



Public Open Space Standards in the Borough

Borough of Redditch
Core Strategy
Background Document

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1.0 INTRODUCTION

- 1.1 The purpose of this report is to comprehensively examine the background and reason for the establishment of higher levels of open space provision within the Borough of Redditch. The study has examined the steps taken in previous studies, non-statutory policy documents and statutory development plans that led to the establishment of higher than normal open space standards in the Borough and the grounds for the continuation of those standards in future developments.
- 1.2 As a datum, reference should be made here to the National Playing Fields Association (NPFA) recommended minimum 'Six Acre Standard'. The NPFA is the only national organisation with specific responsibility for acquiring, protecting and improving playing fields, playgrounds and play space where they are most needed. The NPFA recommends a minimum standard for outdoor paying space of 2.4 hectares (ha) (or 6 acres) for 1000 people.
- 1.3 In the Summary to the NPFA's latest available document 'The Six Acre Standard – Minimum standards for outdoor playing space 2001', it is recorded that:

Outdoor playing space is not the same as public open space. It is space that is safely accessible and available to the general public, and of a suitable size and nature, for sport, active recreation or children's play. It is a significant component, but not the only form, of open space.

- 1.4 The historical development of the Six Acre Standard began in 1925 when the NPFA was founded to help ensure that every man, woman and child in Great Britain would have the opportunity of participating in outdoor recreational activity within a reasonable distance of home during their leisure hours. Initially the NPFA urged all local authorities to adopt a minimum standard of provision of 5 acres (2 ha) per 1000 people increasing to 7 acres (2.83ha) per 1000 people in 1934 to include private playing space and school playing fields. In 1938, the 1 acre (0.4ha) per 1000 people of open space, originally included for parks and public gardens, was lowered so that the standard became 6 acres (2.4ha) per 1000 people applying to playing space only. This 6 acre standard was to include up to 2 acres (0.80ha) of privately owned land that was permanently preserved to provide recreation for schools

and sports clubs. The balance between 4 and 6 acres was to be permanently preserved public fields.

1.5 It is considered that the Six Acre Standard has stood the test of time since it was first drawn up.

1.6 The total standard should be met by ensuring land is available for outdoor sport and children's play broadly as follows:

A. Outdoor Sport: 1.6 hectares (4 acres) per 1000 people including pitches, greens, courts, athletic tracks and miscellaneous sites such as croquet lawns and training areas owned by local authorities at all tiers.

B. Children's Playing Spaces – 0.8 hectares (2 acres) per 1000 people containing a range of facilities and an environment designed to provide focussed opportunities outdoor play, casual or informal playing space within housing areas.

1.7 With the NPFA Standards in mind, the ensuing sections of the report will hopefully provide a convincing case that a higher than normal open space standard has been met within the Borough of Redditch and that they should be maintained.

2.0 DESIGNATION OF REDDITCH AS A NEW TOWN - Planning Proposals Redditch Development Corporation (1966)

2.1 Following the designation of Redditch as a New Town in April 1964, the Master Plan for Redditch was prepared for Redditch Development Corporation by Hugh Wilson and Lewis Womersley, Chartered Architects and Town Planners in December 1966.

2.2 The Master Plan, In Chapter 2 – 'Concept and Plan', Section A. - Principles, sub-paragraph (vi) established that:

*'The town should have a coherent structure which can be easily appreciated by those who live and visit it and an appropriate urban character should result with a **good relationship between buildings and space**. The new development should be clearly defined to achieve an effective relationship with the maximum contrast between town and countryside rather than to encourage a suburban sprawl on the periphery. This is particularly important*

at Redditch because of the need to maintain a firmly held, if restricted green belt between the new town and the Birmingham Conurbation’.

