



Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch
Local Plan
Background Document

Appendix A - Included Sites
Date: April 2014

0112 BA0872

REDDITCH BOROUGH COUNCIL

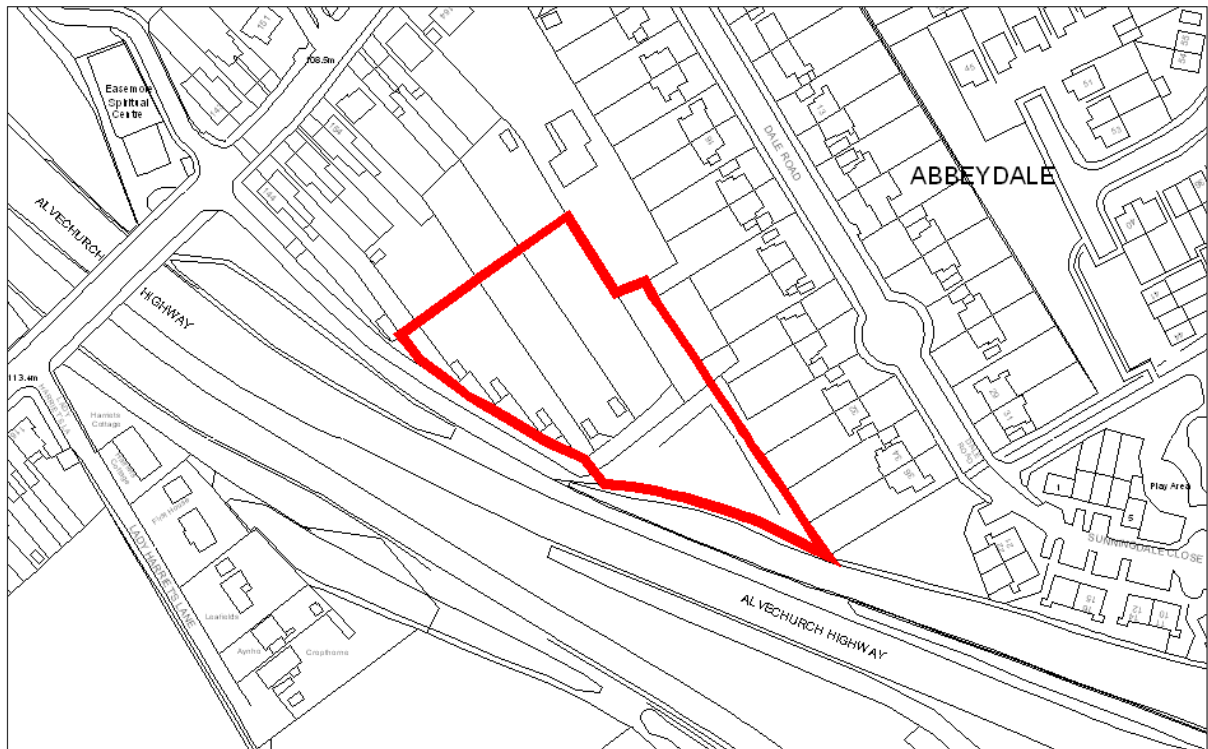
*making
a
difference*

www.redditchbc.gov.uk

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

HOUSING SITE ANALYSIS FORM

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



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: Planning consent lapsed. Landowners in discussion regarding a revised scheme	

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



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

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	Details ✓
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	

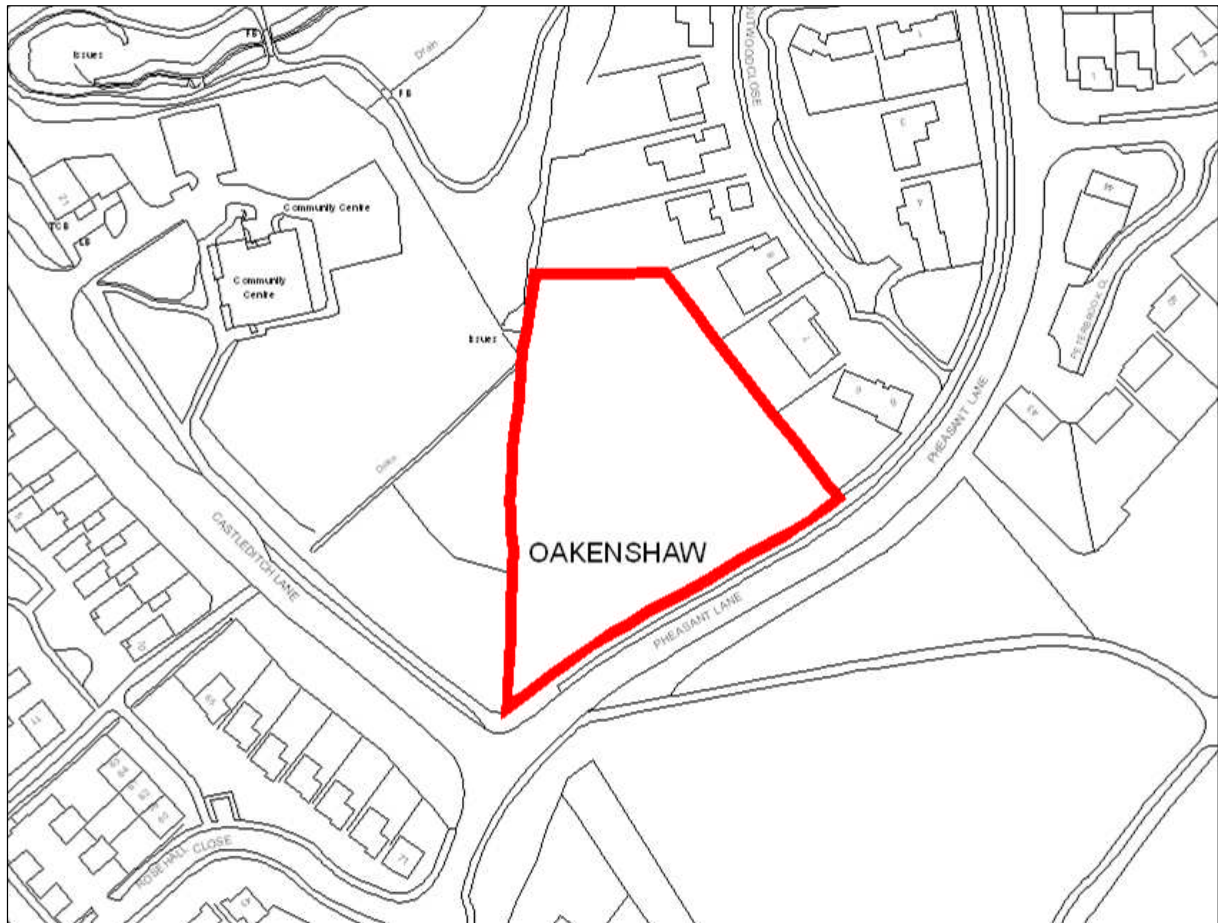
Appropriate timeframe for development?	
0-5 years	Details ✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	23 dwellings

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

HOUSING SITE ANALYSIS FORM

Site Address: Land adjacent to Castleditch Lane/Pheasant Lane	Site Ref: LPX02 (BORLP4 site 143)	Survey Date: 3.9.2008
---	--	---------------------------------



<p>Ownership Details:</p> <p>Private</p>	<p>Site Area: 0.52 ha</p> <p>Grid Ref: SP04446495</p>
<p>Current Land Use:</p> <p>Open Space</p>	
<p>Surrounding Land Uses:</p> <p>Open Space and Residential</p>	
<p>Character of Surrounding Area:</p> <p>Peaceful residential area with mix of medium and low density dwellings and parkland opposite</p>	
<p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>Additional LP3 Site</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:</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>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.</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:	
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	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
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	

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	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	

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	
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	
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	✓
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?	
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	✓ See letter on P870(1)
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
	16

LPX 02

Pheasant Lane

0.52ha



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

Site Address: Former Claybrook School, Matchborough	Site Ref: LPX04 (BORLP4 site 155)	Survey Date: 27.8.08
---	---	--------------------------------



Ownership Details: Private	Site Area: 0.74 ha Grid Ref: SP07596625
Current Land Use: Vacant	
Surrounding Land Uses: Residential	
Character of Surrounding Area: Site surrounded predominantly by high density ex-Corporation housing.	
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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes Policy B(HSG).1 (20 dwellings) School has been demolished and site is currently being used by youths in the evenings – evidence of graffiti. 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?)	

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 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	

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	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	
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	✓
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	Access an issue at this stage

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	
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
	36

LPX 04

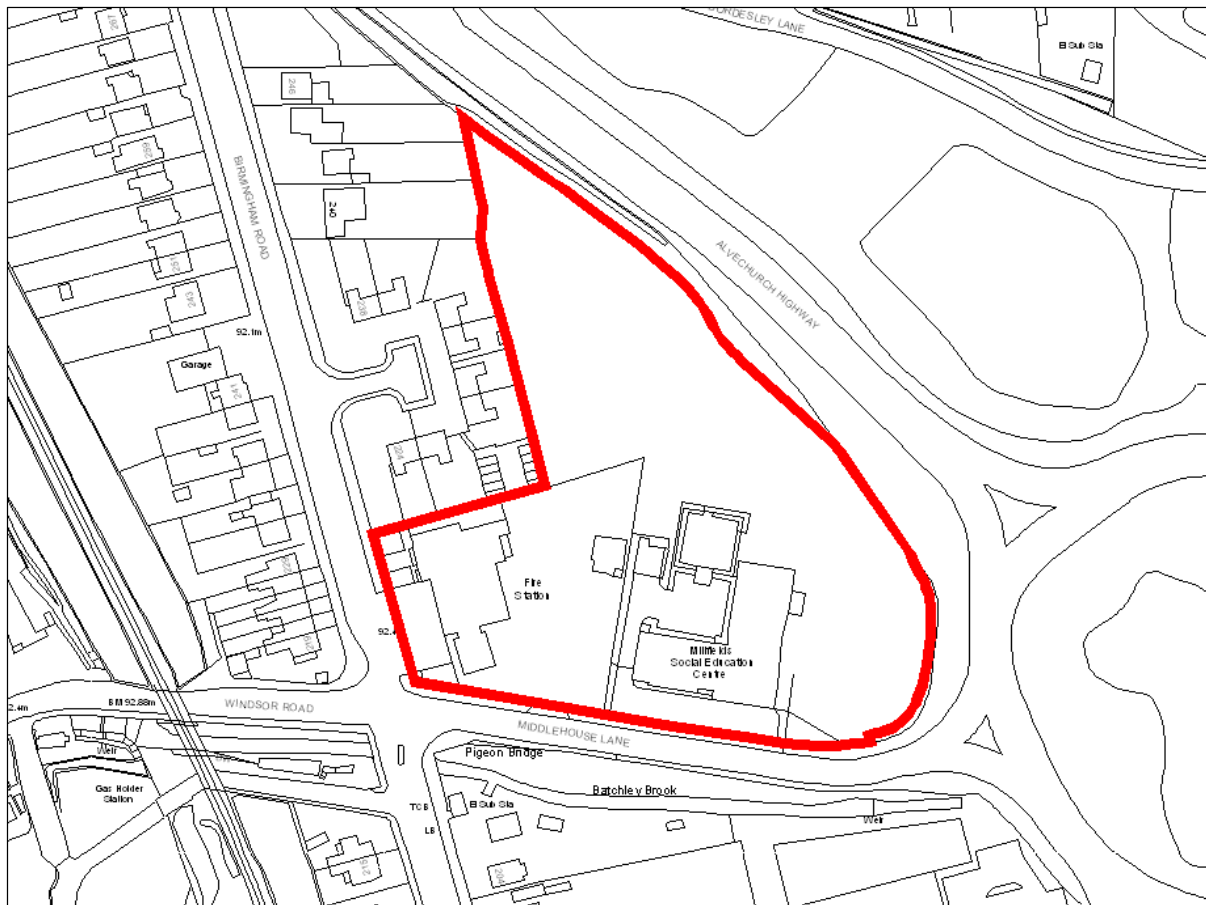
Claybrook School

1.16ha



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

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



<p>Ownership Details: Worcestershire County Council / RBC</p>	<p>Site Area: 1.36 ha Grid Ref: SP0415 6859</p>
<p>Current Land Use: Fire Station & Adult Learning Centre</p>	
<p>Surrounding Land Uses: Residential & Retail</p>	
<p>Character of Surrounding Area:</p>	
<p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) 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:</p> <p>Outline Planning Permission: <input type="checkbox"/></p> <p>Previous Local Plan Allocation: <input type="checkbox"/></p>	
<p>Additional Information/site notes:</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:	
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 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	
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 - <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	✓
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	✓
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	
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



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

Site Address: Former Ipsley School Playing Field	Site Ref: LPX06	Survey Date: 29.8.08
--	---------------------------	--------------------------------



<p>Ownership Details:</p> <p>Worcestershire County Council</p>	<p>Site Area:</p> <p>0.93 ha</p> <p>Grid Ref: SP0498 6575</p>
<p>Current Land Use:</p> <p>Vacant</p>	
<p>Surrounding Land Uses:</p> <p>Residential</p>	
<p>Character of Surrounding Area:</p>	
<p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>Additional LP3 Site</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:</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>Policy B(HSG).1 (28 dwellings)</p> <p>See comment on LPX07. This site is completely inaccessible for amenity use at present.</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:	✓ 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	✓

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 – may require further evaluation 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	
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 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	
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	✓
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?	
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
	31

LPX 06/07

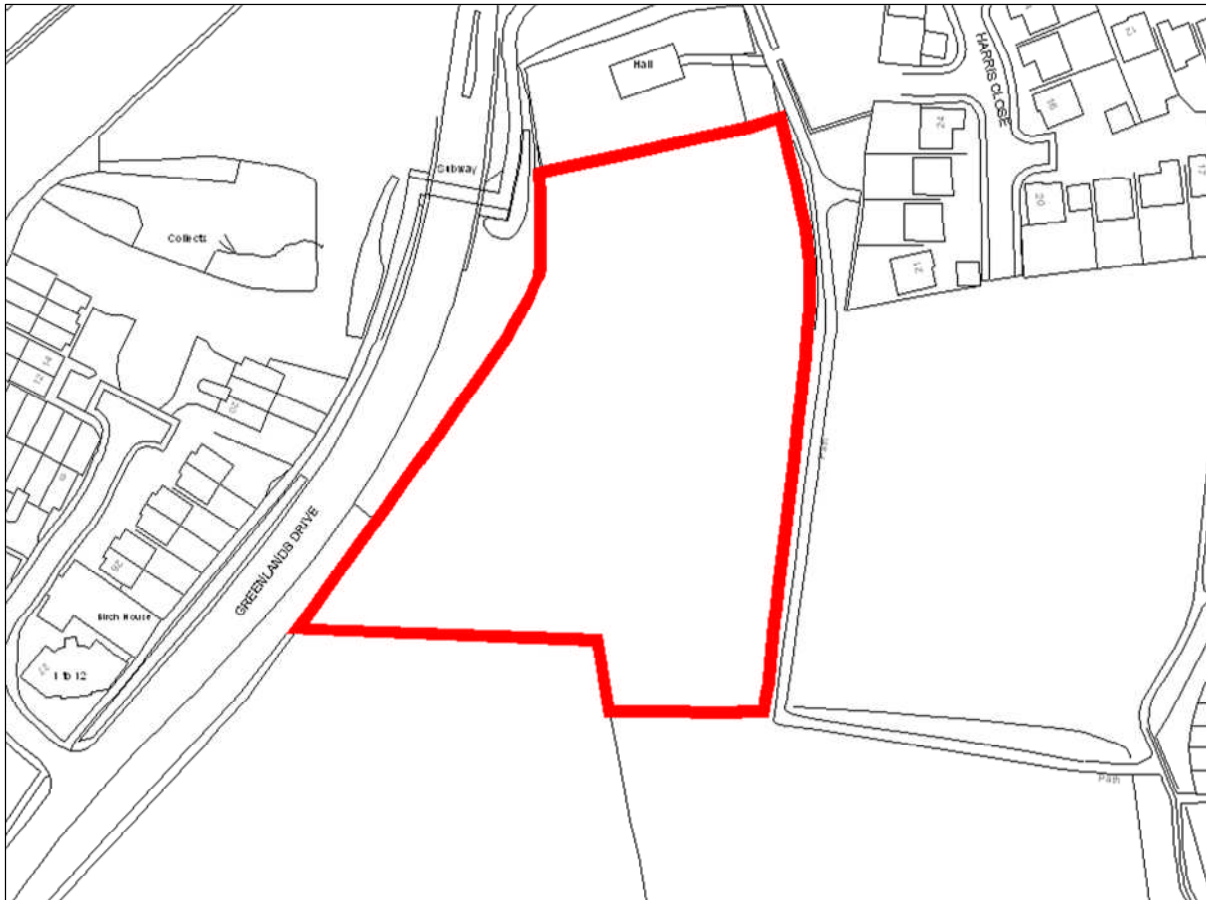
Oakenshaw Road

1.95ha



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

Site Address: Land South of Scout Hut, Oakenshaw Road	Site Ref: LPX07 (BORLP4 site 158)	Survey Date: 29.8.08
---	---	--------------------------------



Ownership Details: Redditch Borough Council	Site Area: 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, omission site, other) New Source: (e.g. landowner, developer etc)	
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 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 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	✓ Good hedgerows all the 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	

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 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	✓
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	✓ 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 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	✓
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	✓
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	✓
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
	41

