. Severn Trent Water Limited has confirmed that sewerage treatment capacity will be provided once developments are confirmed. Therefore this constraint is not peculiar to this development and would not preclude it coming forward for further investigation for development potential.

There are no particular issues with regard to water supply to this development site. Severn Trent Water Limited has confirmed that proposed development sites are able to be supplied within their current level of service.

Landscape Character

The A435 ADR is classified in the Landscape Character Assessment (LCA, Worcestershire County Council, 2004) as Principal Timbered Farmlands. It is stated in the LCA that the overall strategy for the Principal Timbered Farmlands should be one of both conservation and restoration: conserving the existing tree cover and hedgerow pattern together with the network of hedgerows and aiming to conserve and restore the historic, well-wooded character of the landscape.

The Landscape Character Assessment Sensitivity Map (which is part of the evidence base forming the LCA) classifies the northern section of the A435 (i.e. the area located to the north of the A4189) and the very southern section (the isolated triangle between Claybrook Drive, Ickniel Street Drive and the A435) as having a medium sensitivity to development. The section of the A435 ADR located south of the A4189, and to where the southern section of the ADR meets the A435, is designated as highly sensitive. These classifications should be taken into account when considering the design of new development, but there is no overriding constraint to development. See <http://www.worcestershire.gov.uk/cms/landscape-character-assessment.aspx> for more information on the Worcestershire LCA.

Arboriculture and Ecology

As the site is currently greenfield with a number of tree plantations and other natural features an assessment was carried out to determine the value of these features. The assessment identifies watercourses, hedgerows, trees and other habitats of interest and their value as an ecological or other resource is suggested. The findings of this assessment are detailed on pages 10 to 16. It should be noted that this is a broad brush assessment and any development proposal in the form of a planning application will require a formal Ecological Assessment/Habitat Survey and Tree Survey, as appropriate.

There are currently no formal ecological designations (e.g. Special Wildlife Site, Local Nature Reserve) on this site however it may be appropriate in the future to consider if there is merit for such designations on the site.

There are a number of Tree Preservation Orders (TPO) covering the land both within Redditch Borough and Stratford on Avon District. The TPOs in Redditch Borough are known as 'blanket orders' and were made in 1965. This means that any tree present when the order was made in 1965 is protected by the order. Similarly, the TPOs covering land in Stratford on Avon District cover wide areas and were made in 1966. The presence of protected trees is likely to impact on the layout of development and proposals will need to be informed by an appropriate tree survey. This is not an overriding constraint to development potential.

Other Considerations

In addition to the technical studies referred to above other evidence base studies have considered the A435 ADR land:

Joint Study into the Future Growth Implications of Redditch Town to 2026 (WYG1, Dec 2007)

The study notes that part of the site is potentially affected by flooding, but it is free from the range of strategic constraints that is identified in other areas. Also highlighted is the potential issue relating to the coalescence between Redditch and Mappleborough Green, without suitable undeveloped 'buffers' being in place.

A study of Green Belt Land & Areas of Development Restraint within Redditch Borough (Oct 2008)

The main conclusions that this study made regarding the A435 ADR are as follows:

- No mineral reserves of sand and gravel deposits were identified within the ADR.
- Housing development here would not affect any significant ridge lines or prominent slopes.
- Development here would not appear to affect any designated ecological sites.
- The ADR is not considered to be of high landscape value.
- Development here would not be perceived as sprawling into open countryside and would be well contained.
- The site would not be poorly integrated with adjacent residential areas.
- Good footpath links.
- There is no technical evidence that educational, health or other social facilities in this area would be overloaded.
- The ADR is close to employment development/uses.
- The adopted Green Belt boundary would stop unrestricted sprawl of a large built-up area and would assist in safeguarding the countryside from encroachment.
- In relation to utility infrastructure capacity and constraints, there would be no significant constraints to development in the A435 ADR.