- 2.3 Thus it will be seen that one of the guiding principles was the importance attached to ‘space’ within the town from its early conception.
- 2.4 In the Master Plan at Chapter 4 – Housing, Paragraph 93 it established that with regard to open space, the objective should be to provide a co-ordinated plan for public open space and other land which was to be derived from the existing landscape and topography.
- 2.5 Section D. of Chapter 7. – Community Facilities dealt with ‘Recreation’ and Sub-section (b) related to ‘Outdoor’ recreation. Paragraph 168 et seq of this section gave consideration to the standards to be adopted for open space provision
- 2.6 In particular, Paragraph 168 stated that from recent studies into the use of playing fields, it was suggested that:

‘3 acres (1.21 ha) per 1000 should be allowed, although it must be appreciated that a fixed standard cannot be applied regardless of local conditions such as age and socio-economic characteristics of the population, the type of sport played and regional traditions’.

The paragraph continued by saying that this provision might be considered to be minimal in relation to standards previously adopted in town plans but additional land could be made available if the need arose. Consideration was also to be given to dual use of school playing fields as mentioned elsewhere in the Master Plan.

- 2.8 On this basis and making provision for some deficiencies in the existing town, Paragraph 169 established that a total of about 250 acres of land would be required for playing fields other than schools but some adjustments might be necessary for dual use of school playing fields.
- 2.9 Paragraph 170 dealt with the existing Redditch Golf Club and the need for a new course adjoining Downsell Wood and Walkwood Coppice together with a further course to be included in the Basic Plan (the

general framework of land use and communications – see Figure 23 of the ‘Planning Proposals’ Report) on a site north of the town at Beoley.

- 2.10 For other open space, parks, playgrounds and woodlands with public access, it was proposed in Paragraph 171 that a provision of 6 acres (2.42 ha) per 1000 population be made giving a total of about 500 acres (202.34 ha) of land. Of this, 1 acre (0.4 ha) per 1000 population should be made available for children’s play spaces of all types. The main open space was to be located along the valley of the River Arrow in a continuous park area extending from Abbey Stadium and the Bordesley Abbey site in the north to Washford Mill at the southern boundary of the town (Paragraph 172).
- 2.11 Subsequent paragraphs of this section of the report identified where the main open space areas should be located and Paragraphs 184 and 185 established the range and type of play areas and playgrounds. In particular, Paragraph 184 identified that major supervised play areas should be provided on the basis of ¼ acre per 1000 population and should consist of 2 acre sites.
- 2.12 Paragraph 187 concluded that a total provision of open space in the Plan was to be 1,396 acres (564.95 ha) including 295 acres (119.3 ha).
- 2.13 Chapter 9 – Landscape dealt with those aspects of site appraisal and town design which were examined from a landscape point of view as a contribution to the overall assessment of the problems of planning the town.
- 2.14 In Section B. – ‘Open Space’ of Chapter 9 (Landscape), the relationship of the town to the larger landscape and the most appropriate uses for the open land were considered from various points of view as follows:

i) Availability and existing use of land. Clearly areas of woodland, open land of outstanding natural beauty or historic interest and the water courses of the River Arrow and of the other smaller streams and millponds should be integrated with the other land uses of the new town.

ii) The structure of the town and the character of the landscape. The pattern of the communications system in conjunction with the densely built up areas of the town will in particular make a very considerable impact on the landscape.

iii) The relation of the town to the open space requirements for living space and recreation.

iv) Integration of all these aspects with a continuing use of the parts of the Designated Area already used for forestry or to meet other functional requirements such as water storage and water balance, shelter belts or other forms of climatic or environmental control.

2.15 Paragraph 229 continued by emphasising that the design of open spaces for a multitude of uses must be so closely interwoven with the matrix of the building of the town and its landscape that they become an integral part of the town structure. Paragraphs 230 to 238 continued in a similar vein to emphasise the importance of open space and the important part it had to play in the future development of the New Town together with the integration of open space with the 'outer landscape' (Paragraph 235) and with existing landscape features such as woodland and water features.

2.16 It is worth recording that Section F of Chapter 9 dealt with the hydrology, climate and design of the River Arrow Valley and that this valley would feature in the provision of the major open space system for the New Town. Three new lakes were proposed which were to be associated with different groups of recreational activities and it was contended in Paragraph 270 (vi) that a varying pattern of social use and landscape would result.