LPX 06/07

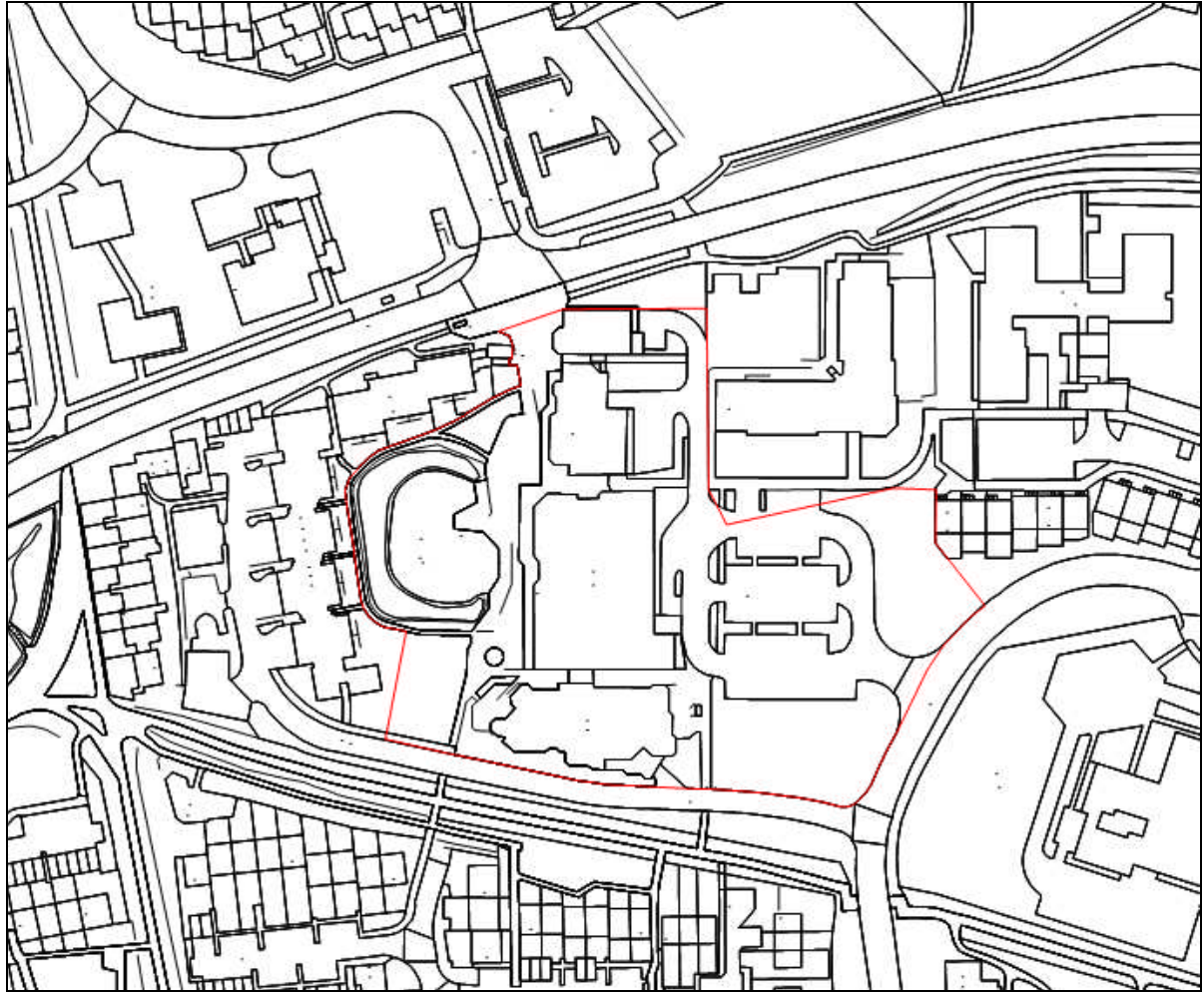
Oakenshaw Road

1.95ha



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

Site Address: Church Hill District Centre	Site Ref: CS01 (BORLP4 site 206)	Survey Date: 27.8.08
---	--	--------------------------------



<p>Ownership Details:</p> <p>Redditch Borough Council</p>	<p>Site Area:</p> <p>2.25 ha</p> <p>Grid Ref: SP0652 6864</p>
<p>Current Land Use:</p> <p>District Centre</p>	
<p>Surrounding Land Uses:</p> <p>Residential</p>	
<p>Character of Surrounding Area:</p> <p>New town district centre – looking dated and in need of regeneration</p>	
<p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>Core strategy strategic site</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:</p> <p>Outline Planning Permission: <input type="checkbox"/></p> <p>Previous Local Plan Allocation: <input type="checkbox"/></p>	
<p>Additional Information/site notes</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:	
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 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 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	✓
-----------------	---

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	✓

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

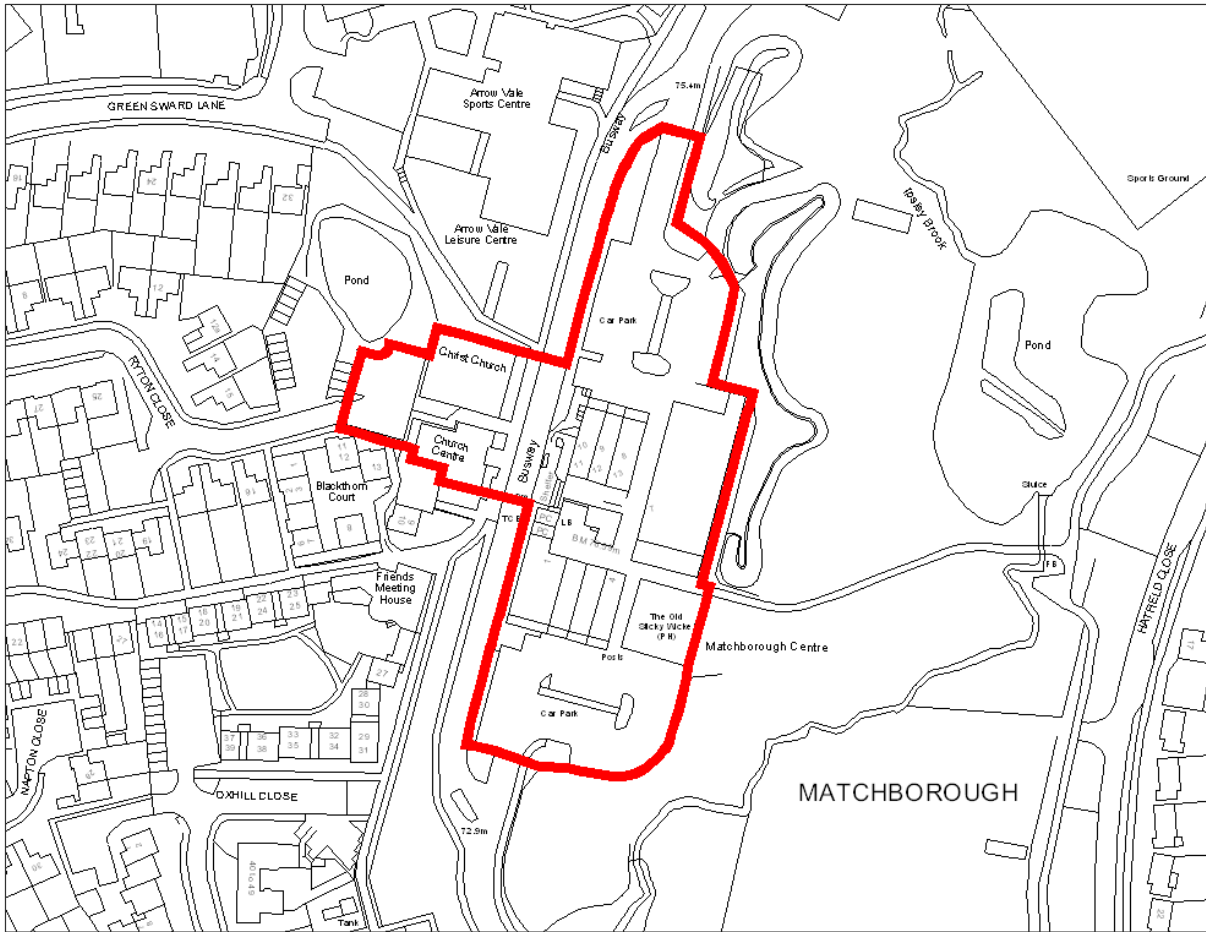
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	51



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

Site Address: Matchborough District Centre	Site Ref: CS03 (BORLP4 site 207)	Survey Date: 27.8.08
--	--	--------------------------------



<p>Ownership Details:</p> <p>Redditch Borough Council</p>	<p>Site Area:</p> <p>0.92 ha</p> <p>Grid Ref: SP0715 6641</p>
<p>Current Land Use:</p> <p>District Centre</p>	
<p>Surrounding Land Uses:</p> <p>Open Space and Residential</p>	
<p>Character of Surrounding Area:</p> <p>New town district centre – looking dated and in need of regeneration</p>	
<p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>Core strategy strategic site</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:</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>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.</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:	
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 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	
---	--

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	
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 - <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	✓
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	

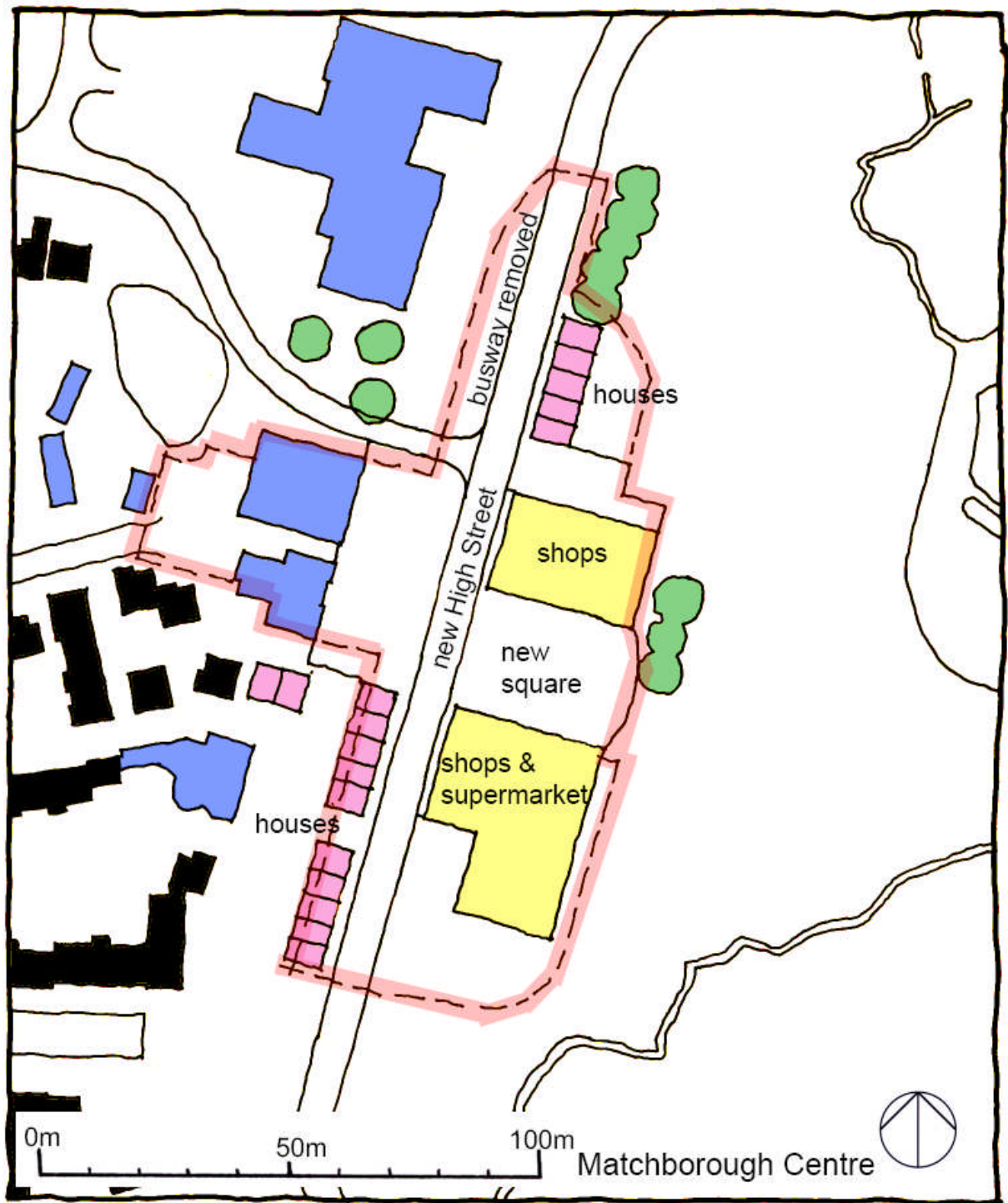
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	✓
What is the predominant land type on the site?	
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 +	

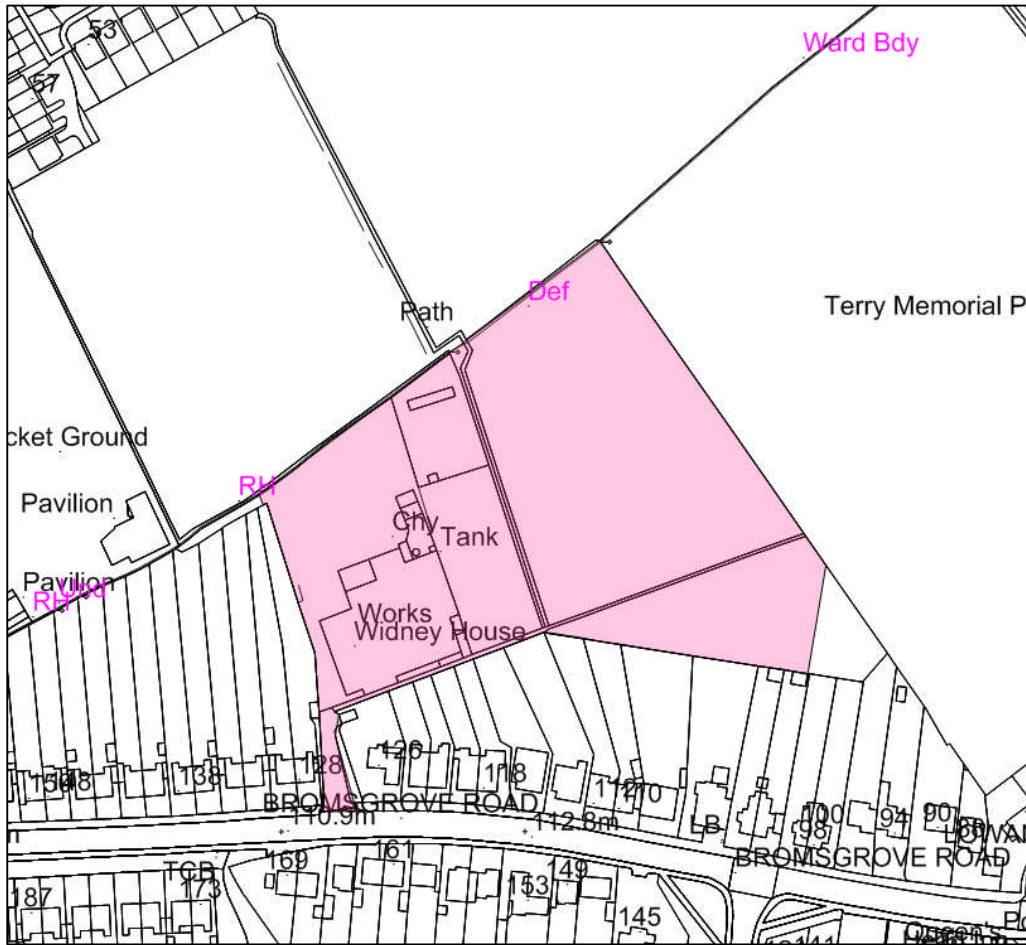
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	17



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

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: Multiple owners	Site Area: 2.24 ha 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 development 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	
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 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 ✓ Opportunity to enhance
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	✓ 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	✓
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	✓ Public right of way is unlit, narrow and unappealing. Opportunity to incorporate a safer pedestrian route through the site as part of its design

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	✓ 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 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	

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?	
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	

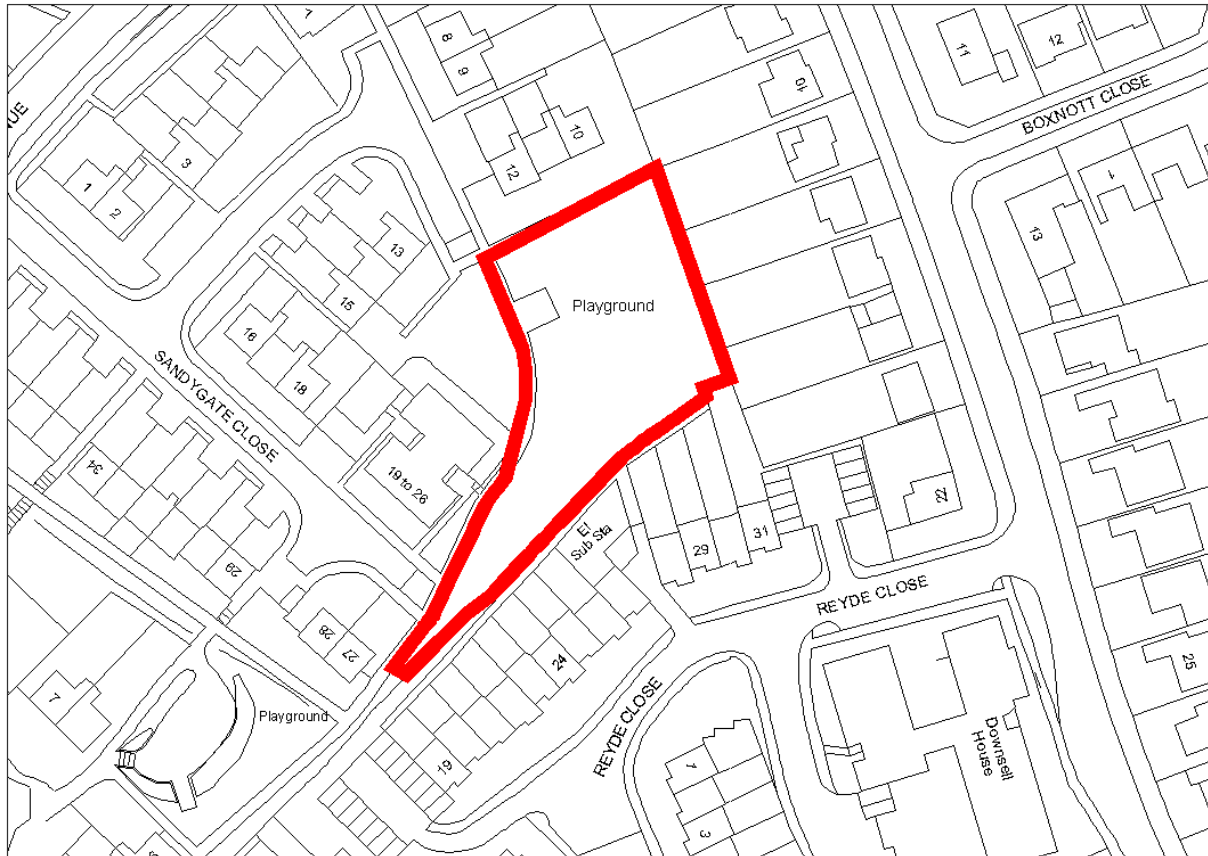
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	40