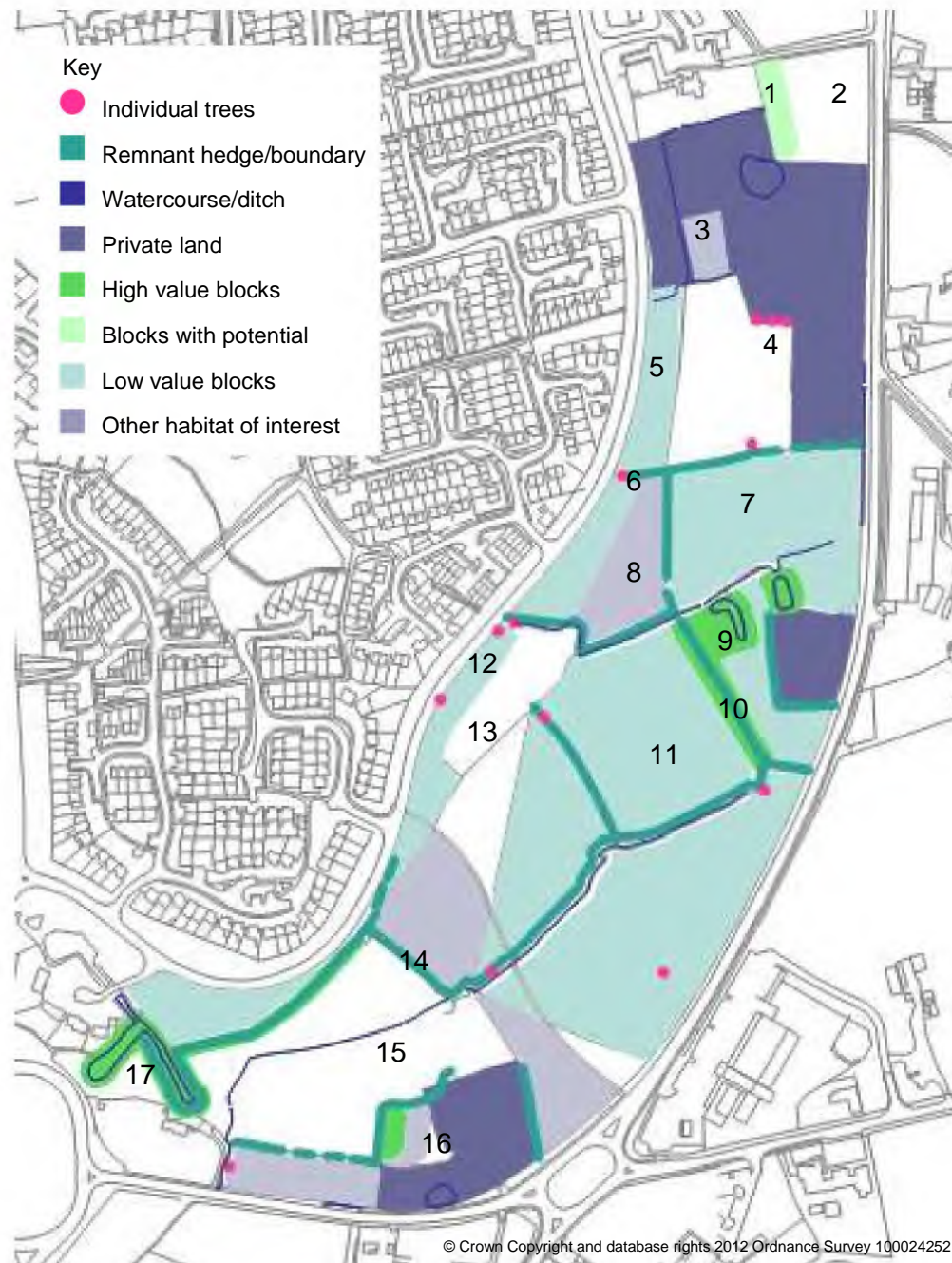
Consultation and other representations

The emerging Local Plan for Redditch Borough has been subject to a number of public consultations (in its previous guise as a Core Strategy). Whilst the last iteration of the Core Strategy stated that the A435 ADR would be maintained as ADR land, at previous stages the ADR has been identified for development (see www.redditchbc.gov.uk/corestrategy for details of previous consultation documents and representations received). A number of representations have been received from stakeholders and local residents in response to these consultations. The representations included a mixture of support and objection to the potential development of the site. The comments made include:

- The A435 road cannot cope with any more traffic. Development may have an impact on the M42 motorway junction 3.
- The site should be maintained as a wooded area, linear park or wildlife corridor (records of protected species).
- High density development would have a negative impact on Mappleborough Green. Separate identity of Mappleborough Green must be preserved. Any development should be in keeping with the character of Mappleborough Green. Tree screening/buffering needs to be maintained to reduce impact on Mappleborough Green.
- Mature planting should be protected as it provides a strong buffer between the rural character to the east and the urban form of Redditch to the west.
- Flooding issues would be made worse.
- Concerned allotments might be lost – their amenity value should outweigh the need for development.