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

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



Ownership Details: Redditch Borough Council	Site Area: 0.20 ha 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/site notes: Mix of flats and medium density housing – some possibly ex-council properties	

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	✓ 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	✓
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	

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	✓ 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	
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	✓
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	✓
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?	
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	Details
5-10 years	✓
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	8

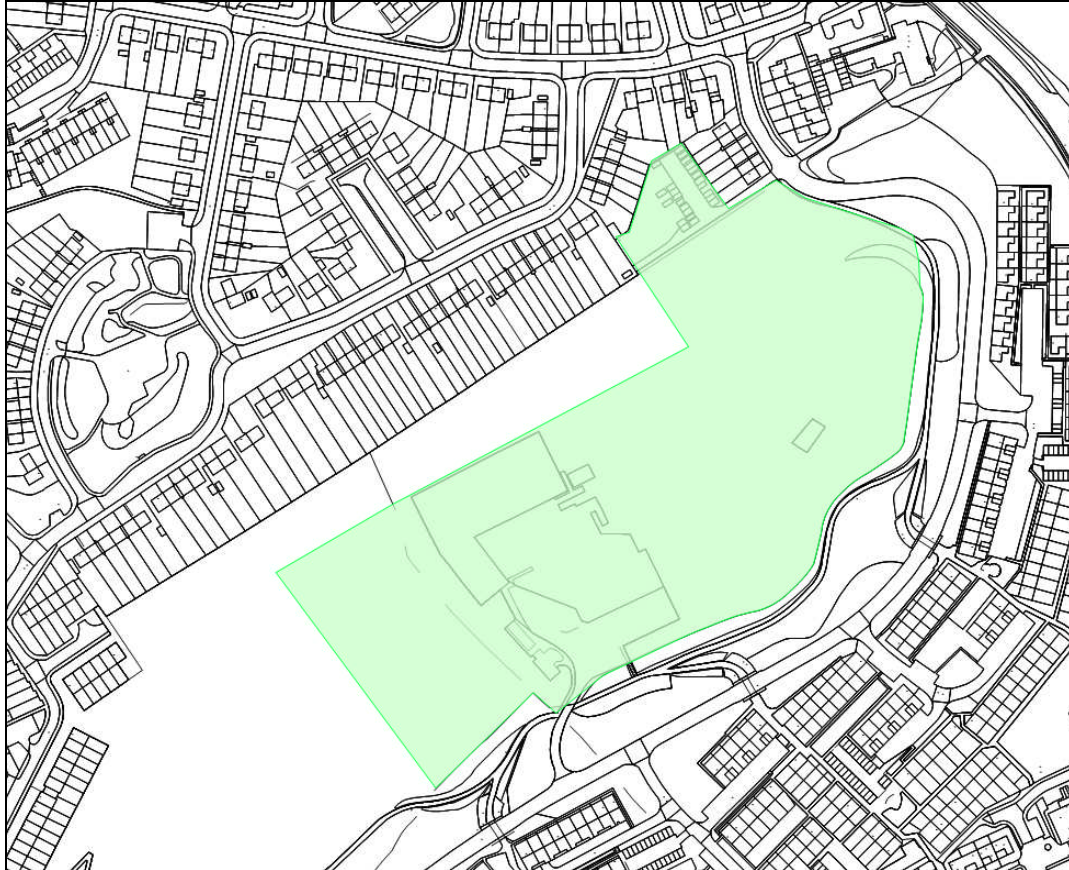
UCS 2.16
Sandygate Close

0.23ha



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



<p>Ownership Details:</p> <p>Worcestershire County Council & Redditch Borough Council</p>	<p>Site Area: 3.95 ha</p> <p>Grid Ref: SP0564 6571</p>
<p>Current Land Use:</p> <p>Disused school, open space and garage blocks</p>	
<p>Surrounding Land Uses:</p> <p>Open space & residential</p>	
<p>Character of Surrounding Area:</p> <p>Sandwiched by Greenlands (traditional 1950's semis and council properties) and Woodrow (1960's new town corporation housing) predominantly less affluent part of Redditch.</p>	
<p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>UCS & additional LP3 site</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: 10/210</p> <p>Outline Planning Permission: <input checked="" type="checkbox"/></p> <p>Previous Local Plan Allocation: <input type="checkbox"/></p>	
<p>Additional Information/site notes</p> <p>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.</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 - 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:	✓
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 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	
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 - <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	✓
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	✓
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	✓
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
	180

UCS 8.38

Dingleside Middle School

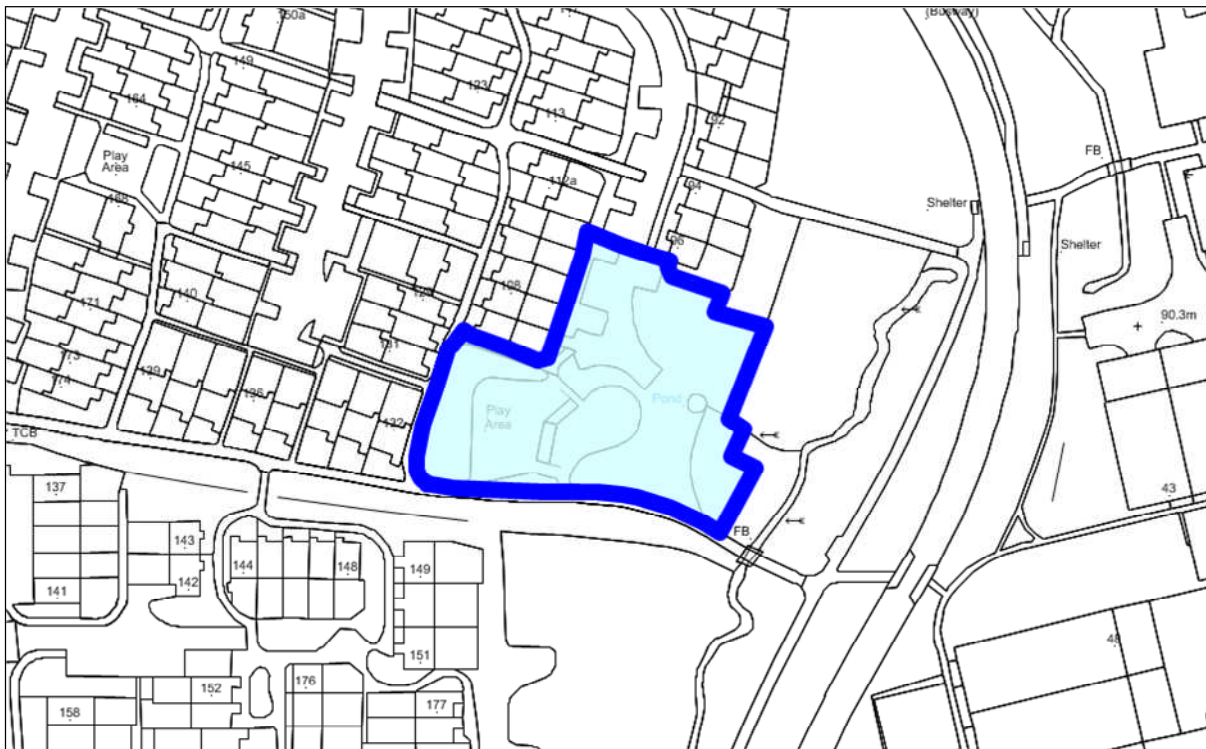
3.95ha



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

HOUSING SITE ANALYSIS FORM

Site Address: Loxley Close, Church Hill	Site Ref: 2010/03 (BORLP4 site 209)	Survey Date: 03/9/10
---	---	--------------------------------



Ownership Details: Redditch Borough Council	Site Area: 0.31ha 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	

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	✓ Mitigation measures demonstrated

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	✓ 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	
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	✓
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	✓
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?	
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 +	

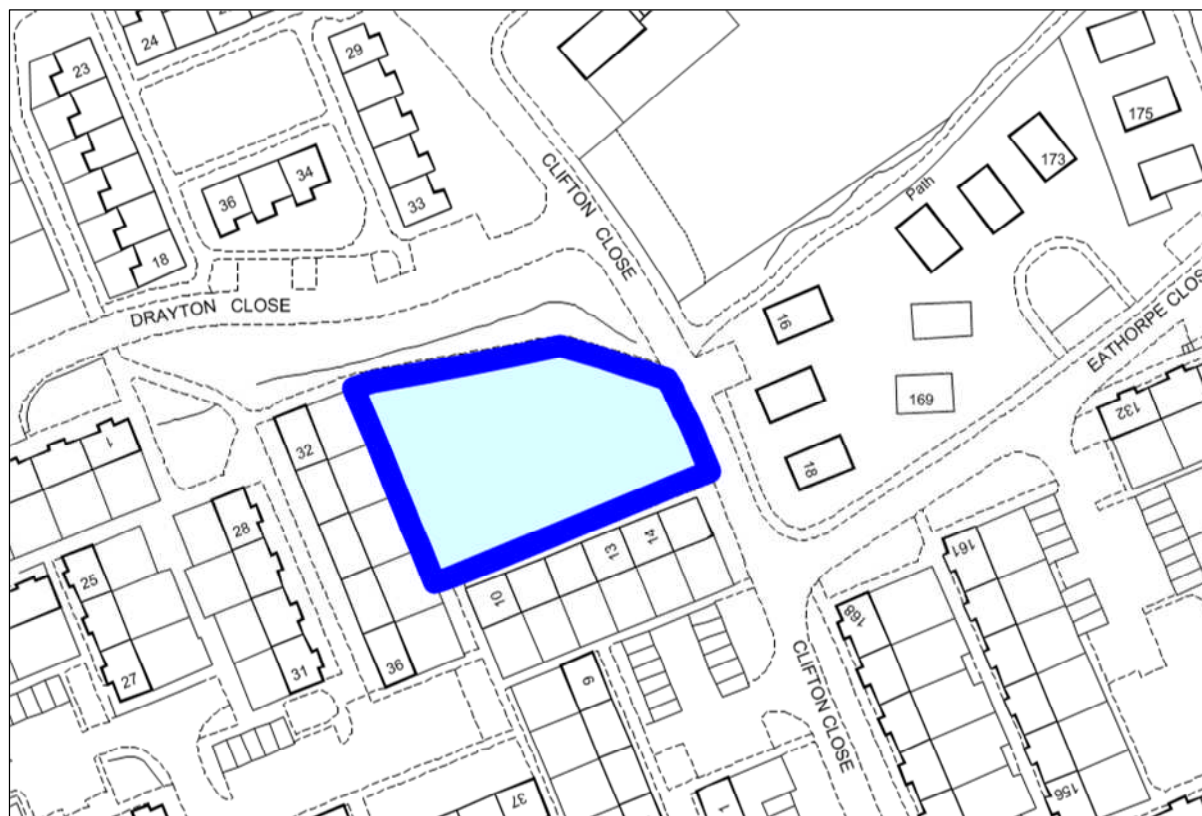
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
32 dwellings per hectare	10



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

HOUSING SITE ANALYSIS FORM

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



Ownership Details: Redditch Borough Council	Site Area: 0.15ha Grid Ref: SP0696 6592
Current Land Use: Informal Open Space in front of ex-Development 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, 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:	

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	

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 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	✓ 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	

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	

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?	
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
40 dwellings per hectare	6



<p>Ownership Details:</p> <p>Multiple Landowners</p>	<p>Site Area: 1.43 ha</p> <p>Grid Ref: SP0425 6799</p>
<p>Current Land Use:</p> <p>Car Park</p>	
<p>Surrounding Land Uses:</p> <p>Mix of residential and employment, close to the town centre</p>	
<p>Character of Surrounding Area:</p> <p>Older part of Redditch with some new office development and converted early 20th century works.</p>	
<p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>Borough of Redditch Local Plan No. 3</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:</p> <p>Outline Planning Permission: <input type="checkbox"/></p> <p>Previous Local Plan Allocation: <input type="checkbox"/></p>	
<p>Additional Information/site notes:</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 - 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	

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 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	
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 - <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	✓
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	✓
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?	
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 +	

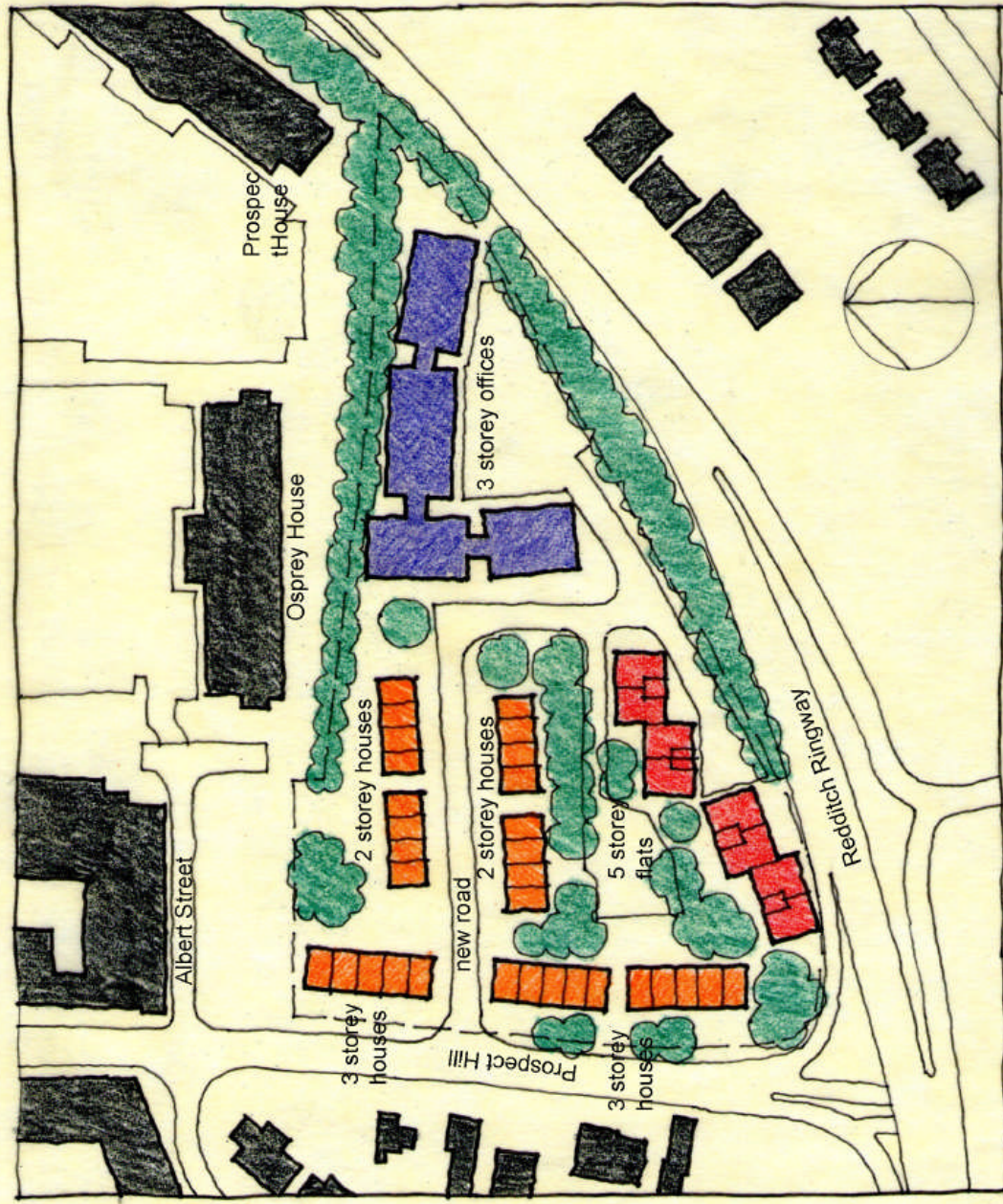
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
42-6 dwellings per hectare	71

3 storey houses:
15 no.

2 storey houses:
16 no.

2 bedroom flats:
40 no.

B1 offices:
3800 sm.



Development proposal for a site at Prospect Hill, Redditch

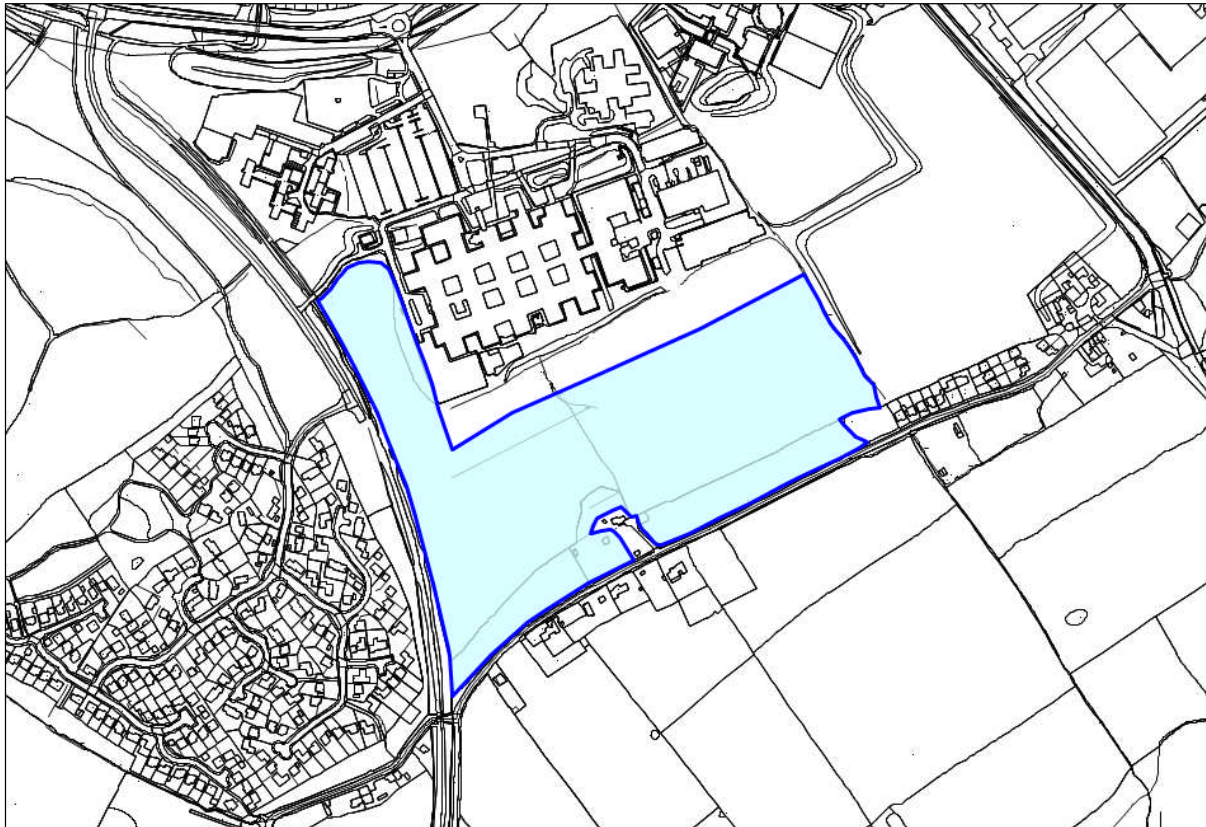
Joe Holyoak architect and urban designer

Scale 1:1250 at A4

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

HOUSING SITE ANALYSIS FORM

Site Address: Rear of Alexandra Hospital	Site Ref: 2010/09 (BORLP4 site 210)	Survey Date: 03/9/10
--	---	--------------------------------



<p>Ownership Details:</p> <p>Multiple owners</p>	<p>Site Area: 7.74 ha</p> <p>Grid Ref: SP0617 6446</p>
<p>Current Land Use:</p> <p>Vacant Scrub land</p>	
<p>Surrounding Land Uses:</p> <p>Open Space, residential</p>	
<p>Character of Surrounding Area:</p> <p>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.</p> <p>Site is bounded on it's western edge by Wirehill development, which is primarily 3-4 bed detached properties in private ownership.</p>	
<p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>White Young Green</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:</p> <p>Outline Planning Permission: <input type="checkbox"/></p> <p>Previous Local Plan Allocation: <input type="checkbox"/></p>	
<p>Additional Information/site notes:</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 - 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	

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 Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
	HER Protected – No Sensitivity - Unknown
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	✓ Sewer pipe runs across

	site. Mitigation possible.
Yes and cannot be overcome	
Are there TPOs on site?	
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 - <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	✓
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	✓
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?	
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 +	

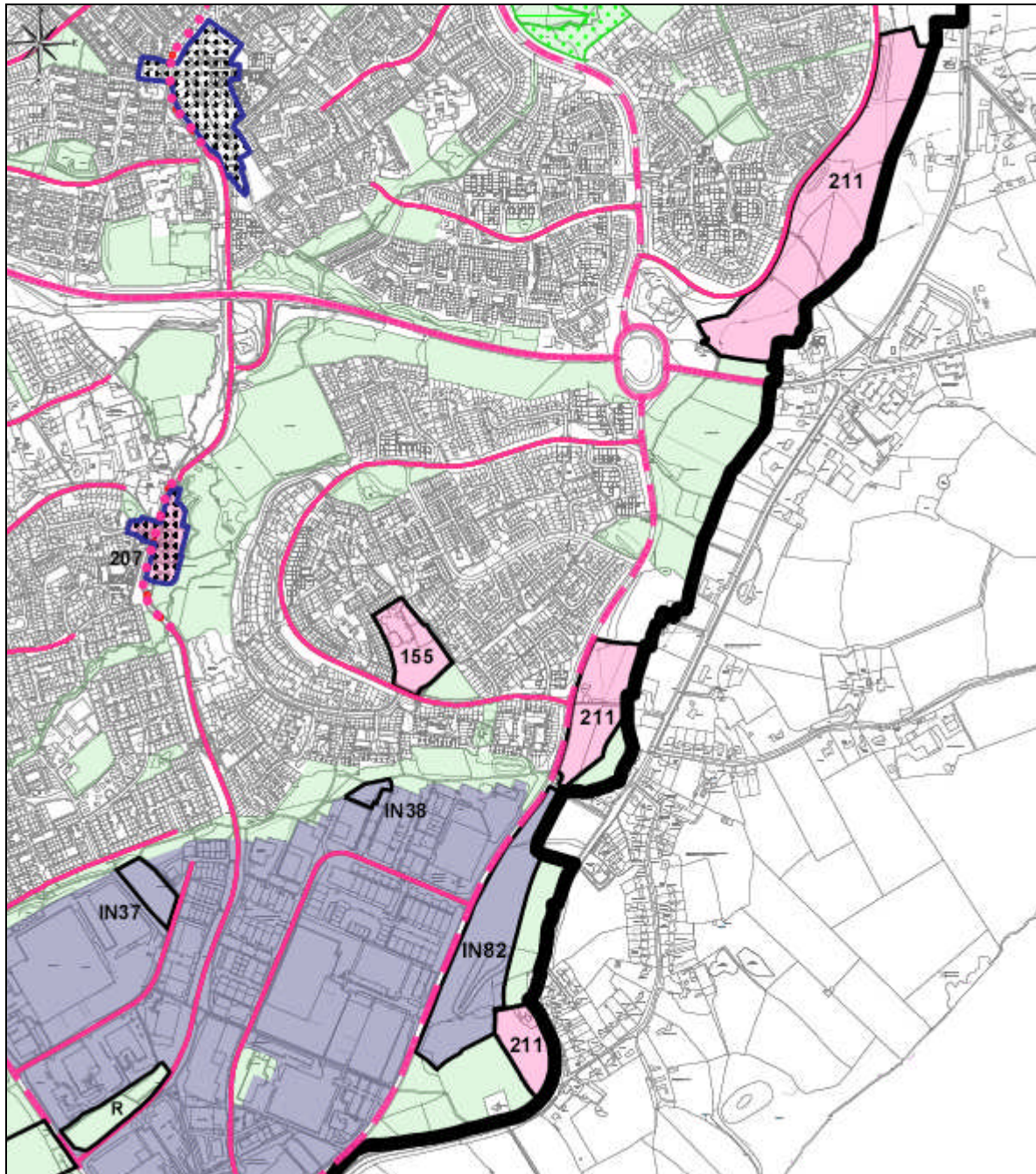
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	145



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

HOUSING SITE ANALYSIS FORM

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



<p>Ownership Details:</p> <p>HCA / some private ownership</p>	<p>Site Area: 10.74 ha</p> <p>Grid Ref: SP0812 6655</p>
<p>Current Land Use:</p> <p>ADR – vacant land, including one or two residential units</p>	
<p>Surrounding Land Uses:</p> <p>Residential, employment, village settlement and green belt</p>	
<p>Character of Surrounding Area:</p>	
<p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>Borough of Redditch Local Plan No. 3</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:</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>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:</p> <p>Area 1: 9.06 ha x 65% = 5.9 ha (net) @ 30 dph = 177 dwgs</p> <p>Area 2: 2.81 ha x 85% = 2.4 ha (net) @ 30 dph = 72 dwgs</p> <p>Broadacres Farm: 1.21 ha, limited development = 6 dwgs</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 - 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	

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 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)	
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	✓ Warwick TPO No.s 2, 3, 4, 5 & 7
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 - <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	✓
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	✓
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?	
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	Details
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	

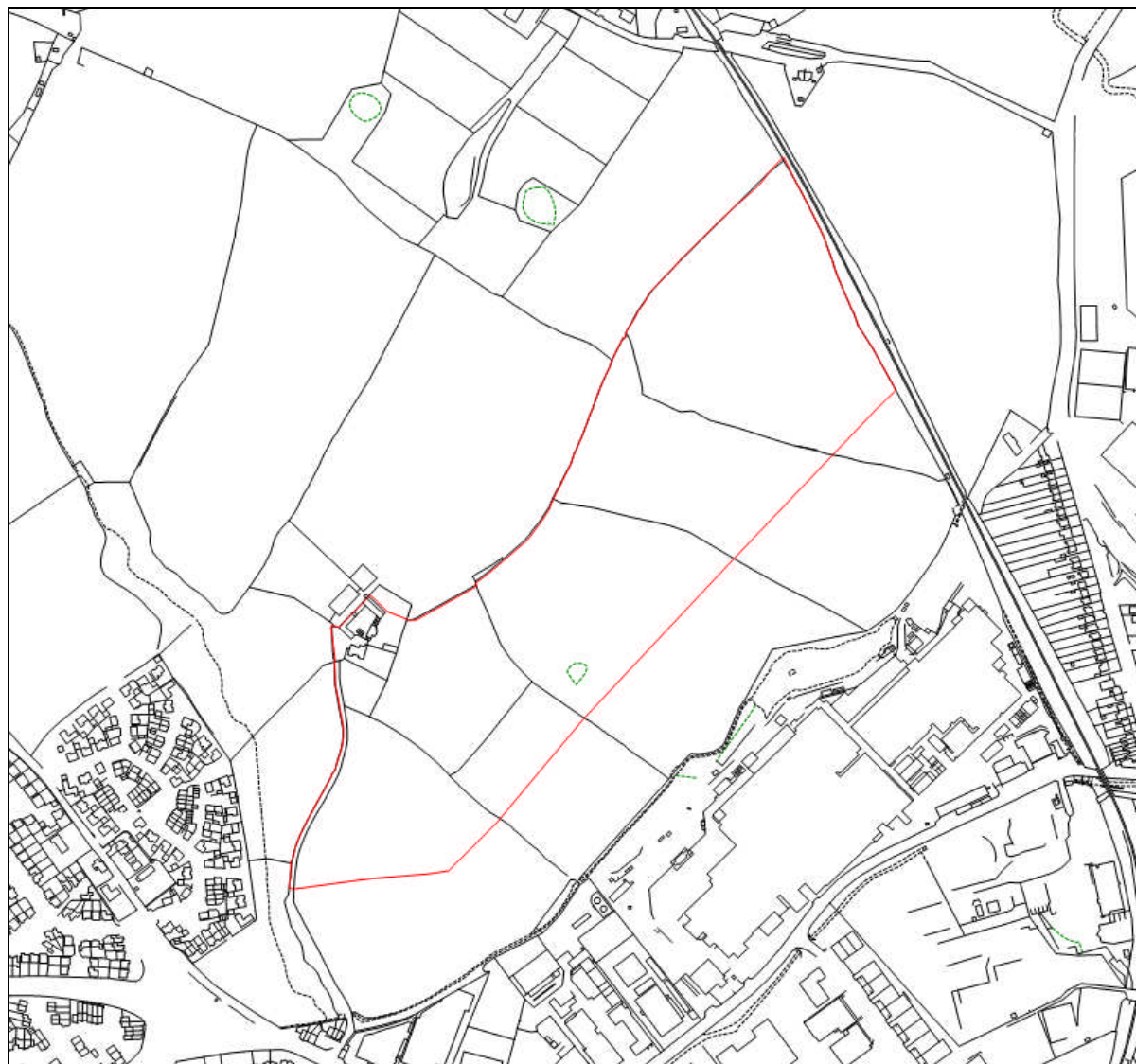
Appropriate timeframe for development?	
0-5 years	Details
5-10 years	✓
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	255

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

HOUSING SITE ANALYSIS FORM

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



<p>Ownership Details:</p> <p>West of railway – Persimmon Homes</p>	<p>Site Area: 16.4 ha</p> <p>Grid Ref: SP0363 6891</p>
<p>Current Land Use:</p> <p>ADR – agricultural uses</p>	
<p>Surrounding Land Uses:</p> <p>Green Belt, employment, open space, residential</p>	
<p>Character of Surrounding Area:</p> <p>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.</p>	
<p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>Borough of Redditch Local Plan No. 3</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:</p> <p>Outline Planning Permission: <input type="checkbox"/></p> <p>Previous Local Plan Allocation: <input type="checkbox"/></p>	
<p>Additional Information/site notes:</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 - 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)	✓ 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	
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 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)	
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	
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	✓

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	

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

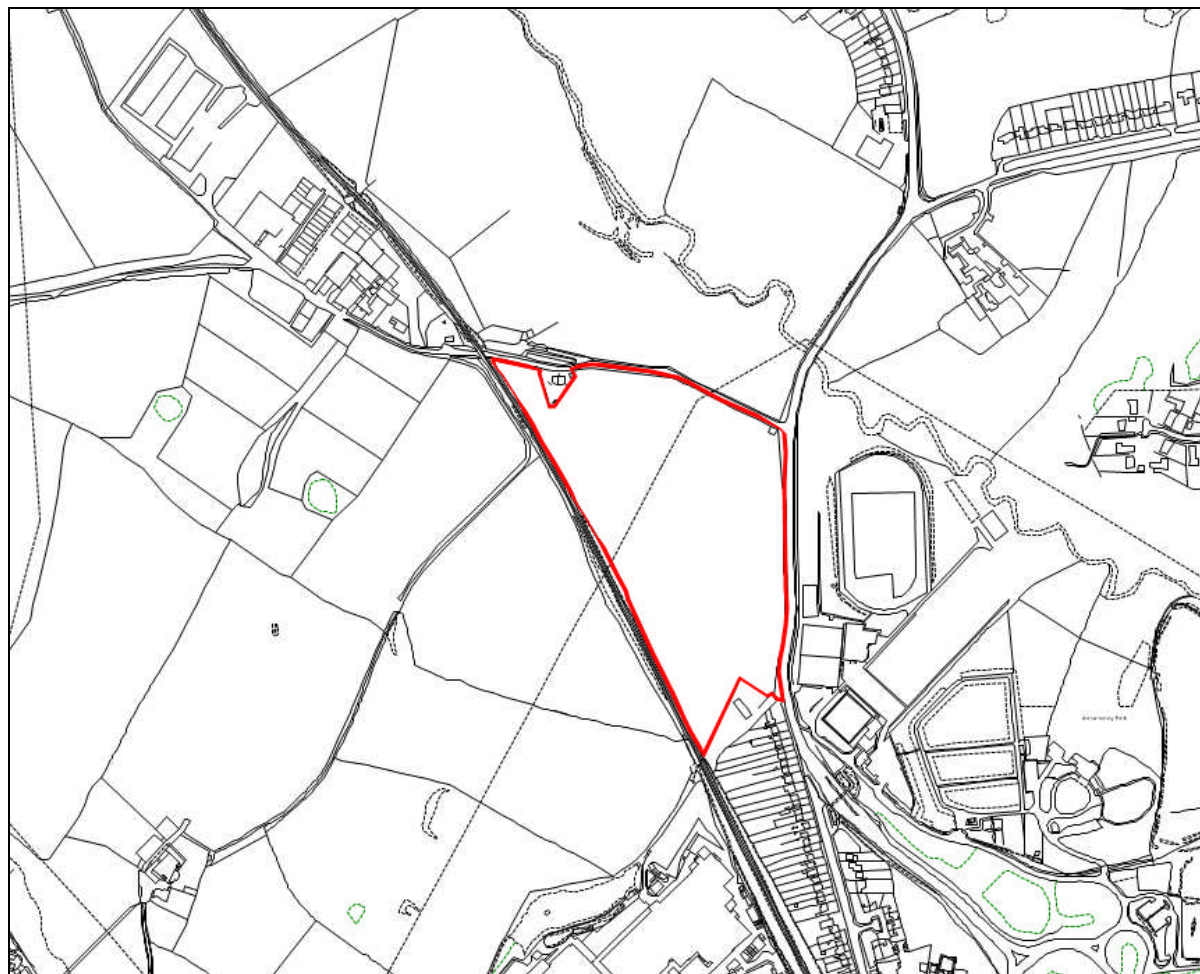
Appropriate timeframe for development?	
0-5 years	Details
5-10 years	✓
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	425

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

HOUSING SITE ANALYSIS FORM

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



<p>Ownership Details: East of railway – Gallagher Estates</p>	<p>Site Area: 8 ha Grid Ref: SP0385 6910</p>
<p>Current Land Use: ADR – agricultural uses</p>	
<p>Surrounding Land Uses: Green belt, residential, major road network, edge of urban fringe</p>	
<p>Character of Surrounding Area: Urban fringe/ agricultural setting on the edge of Redditch’s urban area</p>	
<p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) Borough of Redditch Local Plan No. 3</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:</p> <p>Outline Planning Permission: <input type="checkbox"/></p> <p>Previous Local Plan Allocation: <input type="checkbox"/></p>	
<p>Additional Information/site notes: Potentially expecting to submit planning application for this site autumn 2011</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 - 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	

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 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)	✓
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	✓ 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?	
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 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 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	✓ 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 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	✓
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?	
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	Details
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	Details
5-10 years	✓
10years +	