In addition to the representations received during public consultation, in 2007 English Partnerships, now known as the HCA, submitted a Residential Capacity Assessment of the land in their ownership (this includes land within both Redditch Borough and Stratford on Avon District). This assessment concludes that around 700 dwellings could be accommodated on the ADR land in Redditch Borough plus around 300 dwellings on the land within Stratford on Avon District, based on densities of 30 – 50 dwellings per hectare. The assessment includes consideration of ecological and arboricultural constraints as well as suitable highway access to inform potential layouts of development.

Longhope Close to Warwick Highway

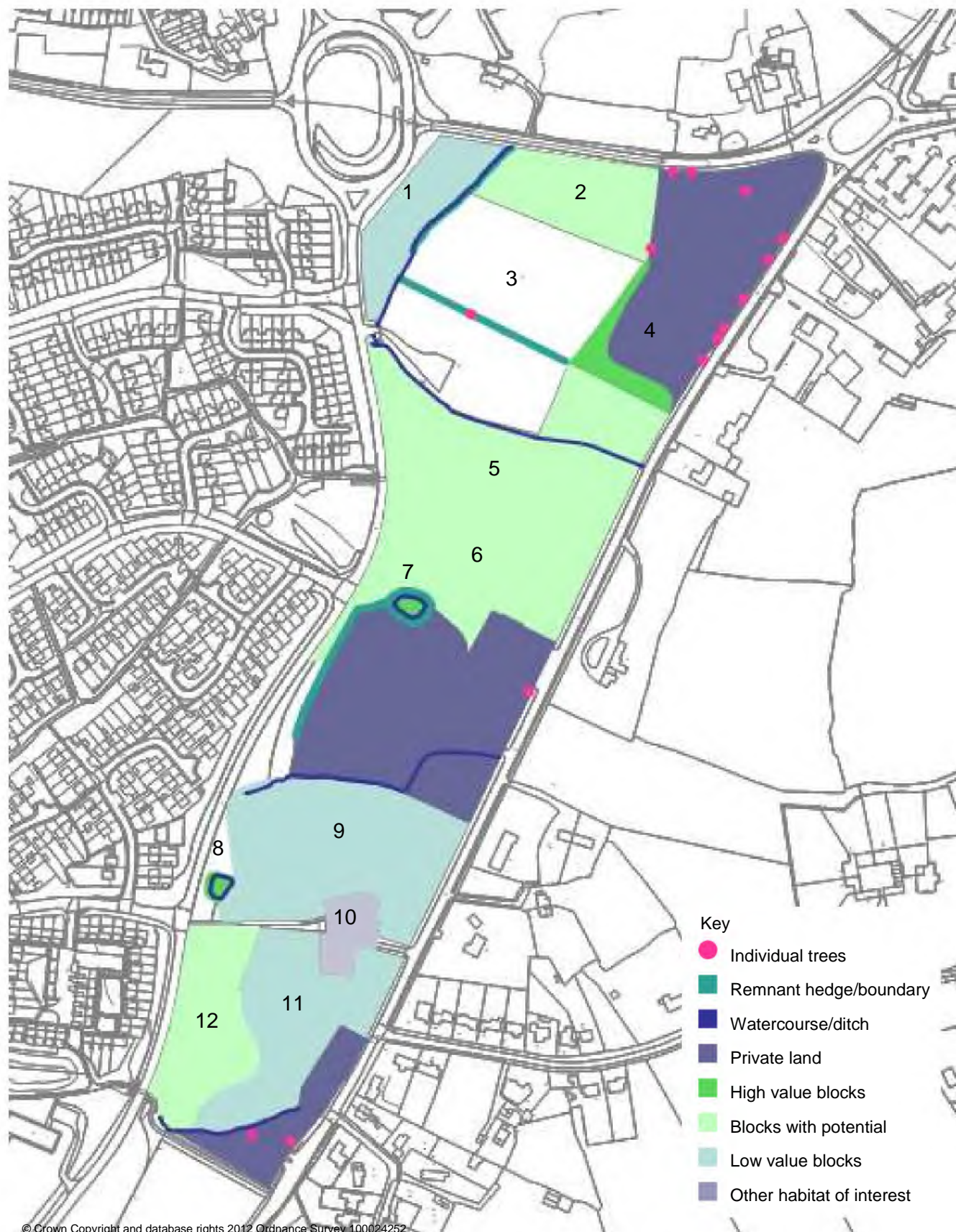


1. 10-15m wide strip of mixed broadleaf plantation of poor form (oak, field maple, poplar, ash, and hawthorn); with high deadwood levels and starting to develop a more varied structure. Ground flora is dominated by ivy. It connects to a large pond thereby providing a good connecting/buffering habitat.
2. The adjacent field is under-grazed semi-improved grassland supporting species including yarrow and black knapweed. It may therefore be of botanical interest and would be worth assessing in spring/early summer. The larger adjoining fields to the south are currently heavily grazed by horses.
3. The southern section of a private garden supports mature orchard trees and native perimeter trees which are all valuable features.
4. Three prominent mature oaks of very high biodiversity value located along a ditch/boundary line on private property. The adjoining field to the south is also heavily grazed by horses.
5. Low value barrier planting on an earth mound, consisting of ash, field maple and poplar.
6. Remnant hedgerow with a mature ash of high biodiversity value at the western end. The hedgerow consists of sparse over-mature hawthorns and associated boundary bank, of very high historic and biodiversity value. The hedge features are strongest towards the west of the line.
7. A large area of hybrid poplar plantation of low value, extending south to the stream and private residence.
8. A good size area of open scattered scrub, which is currently of very high biodiversity value. It is buffered from the road by ash barrier planting and from the poplar plantation by the remnant hedgerow.