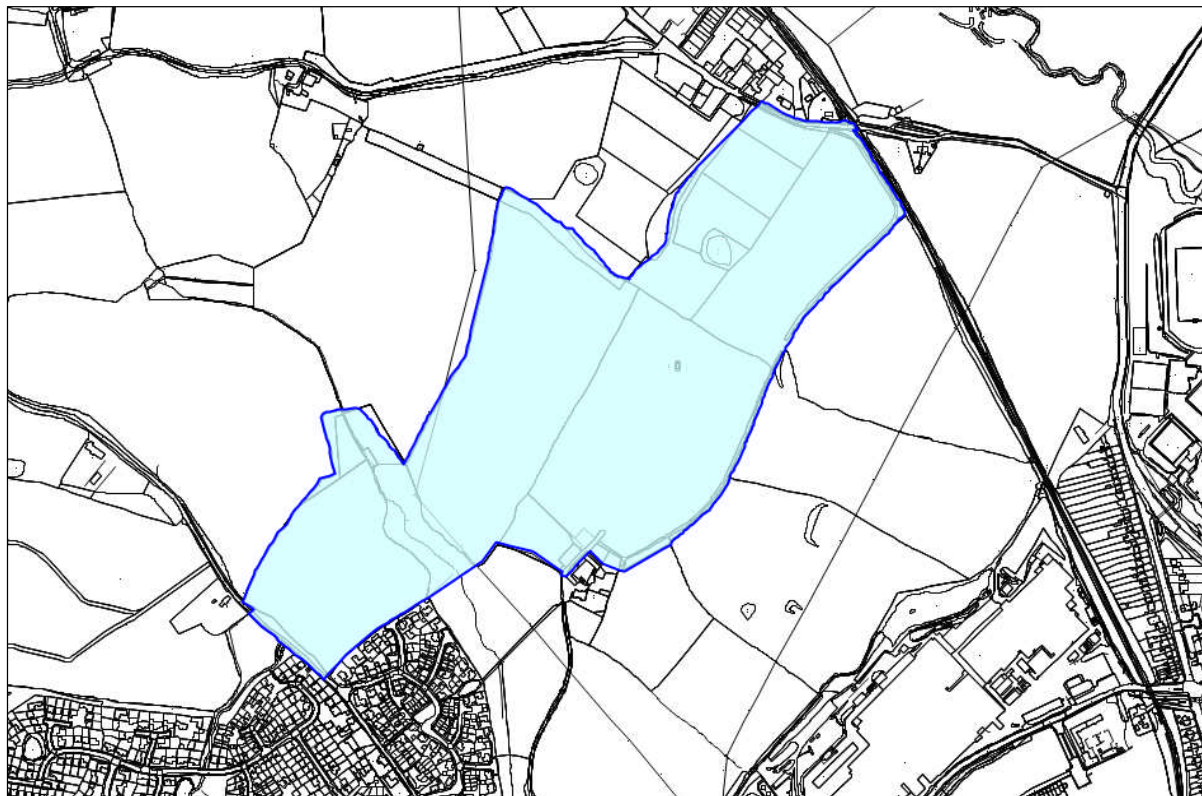
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	200



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

HOUSING SITE ANALYSIS FORM

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



<p>Ownership Details:</p> <p>Multiple owners</p>	<p>Site Area: 27.73 ha</p> <p>Grid Ref: SP0329 6894</p>
<p>Current Land Use:</p> <p>Green Belt - agricultural</p>	
<p>Surrounding Land Uses:</p> <p>Land on northern edge of the Borough, adjacent to ADR, and Brockhill estate and employment.</p>	
<p>Character of Surrounding Area:</p> <p>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.</p>	
<p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</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:</p> <p>Outline Planning Permission: <input type="checkbox"/></p> <p>Previous Local Plan Allocation: <input type="checkbox"/></p>	
<p>Additional Information/site notes:</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 - 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)	✓ 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	
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 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)	
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	
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	

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	

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	
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 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	
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?	
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
	400



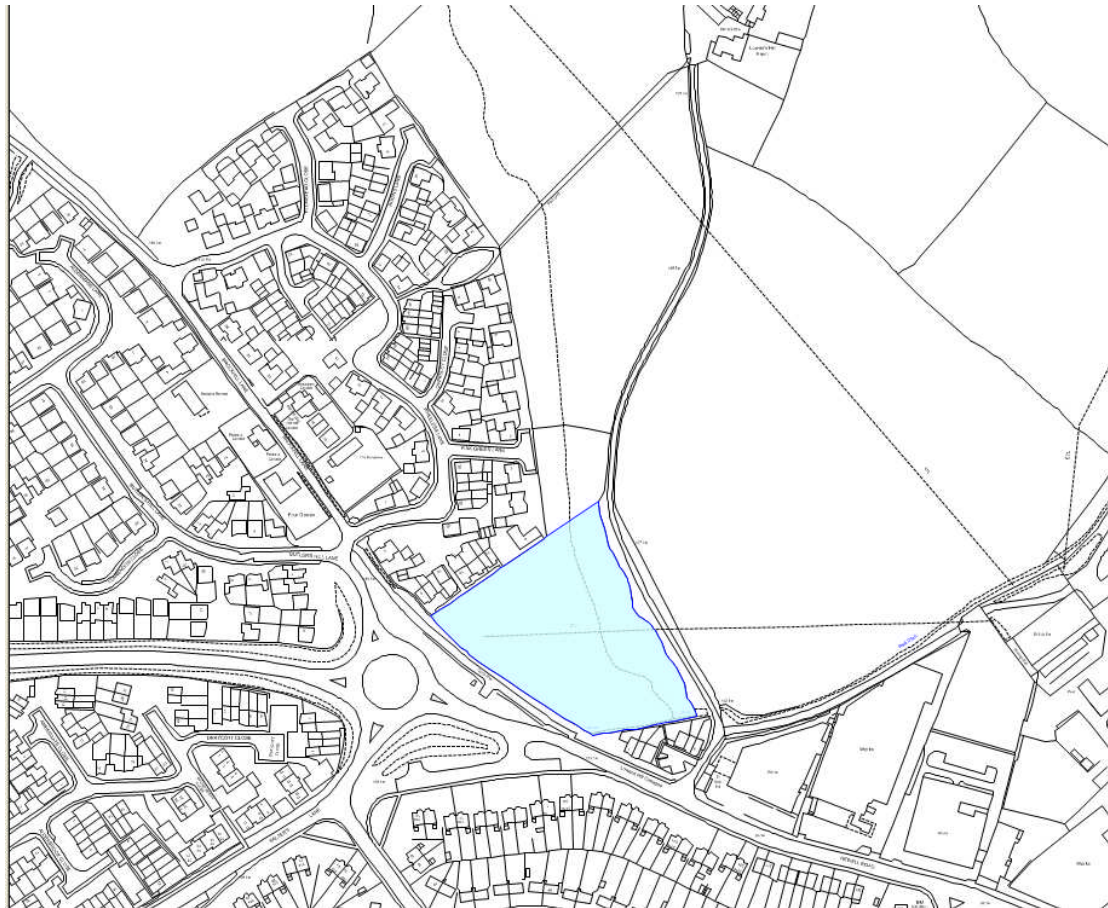
**Redditch Borough Council
Strategic Housing Land Availability
Assessment**

HOUSING SITE ANALYSIS FORM

Survey Date: 16/6/11

Site Address:
Brockhill East

Site Ref:
2011/03
(BORLP4 site 212)



Ownership Details: Private	Site Area: 1.0 Ha Grid Ref: SP0317 6833
Current Land Use: Open Space	
Surrounding Land Uses: Residential, open space, ADR, Green Belt	
Character of Surrounding Area: 1950s former council estate, 2000s private housing and agricultural land	
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: <input checked="" type="checkbox"/> Details: 10/008 – 14 dwellings Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	

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	Biodiversity issues 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	

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 Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER Protected – No Sensitivity - Unknown
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	✓ 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 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	✓
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	✓ Access route included in planning appeal

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	
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
	14

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

HOUSING SITE ANALYSIS FORM

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



Ownership Details: Private	Site Area: 0.52 ha Grid Ref: SP0327 6868
Current Land Use: Former farm buildings	
Surrounding Land Uses: Green Belt, ADR, agricultural uses and residential	
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, omission site, other) New Source: (e.g. landowner, developer etc) Landowner	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input checked="" type="checkbox"/> Details: 11/087 – 6 dwellings. Barn conversions and rebuild farmhouse following demolition due to fire Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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 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 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 there are undesignated 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:

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

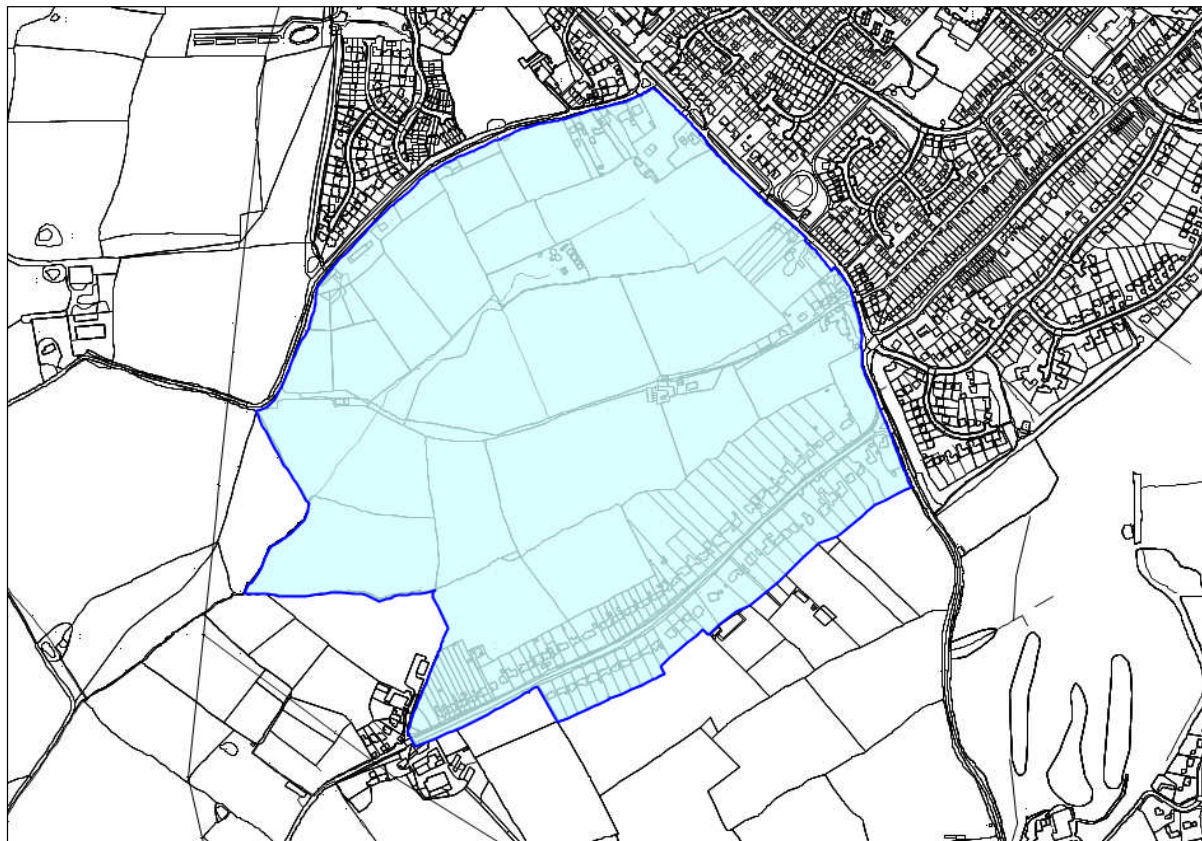
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	6

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

HOUSING SITE ANALYSIS FORM

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



Ownership Details: Multiple Owners	Site Area: 47.71 ha Grid Ref: SP0152 6613
Current Land Use: Agriculture	
Surrounding Land Uses: Agriculture and residential	
Character of Surrounding Area: <p>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.</p>	
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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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	
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 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	

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 Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER Protected – No Sensitivity - Unknown
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	✓ 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?	
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 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	
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 pre-application 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	✓
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	
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	Details
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	

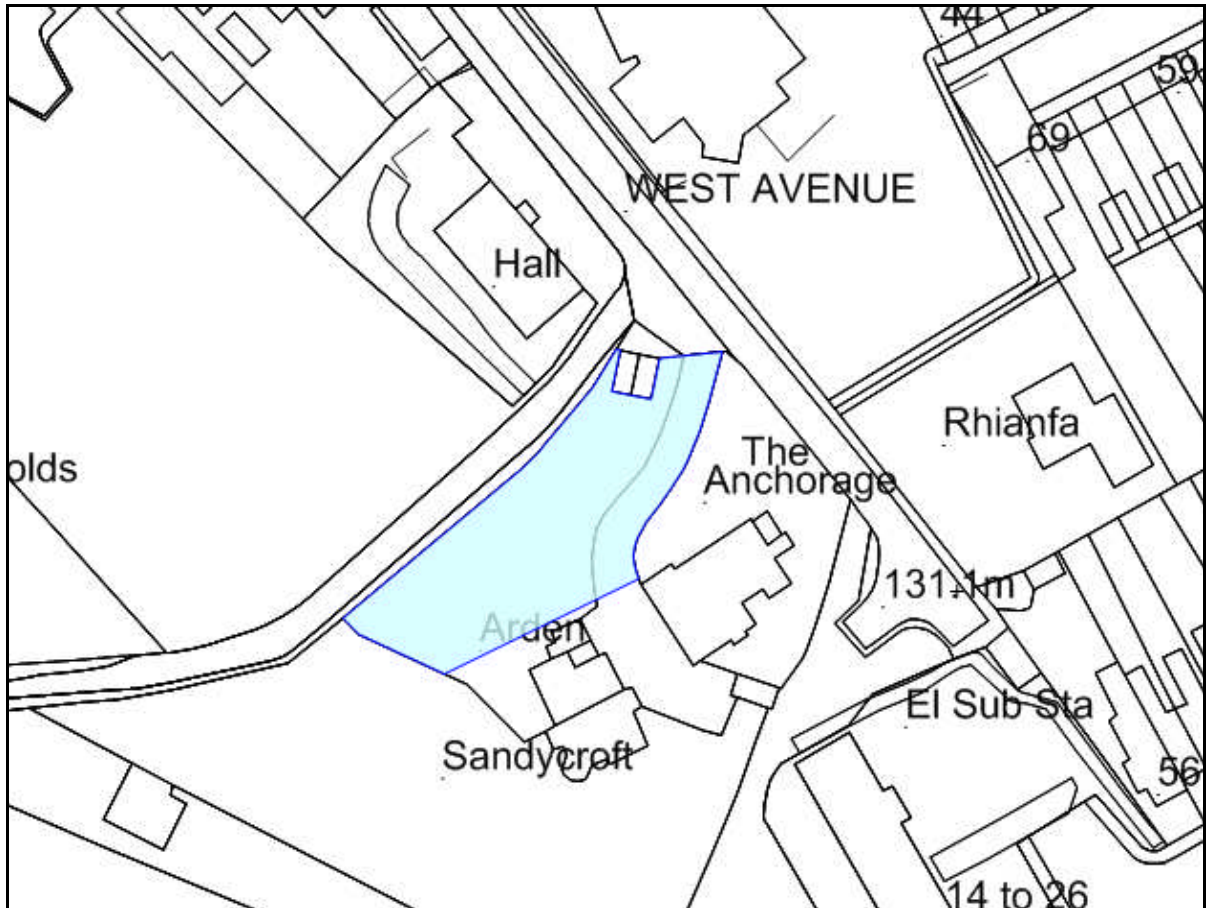
Appropriate timeframe for development?	
0-5 years	Details
	✓ (234)
5-10 years	✓ (366)
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	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
---	---	--------------------------------



<p>Ownership Details:</p> <p>Private ownership</p>	<p>Site Area: 0.07 ha</p> <p>Grid Ref: SP0419 6705</p>
<p>Current Land Use:</p> <p>Vacant land</p>	
<p>Surrounding Land Uses:</p> <p>Residential, sport & youth Centre, day nursery, residential care home</p>	
<p>Character of Surrounding Area:</p> <p>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.</p>	
<p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>New Source: (e.g. landowner, developer etc)</p> <p>Landowner</p>	
<p>Relevant Planning History: (including most recent ownership details)</p> <p>Detailed Planning Permission: <input type="checkbox"/> Details:</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>Site availability reassessed 2013. Site area reconfigured.</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 - 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	

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 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	
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 - <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	✓
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	✓
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?	
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	Details
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

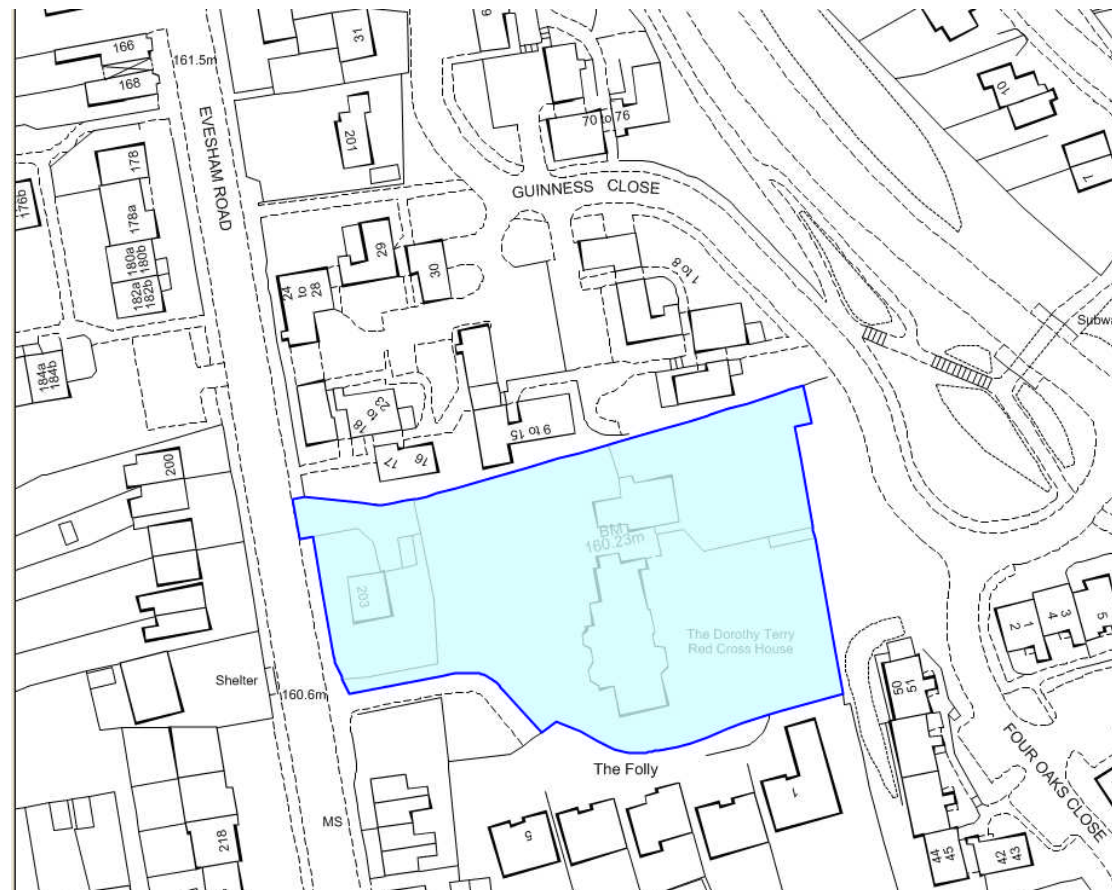
Survey Date: 14/6/11

Site Address:

Former Dorothy Terry House, Evesham Road

Site Ref:

2001/04
(BORLP4 site 202)



Ownership Details: Private	Site Area: 0.41 Ha 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 main road	
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) <p data-bbox="228 857 1351 969"> Detailed Planning Permission: <input checked="" type="checkbox"/> Details: 10/137 – 42 no. 1 and 2 bed flats for dementia sufferers </p> <p data-bbox="228 1003 1351 1037"> Outline Planning Permission: <input type="checkbox"/> </p> <p data-bbox="228 1070 1351 1104"> Previous Local Plan Allocation: <input type="checkbox"/> </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:	
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 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 Protected – No Sensitivity - Unknown
---	---

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	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 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	
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	✓
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	✓
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
	42 (41 net)

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

HOUSING SITE ANALYSIS FORM

Survey Date: 14/6/11

Site Address:

Wellington Works, Astwood Bank

Site Ref:

2011/05



Ownership Details: Private	Site Area: 0.13 ha Grid Ref: SP0419 6238
Current Land Use: Business Use	
Surrounding Land Uses: Residential	
Character of Surrounding Area: Semi rural settlement, some early 20 th century dwellings	
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: <input checked="" type="checkbox"/> Details: 10/154 – 7 dwellings Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	

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 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 Protected – No Sensitivity - Unknown
---	---

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	
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	
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	✓
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	✓
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
	1



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

HOUSING SITE ANALYSIS FORM

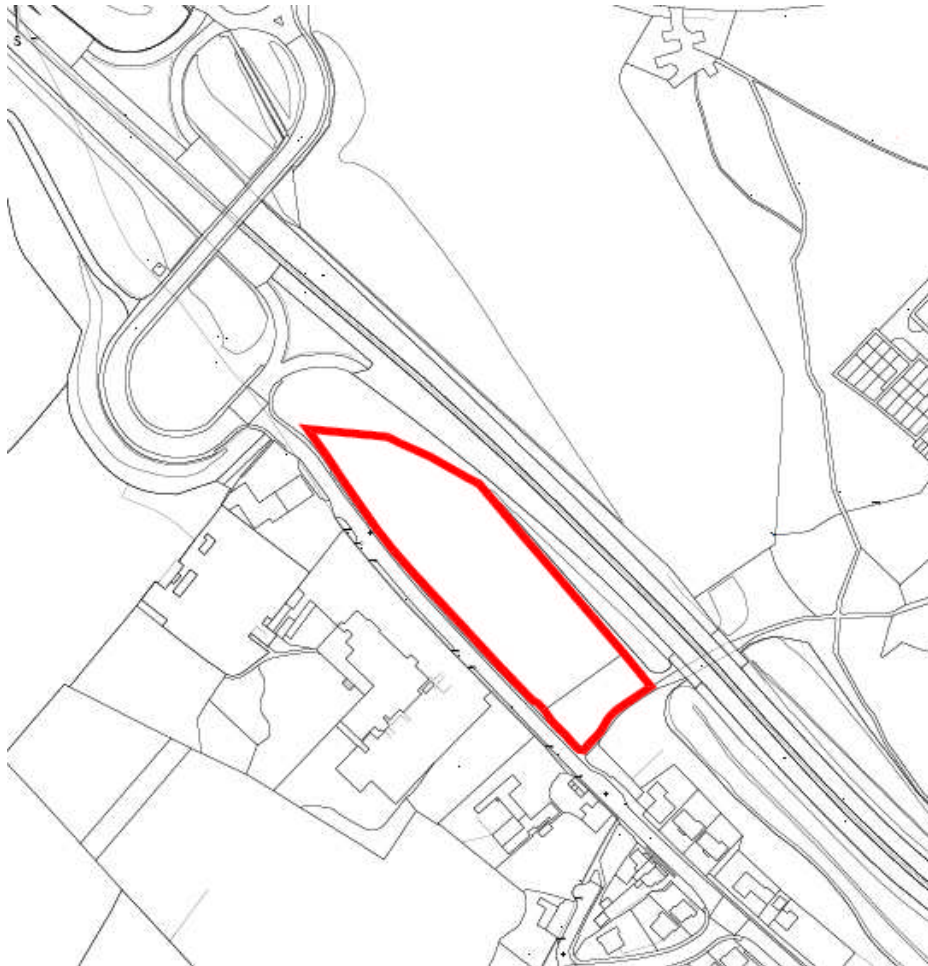
Survey Date: 9/8/11

Site Address:

Birchfield Road

Site Ref:

2011/06
(BORLP4 site 215)



Ownership Details: Private	Site Area: 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: <input type="checkbox"/> Details: Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Comments: 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	

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 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 Protected – No Sensitivity - Unknown
---	---

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	
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	
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	✓
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	
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	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	28



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

HOUSING SITE ANALYSIS FORM

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



Ownership Details: RBC	Site Area: 0.56 ha 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 industrial estate	
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: 	

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	✓ 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

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	✓ Asbestos remediation required
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	✓ Pool needs filling in
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 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	✓
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	

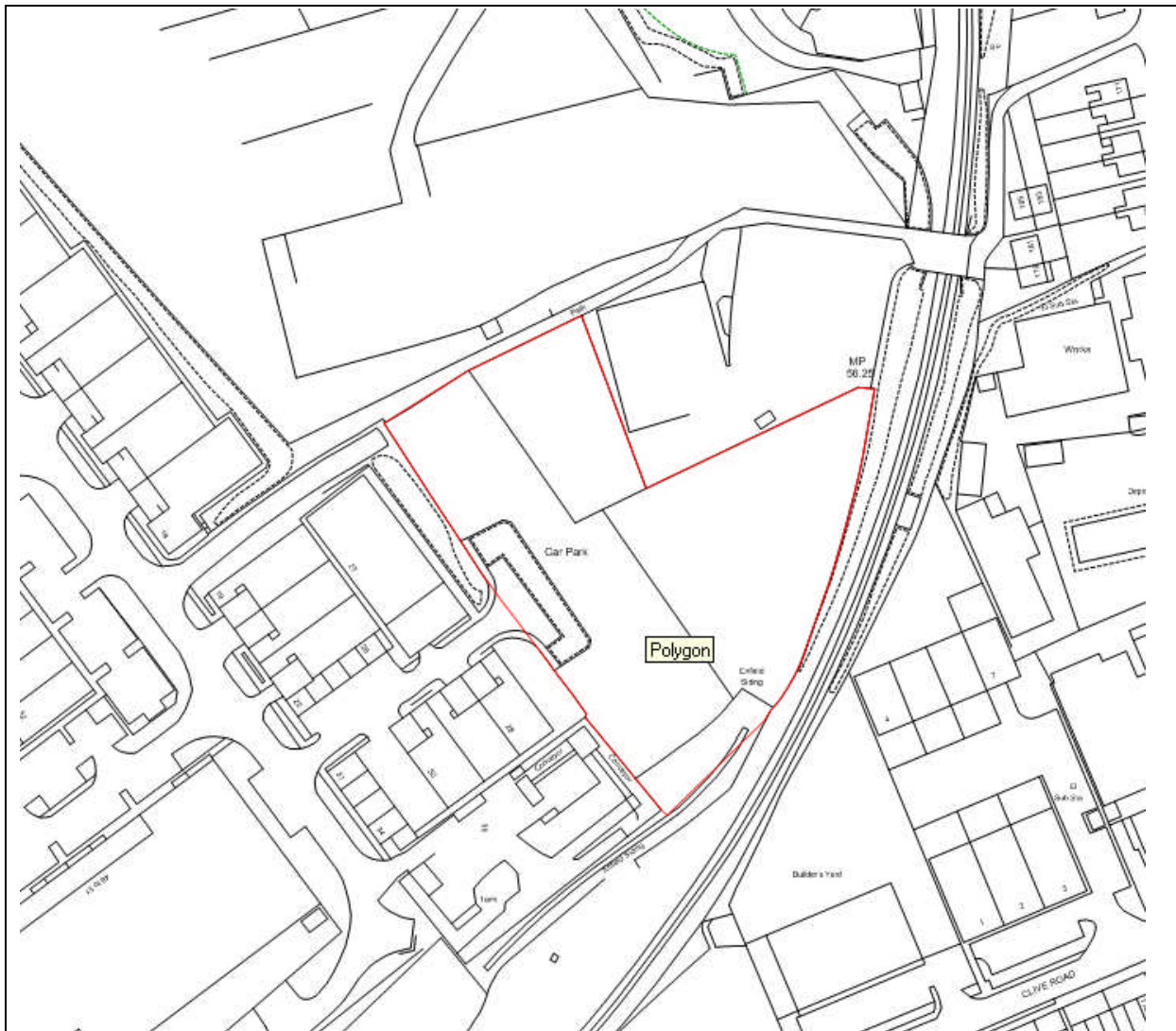
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	✓
What is the predominant land type on the site?	
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	
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
	14



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

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



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 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	✓
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	✓
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	✓ 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 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	

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?	
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	

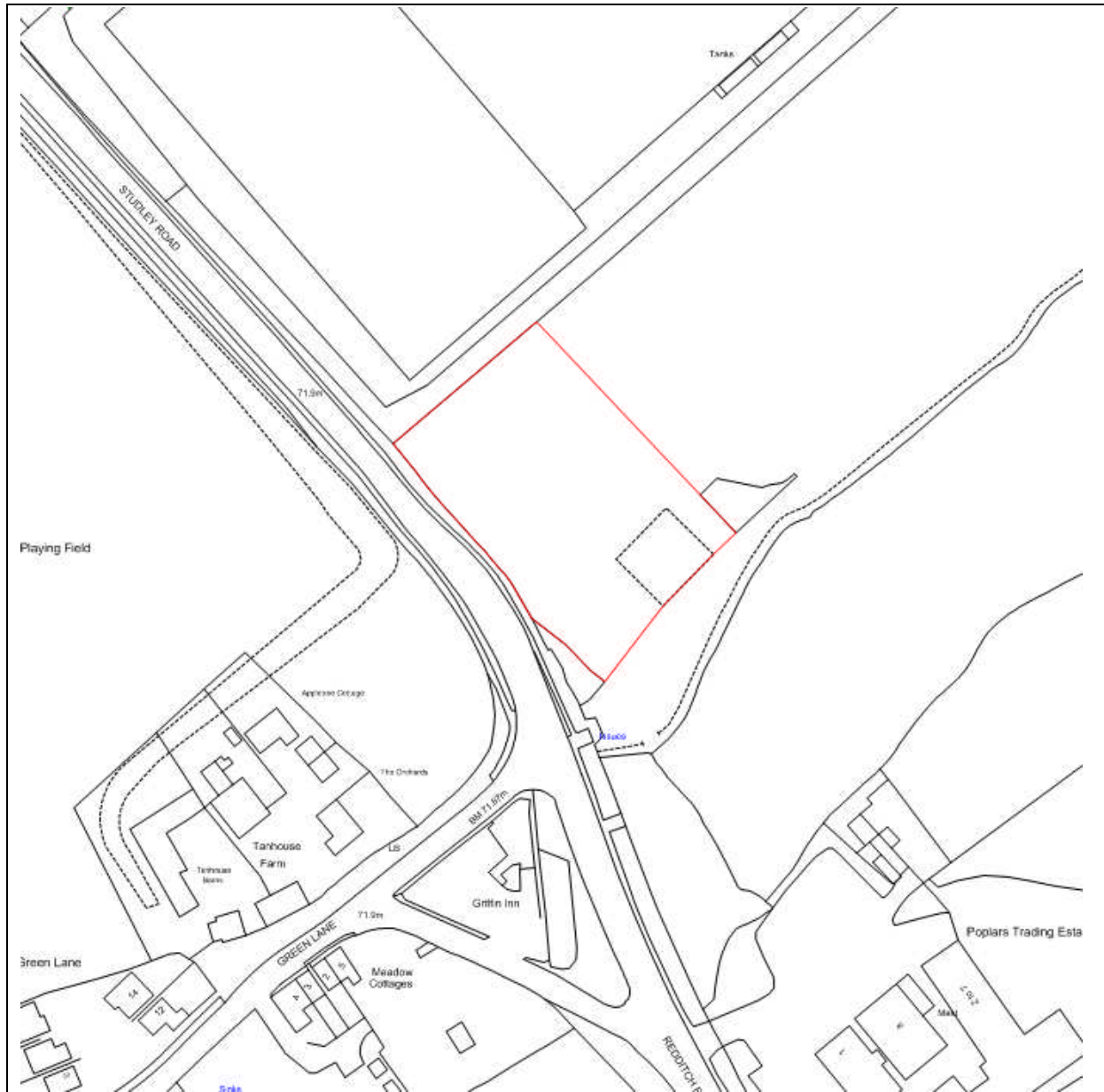
Appropriate timeframe for development?	
0-5 years	✓
5-10 years	
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
30dph	42

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

HOUSING SITE ANALYSIS FORM

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



<p>Ownership Details:</p> <p>Private</p>	<p>Site Area: 0.39 ha</p> <p>Grid Ref: SP0667 6468</p>
<p>Current Land Use:</p> <p>Vacant employment land</p>	
<p>Surrounding Land Uses:</p> <p>Some industrial uses, high school, small amount of residential, open countryside</p>	
<p>Character of Surrounding Area:</p> <p>Semi rural</p>	
<p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>New Source: (e.g. landowner, developer etc)</p> <p>Considered appropriate for SHLAA analysis as a result of ELR 2012 update</p>	
<p>Relevant Planning History: (including most recent ownership details)</p> <p>Detailed Planning Permission: <input checked="" type="checkbox"/> Details: 06/397 – B1 uses (lapsed)</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>Extract from 2012 ELR: Planning consent for B1 office development has recently expired. Planning consent has been associated with this site since 2000 and it is considered unlikely that it is capable of delivery for employment uses. The site's location on the Studley Road is in the vicinity of other small scale residential development. Therefore residential development on this site is considered to be a suitable alternative use (subject to SHLAA assessment)</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:	
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 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	✓
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 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	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 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	

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?	
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	Details ✓
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	

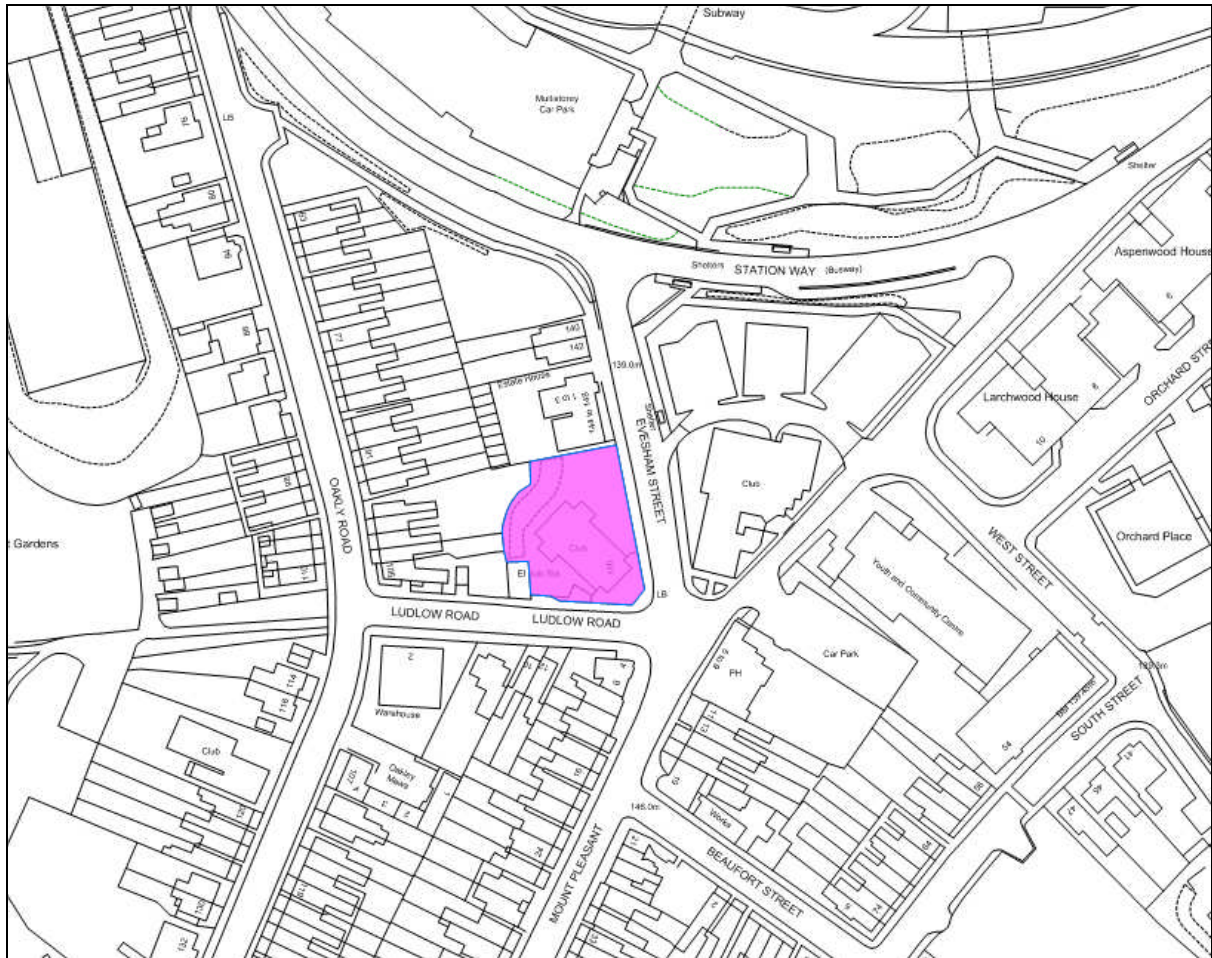
Appropriate timeframe for development?	
0-5 years	Details ✓
5-10 years	
10years +	

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

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

HOUSING SITE ANALYSIS FORM

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



Ownership Details: Private	Site Area: 0.01 ha 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, omission site, other) New Source: (e.g. landowner, developer etc) Developer	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input checked="" type="checkbox"/> Details: 12/307 – consent for 14 flats and 3 retail units Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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 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 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