9. An important area consisting of one full pond (west) and one dry pond (east) with badger sett, and linking stream (almost dry). Around the perimeter of both ponds and along the stream there is mature native vegetation including large oaks. In between the two ponds are some planted poplars which extend south east around the dwelling. The perimeter of the dwelling curtilage consists of large mature broadleaf trees and shrubs.
10. A prominent linear feature consisting of a bank and ditch boundary with large mature oaks along it. It connects with similar linear features that include wet ditches to the north and south. The whole network is of high biodiversity and historic value.
11. A large area of hybrid poplar plantation, which itself is of low value, but the original landscape features have been retained. These include wet ditches, linear vegetation, and occasional mature oak along boundaries and one within the plantation.
12. Low value barrier planting, consisting of mixed broadleaves, but also supporting occasional mature oaks along the roadside.
13. Between the roadside barrier planting and the poplar plantations there are several grassland parcels. The most northerly parcel adjoining a wet ditch consists of unmanaged rank grassland with bramble thickets and scrub around the edge. The parcel south of that is a triangular field of grazed/cut improved grassland.

14. Mature hedgerow of high biodiversity value, with associated mature oak and ash. The adjacent field north of this (and south of the public footpath) appears more semi-improved with a rougher sward and possible remnant ridge and furrow patches. This parcel is therefore potentially valuable in historic and biodiversity terms.
15. The large expanse of grassland north, east and west of the former High House Farm is currently grazed by horses. Much of this is heavily grazed but there is possibly some remnant ridge and furrow markings and some areas of semi-improved rough grassland of higher value (east and south-west of the farm site) which are worthy of closer inspection.
16. Derelict farm buildings (now being restored) with associated pond in SW corner, and remnant orchard to the west. The orchard remains are of high biodiversity value and associated rough grassland may be valuable. There is a remnant mature hedgerow around the orchard trees which continues west to a stream (dry).
17. Another important landscape feature consisting of large ponds and connecting streams (all currently dry), with associated large mature oaks, and a prominent remnant hedgerow and boundary bank extending eastwards. The whole area is of high biodiversity and historic value.

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Warwick Highway to Mappleborough Green Village Hall



1. Low value barrier plantation, consisting of larch, poplar, Norway maple, ash and alder. Along the eastern boundary there is a ditch boundary with occasional mature native broadleaved trees.
2. Another block of mixed barrier planting, including sweet chestnut, larch, spruce, beech, Norway maple, alder and some yew. This block has more structural diversity and is starting to develop a woodland appearance, hence being of greater value than the adjacent block.
3. Council allotments, which include a remnant hedgerow through the middle with associated large mature oak of high biodiversity and amenity value.
4. The private dwellings support a number of prominent individual trees and belts of mature trees along the boundaries.
5. The northern half of a large area of mixed plantation (pine, spruce, larch, sweet chestnut, beech, alder, oak, field maple, cherry), which is developing nicely into woodland and supports areas of high deadwood content and wet ditches. The structural diversity is improving with natural regeneration and developing ground flora of common woodland species (ivy, male fern, mosses, fungi, cleavers, wood avens, cow parsley, bramble, herb Robert, nettle, red campion, hedge woundwort). Muntjac was also seen within this block, emphasising its developing suitability as a wildlife habitat.
6. The southern half of the mixed plantation block, separated by a footpath, contains similar species but is less structurally diverse with less ground flora, probably due to the higher content of Norway maple and beech which smother the ground layer and increase shade levels. This section is therefore of lower quality than the northern half, but selective thinning would enable the overall development of a valuable and sizable woodland block.
7. A large dry pond, probably an Old marl pit, is surrounded by mature oak and ash, with a lot of ash regeneration occurring in the "pond" – indicating that it has been dry for some time. A remnant boundary bank and hedgerow is linked to the edge of the site and extends south along the road verge.
8. Another dry pond surrounded by mature willows, and partially obscured from surroundings by roadside barrier planting.
9. A large area of low quality planted and regenerated tree cover, comprising dense scrub to the west, conifer plantation in the centre, and predominantly Norway maple plantation to the east. There is little structure or ground flora within these blocks and its value in terms of forestry and biodiversity is limited.
10. Area of rough semi-improved grassland on a former farm site, supporting species including black knapweed, vetches and plantains. The grassland may be of some value and would be worth assessing again in late spring/early summer.
11. A large area of mixed plantation consisting primarily of Norway maple to the east and south, with spruce, pine and larch dominating the northern central section. Other species include oak, ash, alder, beech, sweet chestnut and holly. There is a limited but developing ground flora including ferns, garlic mustard, wood avens, herb Robert, ivy and bramble. The structure is poor but includes some planted hazel. The plantation has potential in parts, with selective thinning, to develop a better woodland structure, although the area dominated by Norway maple with its abundant regeneration is of low overall value, and there are relatively few trees of forestry potential.
12. This is a strip of native plantation dominated by ash and oak with abundant ash regeneration. There is a more developed structure and ground flora than the adjacent block, of common woodland species (ivy, bramble, wood avens, herb Robert, garlic mustard). It is therefore of more potential as a wildlife habitat and valuable as a screening/buffer strip, however the forestry potential is still limited.

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Mappleborough Green Village Hall to Claybrook Drive