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	✓ 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 ✓	
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	
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	✓
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?	
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	Details ✓
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	

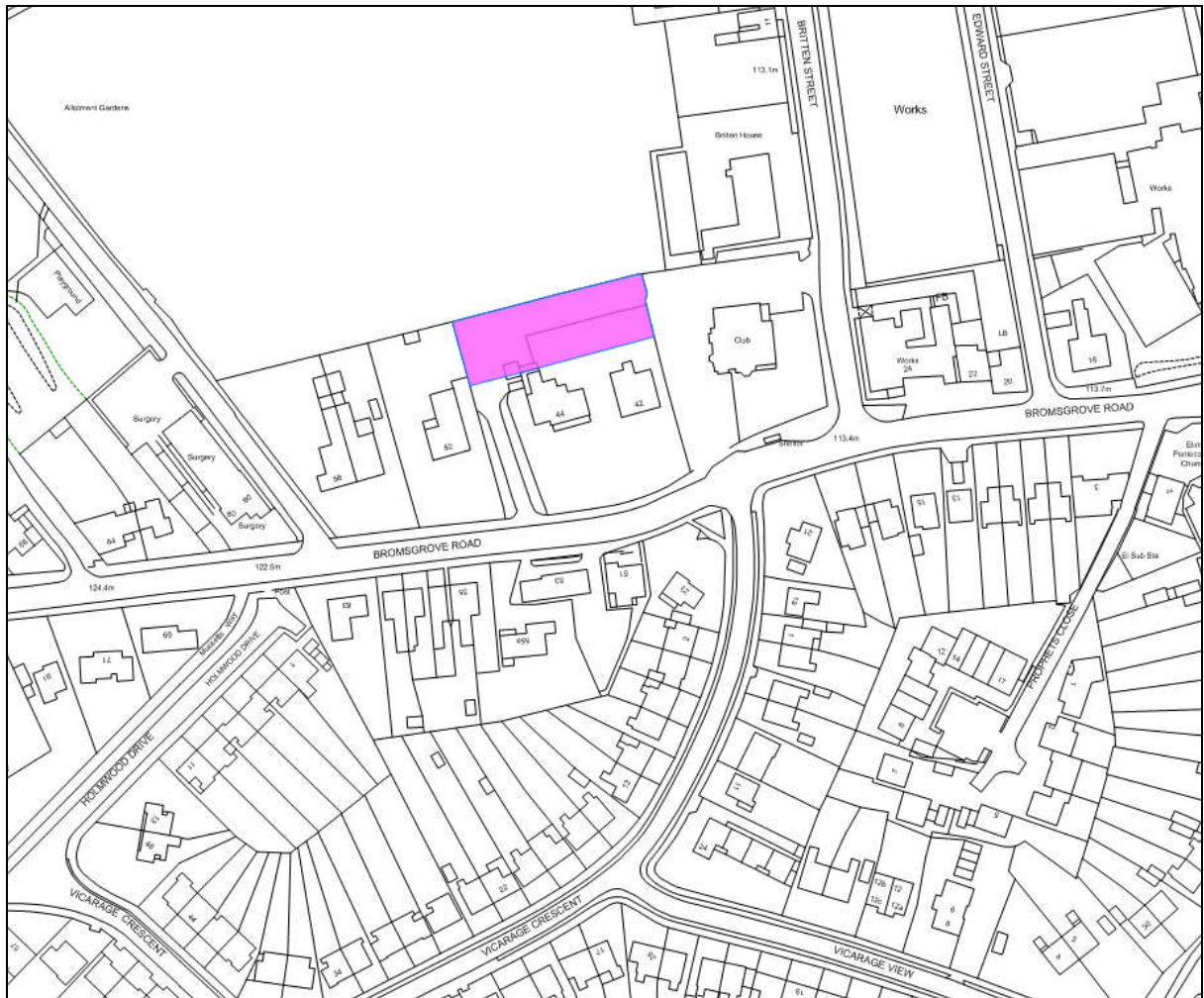
Appropriate timeframe for development?	
0-5 years	Details ✓
5-10 years	
10years +	

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

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

HOUSING SITE ANALYSIS FORM

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



Ownership Details: Private	Site Area: 0.10 ha Grid Ref: SP0360 6755
Current Land Use: Garden land	
Surrounding Land Uses: Predominantly residential, close proximity to Town Centre	
Character of Surrounding Area: Older part of town, close to Town Centre facilities	
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: <input checked="" type="checkbox"/> Details: 12/161 – consent for 7 flats Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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 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 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

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	
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	
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	✓
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?	
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	Details ✓
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	Details ✓
5-10 years	
10years +	

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

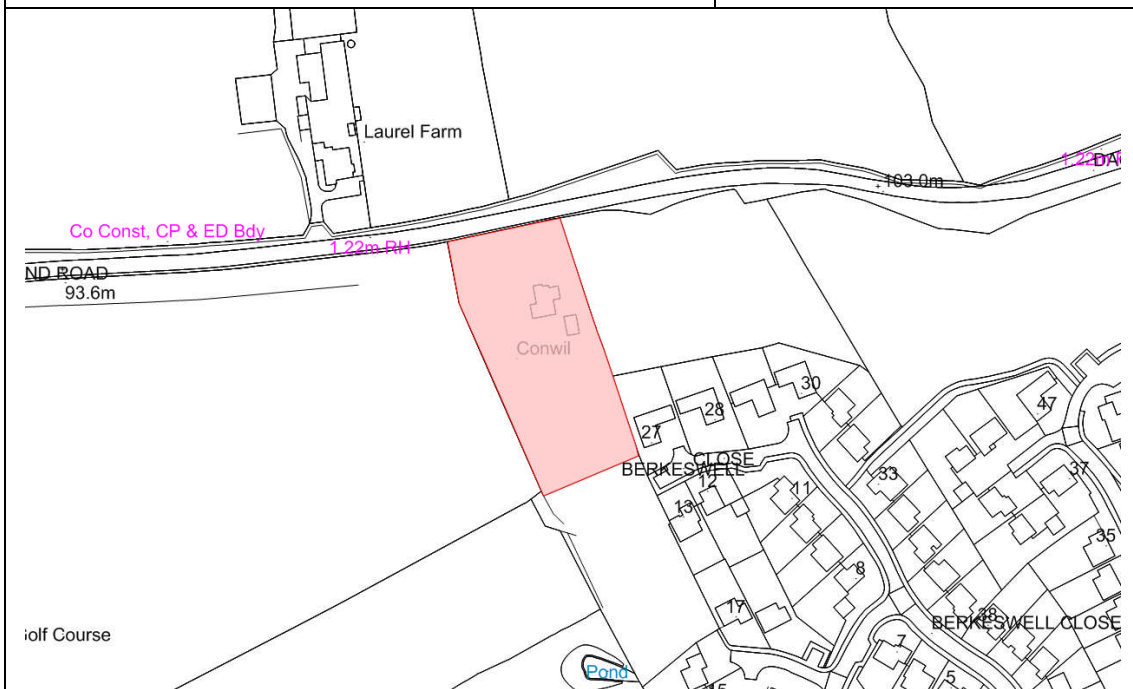
**Redditch Borough Council
Strategic Housing Land Availability
Assessment**

HOUSING SITE ANALYSIS FORM

Survey Date: 7.5.2014

Site Address:
Conwil, Dagnell End Road

Site Ref:
2014/02



Ownership Details: Private	Site Area: 0.44 ha (gross) Grid Ref: SP0591 6936
Current Land Use: 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, omission site, other) New Source: (e.g. landowner, developer etc) Current planning application	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input type="checkbox"/> Details: Outline Planning Permission: <input checked="" type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/ site notes: Access and turning space for large vehicles such as refuse trucks may limit the capacity for 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)	

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 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: 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	

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	
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	
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	✓
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	✓
---	---

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
16 dph	6

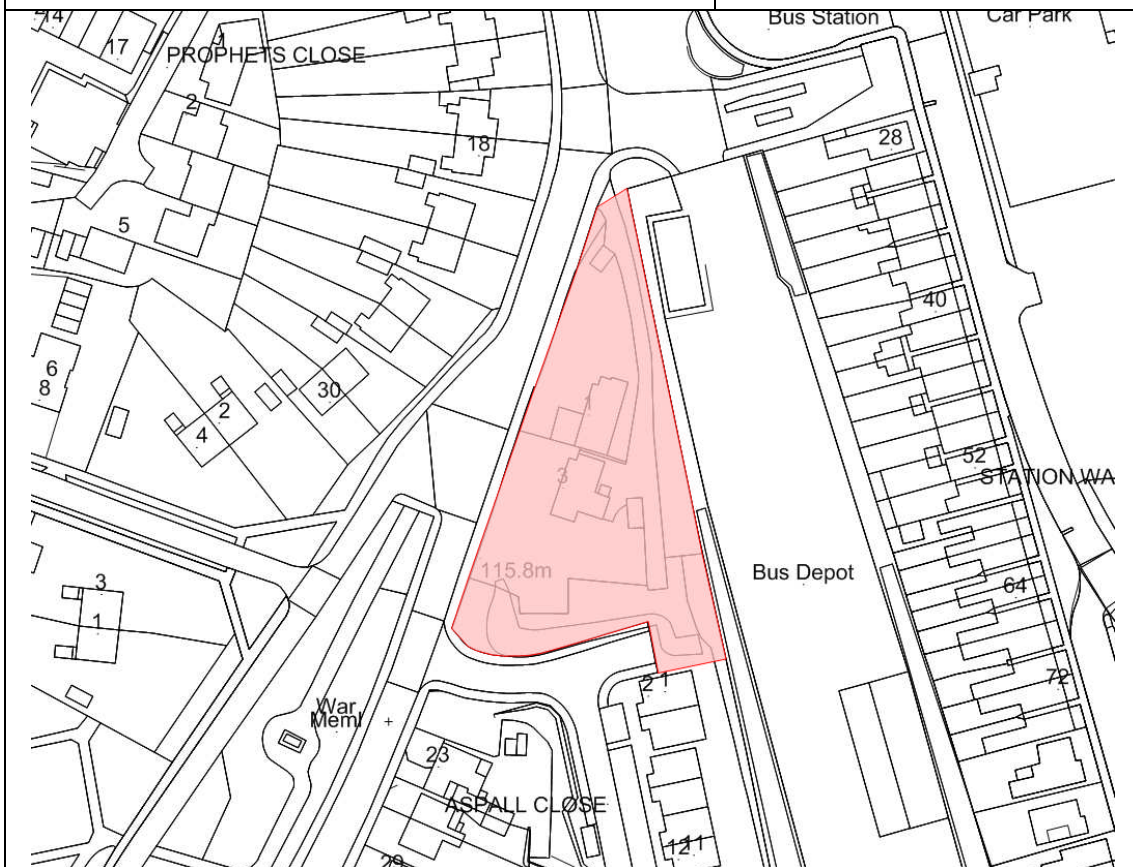
**Redditch Borough Council
Strategic Housing Land Availability
Assessment**

HOUSING SITE ANALYSIS FORM

Survey Date: 7.5.2014

Site Address:
1-3 Plymouth Road

Site Ref:
2014/03



Ownership Details: Private	Site Area: 0.28 ha (gross) Grid Ref: SP0382 6737
Current Land Use: Residential	
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, omission 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: ✓ Details: 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 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 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 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	✓ 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 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	
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	✓
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	✓
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
214 dph	60

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

HOUSING SITE ANALYSIS FORM

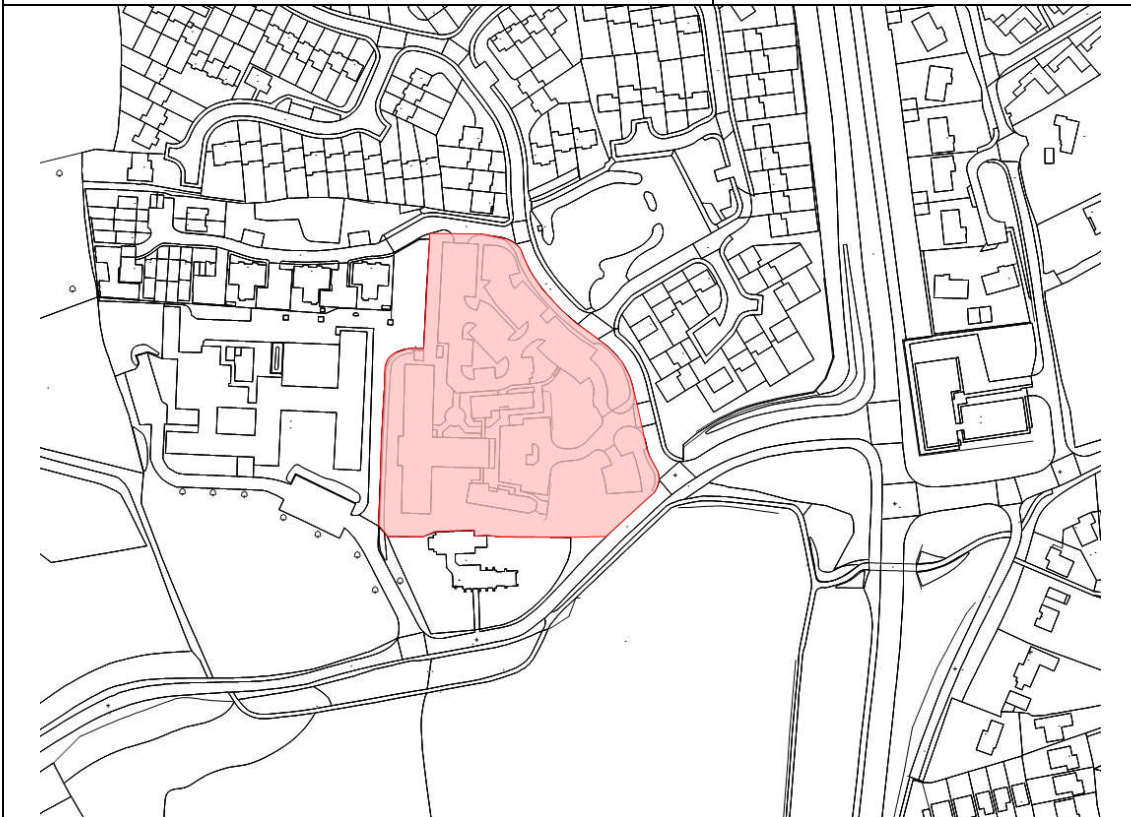
Survey Date: 7.5.2014

Site Address:

Ipsley Court, Berrington Close, Ipsley

Site Ref:

2014/04



Ownership Details: Private	Site Area: 1.26 ha (gross) Grid Ref: SP0654 6662
Current Land Use: Vacant office building	
Surrounding Land Uses: Residential, offices and parkland	
Character of Surrounding Area: Quiet area dominated by residential development	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) New Source: (e.g. landowner, developer etc) Developer (Prior Notification)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: <input type="checkbox"/> Details: Prior Notification Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
Additional Information/ site notes: Conversion of building already underway	

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 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?	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	

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	
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	
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	✓
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	✓
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
	39

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

HOUSING SITE ANALYSIS FORM

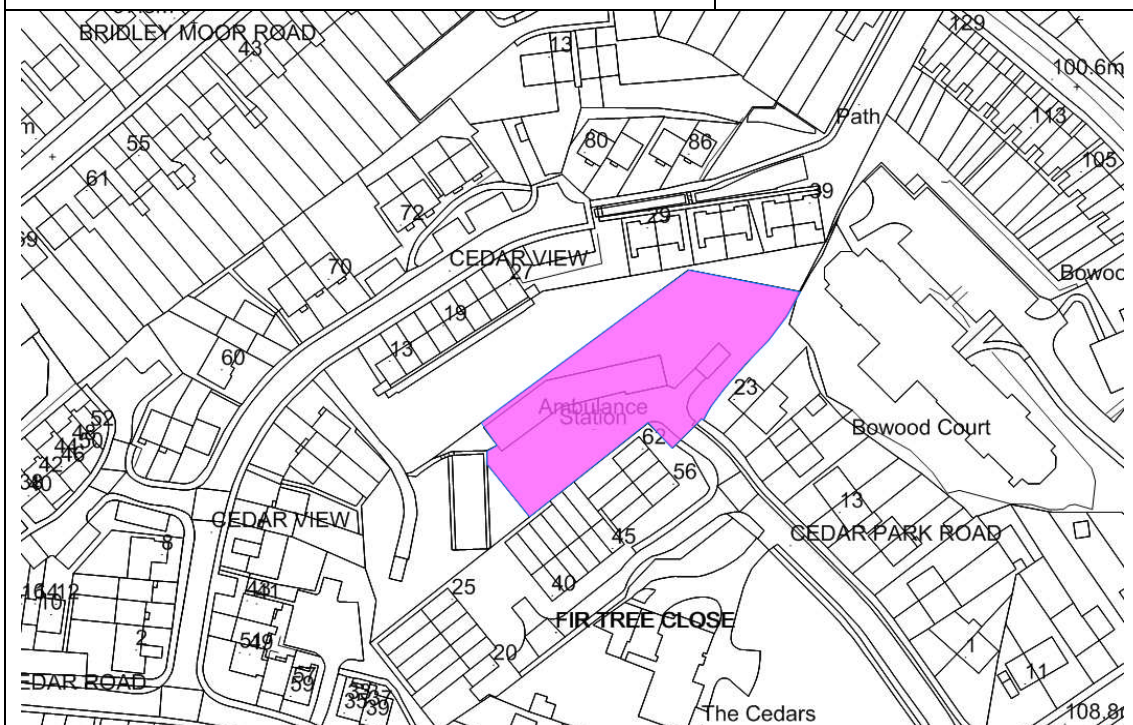
Survey Date: 20.5.2014

Site Address:

Ambulance Station, Cedar Park Road

Site Ref:

2014/05



Ownership Details: Private (former NHS)	Site Area: 0.23 ha (gross) 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, omission site, other) New Source: (e.g. landowner, developer etc) RBC enquiries and Developer Pre-App	
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: Pre-App advice indicates that this site would be 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 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 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	
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	
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	✓
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	✓
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
	10