1. A block of mixed plantation, consisting of larch, pine, fir, ash and oak, with elder field maple and Norway maple in the understorey. There is a developing woodland structure, and ground flora which includes bramble, nettle, ferns, hedge woundwort, cleavers and mosses. Selective thinning of conifers and maple would enable a valuable woodland block to develop.
2. A large block of low value tree cover, dominated by field and Norway maple of poor form with bare ground smothered in leaf litter and no woodland structure. The northern end of this section is open scrub associated with a former farm building or dwelling, and surrounded by a line of mature cypress trees of low value.
3. An old pit or pond (dry) which has over-mature elder and hawthorn around its perimeter, and old animal burrows on the northern bank. This is an interesting feature and worth conducting a mammal survey if development of this area is considered.
4. Mixed broadleaved plantation on the lower ground adjacent to the road, consisting mainly of oak, alder and birch. There has been some thinning management carried out. The structure is generally poor but there is more potential both in terms of forestry and biodiversity for this section. There is limited ground flora including male fern and bramble, and abundant ash regeneration.
5. An interesting area of impeded drainage surrounding a wet ditch, and supporting thick scrub and alder/birch woodland. The ground flora supports ferns including Hart's-tongue. The ditch enters a culvert where the ground rises onto a ridgeline, and re-appears to the south where the ridge drops back to flat ground.
6. A large area of mixed plantation which includes low lying ground to the east and west, with a prominent ridgeline through the centre. The eastern section is dominated by oak, ash and birch, and lacks a woodland structure, but has forestry potential if thinning management is introduced. The central ridgeline is dominated by oak and larch and has a more developed woodland structure and ground flora. This is a valuable feature in terms of biodiversity. The western side also has good habitat potential and is dominated by oak, alder and birch with a developing structure and ground flora including herb Robert, hedge woundwort and wood avens.
7. An old ditch with mature trees and vegetation alongside as far as the culvert.
8. A wet ditch which is converted at both ends. It has a remnant hedgerow on the northern side with two mature oaks, and the banks support flora including Hart's-tongue fern, wood avens, herb Robert and wood sedge, and a possible vole burrow seen. The adjacent woodland on the north side is dominated by alder and is a good buffer for the remnant boundary vegetation and wet ditch.
9. A block of low value hybrid poplar plantation. On the southern boundary there is a wet ditch with several large mature oaks of high biodiversity value.
10. Continuation of the low value poplar plantation with a public footpath passing through it.
11. The site is a former plant nursery, now long abandoned. The grassland that has developed on the northern part has impeded drainage and supports numerous rushes and herbs. There are also lots of spruce trees scattered in the northern corner with thick mosses and clumps of rushes. It may be useful to assess this site again for its botanical value in spring/early summer. On the eastern boundary of the site there is a mature native hedgerow of high landscape and biodiversity value, with a mature oak at the southern end.
12. An interesting area that resembles an old garden or similar, with an avenue of mature pollarded horse chestnuts along the eastern boundary of very high amenity and landscape value. Adjacent is an area of poor quality trees and shrubs, followed by a large area of high value tree cover. This is split between mature specimen limes and oaks in the centre, with what resembles a remnant orchard to the west (adjacent to the boundary hedges). The orchard area supports 4 or 5 large over-mature fruit trees of very high cultural and biodiversity value. Along the southern boundary are numerous large mature hazel stools.
13. A remnant bank and ditch boundary feature of very high historic and biodiversity value, with a double row of over-mature vegetation including large hazel stools. At the northern end is a mature ash tree, and running east from this is an old hawthorn hedge line.
14. A small triangle block of low value poplar, with several mature oaks along the boundaries.

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Claybrook Drive to Ickniel Street Drive



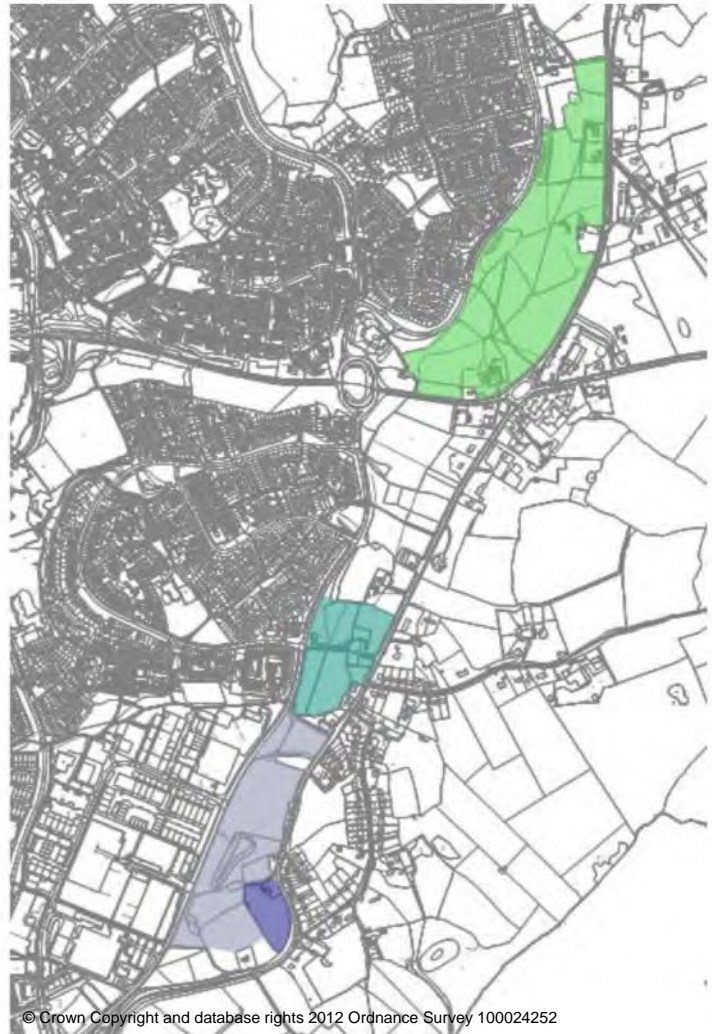
1. A narrow strip of mature remnant boundary vegetation with bank and ditch features and part of an old hedgerow within the wooded strip.
2. A further section of well defined remnant hedgerow including a mature oak, which now sit within a wider strip of scrub and barrier planting.
3. Semi-improved grassland parcel supporting strong ridge and furrow features covering most of the field. A further botanical survey at an appropriate time of year would be appropriate, but this parcel is of high cultural value anyway due to the ridge and furrow.
4. A large area of dense scrub that is developing into woodland, consisting of ash and alder with over-mature hawthorn and elder. The ground flora in the eastern section is dominated by dog's mercury, nettle and ivy. There is also an old pit or dry pond with mature vegetation surrounding it. This area is of no forestry value but is valuable for biodiversity. Large flocks of thrushes, and rabbits were seen going in and out during the site visit.
5. To the west of the canalised watercourse the land rises onto a bank before falling back to road level. It is a continuation of the similar habitat, but is even denser. There is ash, willow, field maple, crab apple, hawthorn, elder and blackthorn, with ivy dominating the ground layer. Again, this is of biodiversity value but no forestry value.

Potential Development Areas

The site appraisals and review of technical evidence detailed above has led to the identification of three parcels of land that are considered to have development potential. In addition, Broadacres Farm is also considered to have potential for development.

The potential development areas have been influenced mainly by the arboricultural and ecological assessment. The other available evidence base studies (transport, flood risk, etc.) do not present significant barriers to development. The only exception to this is the southernmost part of the ADR (the teardrop shaped area of land) which has been ruled out for development because of the location of the flood plain.

The potential development areas are shown on this map with more information contained on the following pages. Some limited consultation has been carried out with Council's Highways, Water Management and Environmental Health services, also detailed below.



Potential Development Area 1

- Total area: 15.38 hectares
- Suggested use: Residential (around 275 dwellings)



Potential Development Area 2

- Total area: 4.02 hectares
- Suggested use: Residential (around 70 dwellings)



Potential Development Area 3

- Total area: 7.78
- Suggested use: Employment



Broadacres Farm

- Suggested use: Residential (limited amount)

Potential Development Area 1

Total area: 14.83 hectares (of which 7.5 ha within Redditch Borough). The majority of this area is in the ownership of the HCA. In private ownership are Four Winds and Toll House Farm to the north east of the area (within Redditch Borough) and High House Farm to the south (in Stratford on Avon District).

Suggested use: Residential, because it is adjacent to existing residential development in Redditch. The total area could accommodate up to around 265 dwellings (based on a developable area of 60% at 30 dwellings per hectare). High House Farm has already received planning permission for the conversion of the existing barns to residential units and the redevelopment of the farmhouse.

This area does include features of potentially high biodiversity and historic value, however given the need to maximise development potential within Redditch it is considered that these features, could, with appropriate mitigation measures be incorporated into development, subject to further investigation.

Worcestershire County Council Highways comments: three potential access points from Far Moor Lane approximately mid distance to opposing roads. Visibility would not be an issue.

North Worcestershire Water Management comments: There are known issues in this area and the land has been observed to be waterlogged. Necessary mitigation measures must be explored and incorporated into any development proposal in this location.

Potential Development Area 2

Total area: 4.02 hectares (of which 2.75 ha within Redditch Borough)

Suggested use: Residential, because it is adjacent to existing residential development in Redditch. The total area could accommodate up to around 70 dwellings (based on a developable area of 60% at 30 dwellings per hectare).

This area includes a section of grassland that the ecological assessment recommends is worthy of further investigation. The outcome of this investigation may impact on either the developable area or the layout of potential development.

Worcestershire County Council Highways comments: Two access points directly off Claybrook Drive towards the north and south ends of site, allowing maximum junction spacing with Milhill Road.

North Worcestershire Water Management comments: There are known issues in this area and the land has been observed to be waterlogged. Necessary mitigation measures must be explored and incorporated into any development proposal in this location.

Potential Development Area 3

Total area: 7.78 hectares (of which 7.07 ha within Redditch Borough)

Suggested use: Employment, because it is adjacent to existing employment development within Redditch. There needs to be serious consideration given to any potential impact on the settlement of Mappleborough Green in this location. It is essential that residential amenity is not adversely impacted and that the character of the settlement is maintained; a sensitive layout and suitable landscape buffering will be necessary.