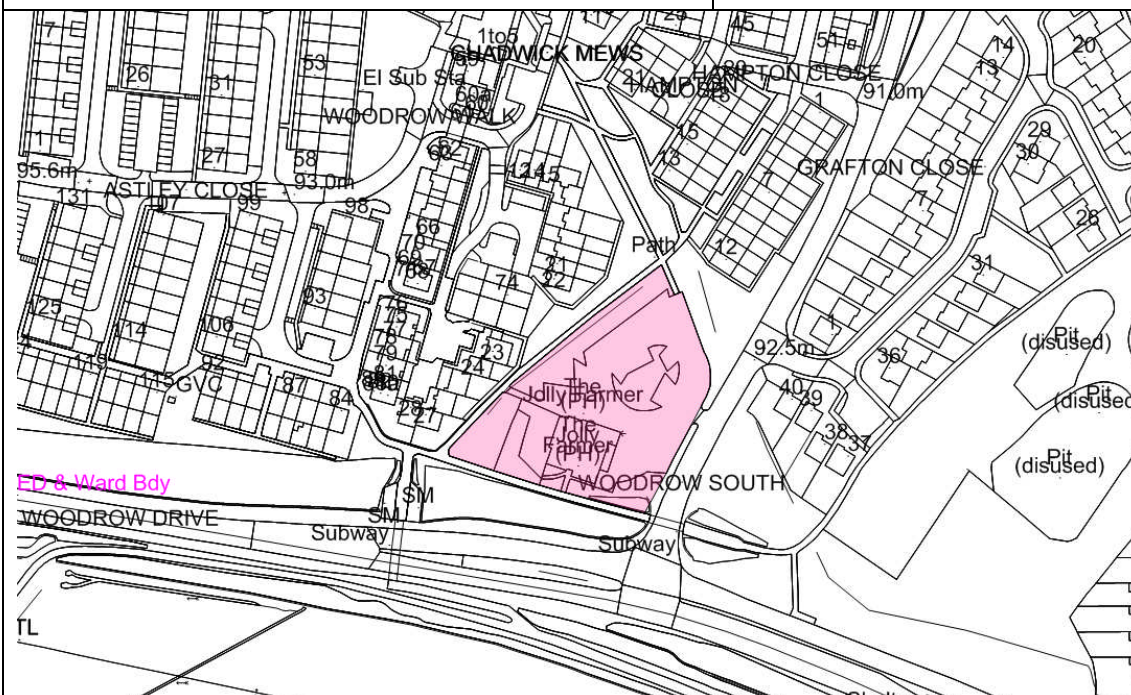
**Redditch Borough Council
Strategic Housing Land Availability
Assessment**

HOUSING SITE ANALYSIS FORM

Survey Date: 20.5.2014

Site Address:
Jolly Farmer PH, Woodrow Drive

Site Ref:
2014/06



Ownership Details:
Private

Site Area:
0.43 ha (gross)

Grid Ref:
SP0546 6500

<p>Current Land Use: Public House</p>
<p>Surrounding Land Uses: Residential, open space and hospital</p>
<p>Character of Surrounding Area: Mid to late 1960s Development Corporation housing</p>
<p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>New Source: (e.g. landowner, developer etc) Developer</p>
<p>Relevant Planning History: (including most recent ownership details)</p> <p>Detailed Planning Permission: <input type="checkbox"/> Details: 2014/096 - undetermined</p> <p>Outline Planning Permission: <input type="checkbox"/></p> <p>Previous Local Plan Allocation: <input type="checkbox"/></p>
<p>Additional Information/ site notes: Previously dismissed from inclusion in the SHLAA due to lack of information regarding landownership and delivery</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:	
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 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	
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	
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	✓
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	✓
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
	14

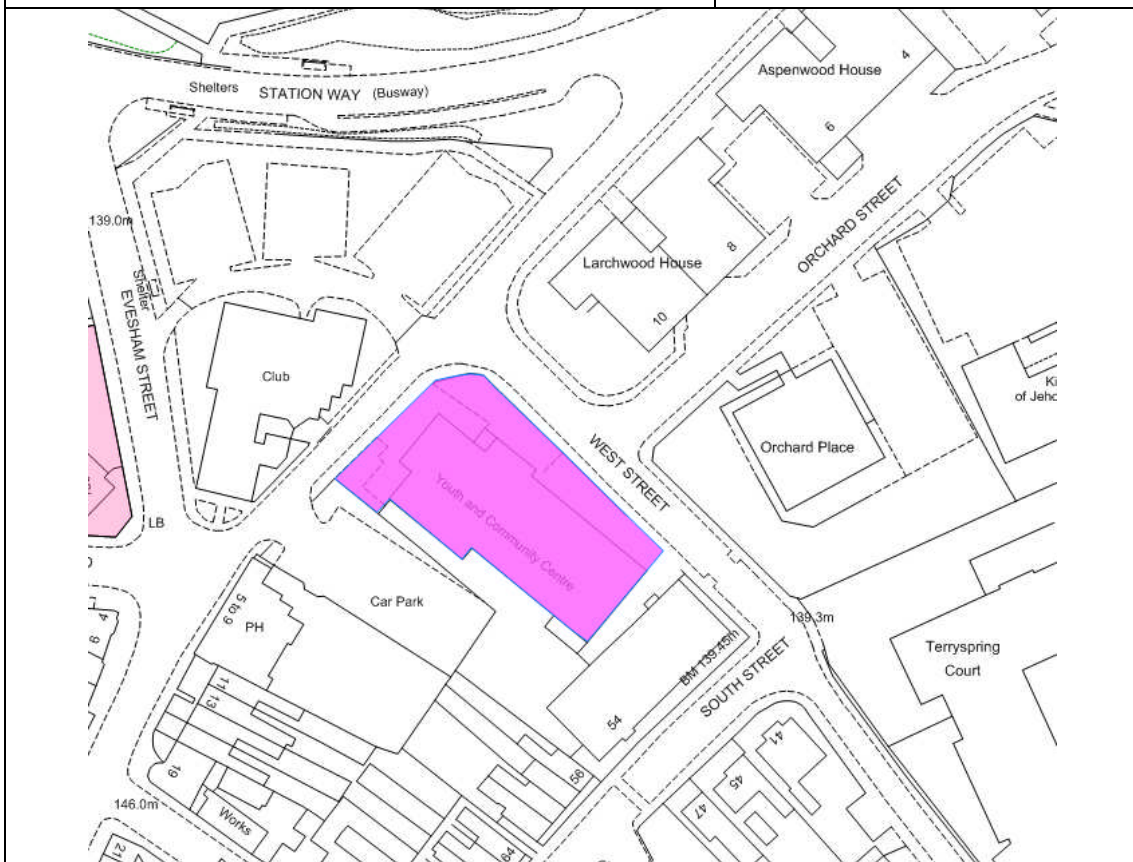
**Redditch Borough Council
Strategic Housing Land Availability
Assessment**

HOUSING SITE ANALYSIS FORM

Survey Date: 21.5.2014

Site Address:
Former Youth House, Ipsley Street

Site Ref:
2014/07



Ownership Details: Private (Former WCC)	Site Area: 0.14 ha (gross) Grid Ref: SP0410 6719
Current Land Use: Former youth activity centre	
Surrounding Land Uses: Residential, commercial, retail, close proximity to town centre	
Character of Surrounding Area: Older part of the town, Victorian/turn of the century housing	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) New Source: (e.g. landowner, developer etc) Developer (Pre App)	
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: 	

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 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	
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	
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	✓
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	✓
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
	10



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

HOUSING SITE ANALYSIS FORM

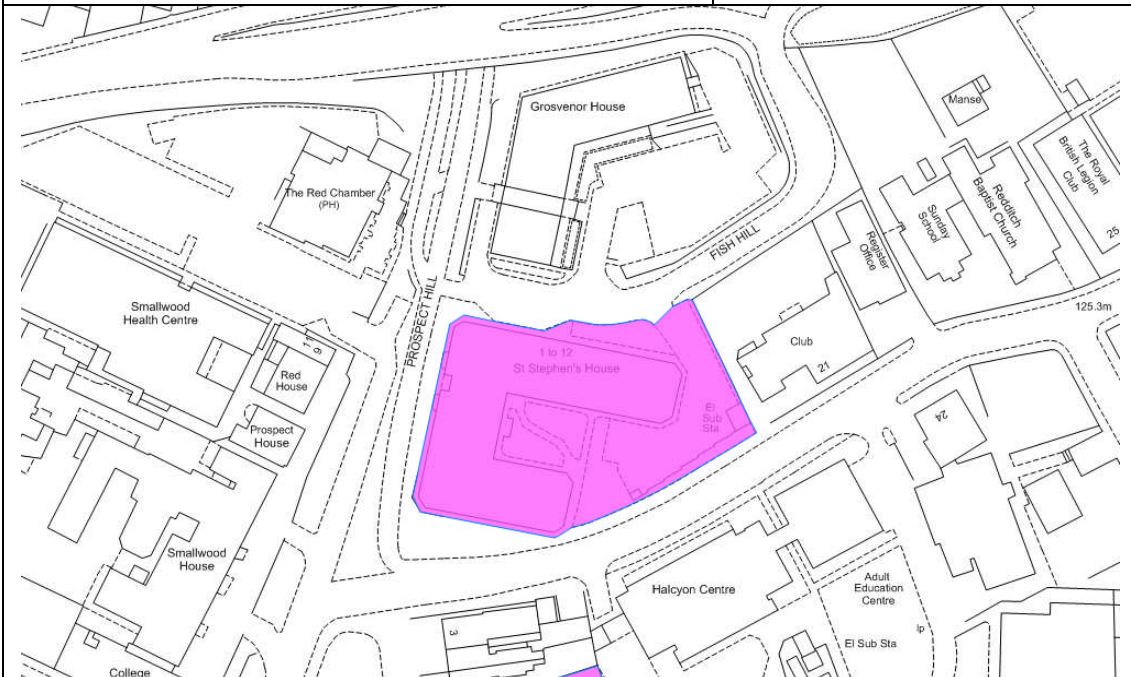
Survey Date: 21.5.2014

Site Address:

St Stephens House, Prospect Hill

Site Ref:

2014/08



Ownership Details:

Private

Site Area:

0.30 ha (gross)

Grid Ref:

SP0419 6781

<p>Current Land Use: Partially vacant office building</p>
<p>Surrounding Land Uses: Building within the town centre and adjacent to the Conservation Area</p>
<p>Character of Surrounding Area: Mix of uses and ages of buildings associated with a town centre environment</p>
<p>Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)</p> <p>New Source: (e.g. landowner, developer etc) Developer (Prior Notification)</p>
<p>Relevant Planning History: (including most recent ownership details)</p> <p>Detailed Planning Permission: <input type="checkbox"/> Details:</p> <p>Outline Planning Permission: <input type="checkbox"/></p> <p>Previous Local Plan Allocation: <input type="checkbox"/></p>
<p>Additional Information/ site notes: Prior notification lodged for COU to residential comprising: 31 x 1 bed flats 16 x 2 bed flats 7 x 3 bed flats</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:	
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 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	COU only so no ground works expected which would need investigation
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	
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 - <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	
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	✓
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	✓
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
	54

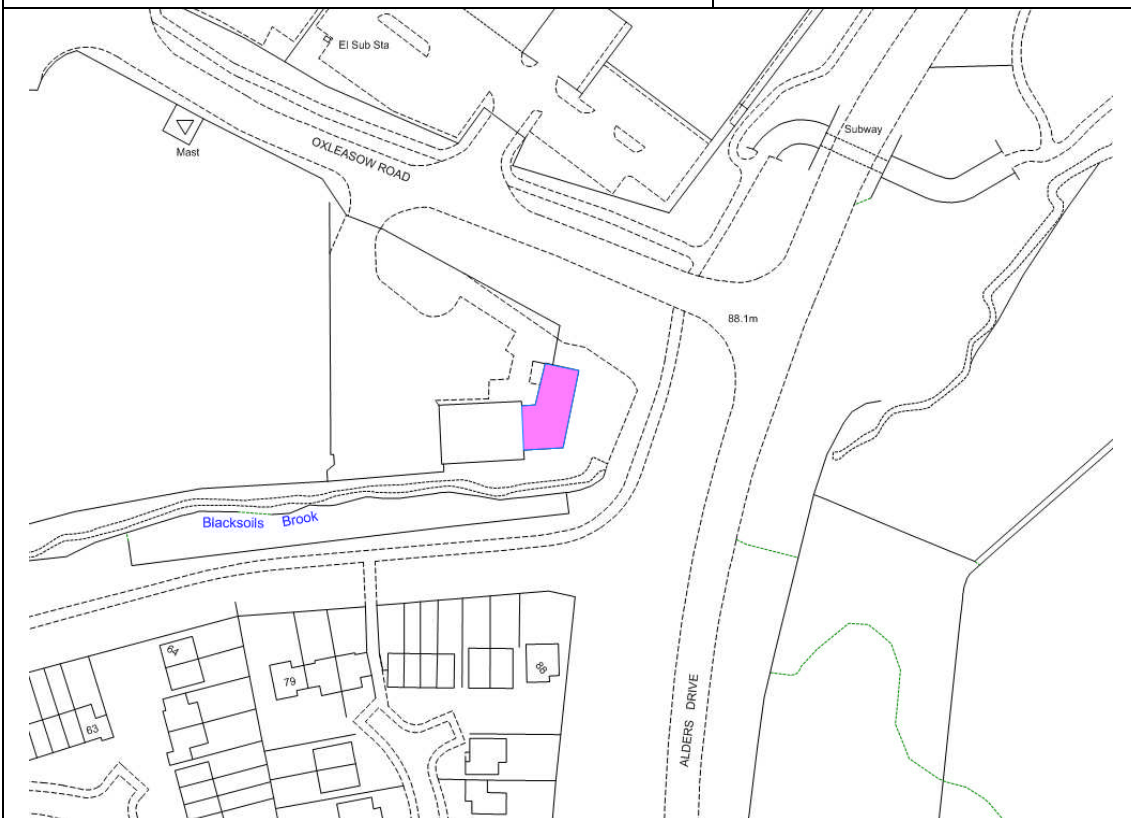
**Redditch Borough Council
Strategic Housing Land Availability
Assessment**

HOUSING SITE ANALYSIS FORM

Survey Date: 21.5.2014

Site Address:
Buildland, Oxleasow Road

Site Ref:
2014/09



Ownership Details: Private	Site Area: 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 area	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) New Source: (e.g. landowner, developer etc) Developer (Prior Notification)	
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: Prior notification for 6 flats	

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 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	✓ NT TPO No.13
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	Loss of existing office space within a Primarily Employment Area

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	

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	
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
	6



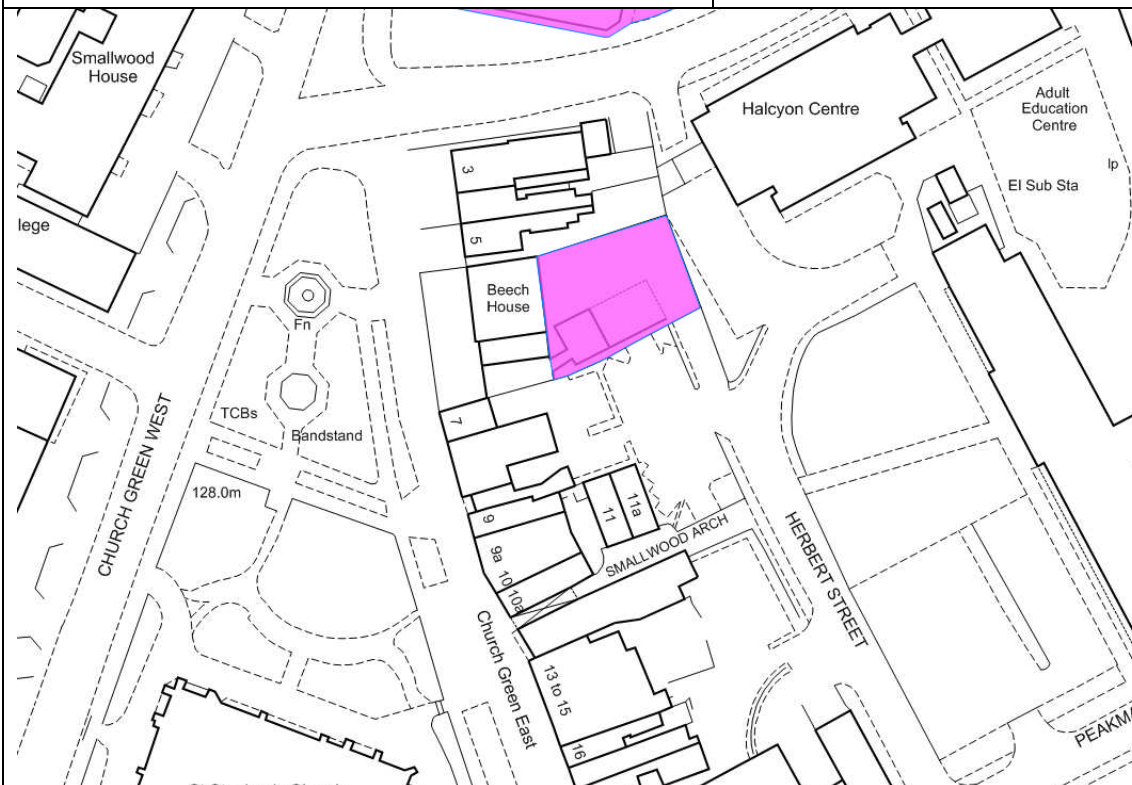
**Redditch Borough Council
Strategic Housing Land Availability
Assessment**

HOUSING SITE ANALYSIS FORM

Survey Date: 21.5.2014

Site Address:
Oak House, Herbert Street

Site Ref:
2014/10



Ownership Details: Private	Site Area: 0.05 ha (gross) Grid Ref: SP0419 6770
Current Land Use: Vacant office building	
Surrounding Land Uses: Building within the town centre and the Conservation Area	
Character of Surrounding Area: Mix of uses and ages of buildings associated with a town centre environment	
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: <input checked="" type="checkbox"/> Details: 2013/327 Outline Planning Permission: <input type="checkbox"/> Previous Local Plan Allocation: <input type="checkbox"/>	
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 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	
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 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	
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	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	
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	✓
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	✓
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
	9