This area includes sections that require further investigation for forestry and biodiversity potential and an old pit or pond which a mammal survey is recommended. The outcome of these investigations may impact the overall developable area. The prominent ridgeline in this area is also likely to affect the design of development.

Worcestershire County Council Highways comments: Existing opposing accesses on Claybrook Drive would limit access to this site to the northern end, although two access points could still be achieved.

North Worcestershire Water Management comments: Development in this location is unlikely to have a major impact on land drainage assets, subject to complying with necessary requirements.

Worcestershire Regulatory Services, Environmental Health comments: Careful consideration needs to be given to what employment use class is appropriate given the proximity to existing and proposed residential development. A noise report and noise modelling would need to be undertaken to scope out the potential impacts that the employment and residential mixes could have and to inform the appropriate layout of development.

Broadacres Farm

Suggested use: Limited residential development. The site is directly adjacent to the settlement of Mappleborough Green to the east, however Potential Development Area 3, which adjoins Broadacres Farm, is considered to have potential for employment development. The proximity of Broadacres Farm to Mappleborough Green leads to the conclusion that residential would be the most appropriate use. However, given the nature of Mappleborough Green, residential development at the density suggested for potential development areas 1 and 2 would be inappropriate. It is therefore considered that some limited residential development may be possible subject to suitable buffering between this site and any potential employment development being incorporated, in line with the comments under Potential Development Area 3 above.

Worcestershire County Council Highways comments: Access would be required from the A435 road in Warwickshire, consultation with Warwickshire County Council required.

North Worcestershire Water Management comments: Development in this location is unlikely to have a major impact on land drainage assets, subject to complying with necessary requirements.

Worcestershire Regulatory Services, Environmental Health comments: The noise impact of the A435 road on any potential residential development needs to be subject to a noise report and appropriate mitigation if required.

Conclusions and Recommendations

This review of the A435 ADR and adjoining land has been carried out to ascertain the development potential of the site. The identification of potential development areas has been guided, principally, by an assessment of the value of the existing natural features of the site. This review has concentrated on land that landowners have previously indicated could be made available for development. Targeted consultation has not yet taken place with the other land owners to ascertain whether there may be more land which could be considered for development.

The technical studies referred to above in particular the SFRA and Highway Impact and Accessibility Modelling Report only assess the ADR land in Redditch Borough and not the adjoining land in Stratford on Avon District. Proposals will therefore need to be accompanied by the required supporting information, as identified in the preceding sections (such as Flood Risk, Transport and Ecological Assessments) as well as anything else required by the Local Validation Checklist should a planning application be progressed.

It should be noted, that, at this time, there is no confirmed commitment from Stratford on Avon District Council to make provision for Redditch Borough's development needs in this location. This review will contribute to the ongoing discussions between the Authorities regarding the emerging plans.

The findings of this review will inform the annual updates to the Strategic Housing Land Availability Assessment and Employment Land Review for Redditch Borough which will, in turn, inform emerging Local Plan No.4. At this stage, the level of development potential that has been identified on this site is not considered significant enough to warrant strategic site status within the emerging plan.

The main recommendations of this review are:

- There is scope for some development of this site to contribute to meeting the needs of Redditch Borough
- Based on the SFRA Level 2, the tear-drop shaped area of land in the very southern part of the ADR is not suitable for development.
- Site specific FRA(s) will need to be carried out in relation to any development proposal. Known drainage issues must be fully investigated and appropriate mitigation measures implemented.
- The layout of any proposed development must have regard for the landscape character of the area and the findings of the Historic Environment Assessment.
- Noise reports and noise modelling should be carried out and appropriate mitigation measures implemented, if necessary.
- The separate identity of Mappleborough Green should not be compromised. Suitable buffering will be required between proposed development and the existing settlement of Mappleborough Green.
- Detailed transport modelling will need to be carried out – to ascertain impact on the local and strategic road network and the need for any improvements to accessibility
- There may be scope for wildlife designations, appropriate Ecological Assessments and Habitat Surveys need to be carried out.
- The county/district boundary, where it doesn't follow the A435 road is an arbitrary line and should not constrain development unnecessarily. The A435 road provides a defensible boundary to the Green Belt to the east in Stratford on Avon District.