2.17 In summary, it will be evident that the provision and creation of open space was considered to be a highly important aspect of the development of the New Town and that ethos has been continued by Redditch Borough Council through statutory development plans to the present day.

3.0 **The Archaeology of Redditch New Town**

3.1 In recent discussion with the Worcestershire County Council Historic Environment and Archaeology Service, it has become evident that when the plans for the New Town were announced in 1966, a number of concerned individuals got together and formed a group sharing concerns over the archaeology of the area.

- 3.2 A meeting was held in March 1967 to discuss the archaeological implications of the New Town and an enormous project was initiated to fully record every aspect of both the archaeology and the landscape of the area. Over 3 years, from 1967 to 1969, every earthwork was surveyed and photographed, areas were excavated and huge amounts of historical research were carried out. The project involved not just professional archaeologists but also schools and colleges as well.
- 3.3 Every document in the Worcestershire Record Office that mentioned the area that is now Redditch was read and documented. Every historic building was recorded by photograph and researched. Progress Report No.2 entitled 'The Archaeology of Redditch New Town' indicates the type of work that was carried out.
- 3.4 The Historic Environment and Archaeology Service have recently furnished a list of archaeological and ecological information in Redditch as set out below:

Lowan's Hill Farm	Deserted medieval settlement but earthworks ploughed away.
Callow End	Ridge and furrow and ancient semi-natural woodland – Special Wildlife Site (SWS).
Mappleborough Green	Roman road, Saxon road, medieval settlement, woodland of landscape value.
Arrow Valley Park	Important palaeoenvironmental deposits, medieval water management systems, medieval mill remains, post medieval industry – SWS.
Bordesley	Earthworks of the Abbey and fishponds. Site of Special Scientific Interest (SSSI).
Southcrest	Scheduled Ancient Monument (AM – Iron Age camp and Roman settlement) Ancient semi-natural woodland and SWS.
Pitcher Oak Wood	Ancient semi-natural woodland, woodbanks and other earthworks. SWS.

Dagtail End	AM, important medieval settlement.
Winyates Green	No known archaeological sensitivities but SSSI, and SWS.
Rough Hill Wood	No known archaeological sensitivities but a SSSI, ancient semi-natural woodland and SWS.

Other than Lowan's Hill Farm, all of the other open areas in Redditch have high archaeological potential except Rough Hill Wood and Winyates Green which are of unknown archaeological potential at the moment.

- 3.5 Further information on this work is included in Appendix C to this report which sets out an introduction to the 'Archaeology of Redditch New Town' prepared by the Historic Environment and Archaeology Service and includes a plan showing the location and extent of the above archaeological sites.
- 3.6 Following on from this work, the archaeologists campaigned to save some of the archaeology and incorporate it into the New town. They were joined in this endeavour by a number of conservationists and landscape architects whose objective was to preserve the various areas due to their habitat and wildlife potential. It seems that one of the leading planners at Redditch Development Corporation was very sympathetic to the findings of the archaeologist and was instrumental in incorporating open spaces into the development using the archaeology and bio-diversity as a justification for this action.
- 3.7 Subsequently, a Register of Worcestershire Countryside Treasures was also compiled in February 1973 by the then County Planning Officer for Worcestershire County Council including sites in the Borough of Redditch.
- 3.8 These sites of archaeological interest are now largely contained within designated areas of Primarily Open Space (POS), Sites of Special Scientific Interest (SSSI), Special Wildlife Sites (SWS), Local Nature Reserves (LNR), Scheduled Ancient Monuments (SAM) or Green Belt in the adopted Borough of Redditch Local Plan No.3 (LP No.3) and are afforded appropriate protection as will be seen by comparing the LP No.3 Proposals Map with the Archaeological Map of Redditch included in Appendix C.

3.9 Ultimately, this action was undoubtedly partly fundamental in the justification for the early provision of above average provision of open space in the Master Plan and 'on the ground' in the Borough. Redditch Borough Council are of the opinion that this level of provision was well justified and should be continued in any further development within the Borough.

4.0 **Arrow Valley Park (and open space provision in residential areas) - Draft Report October 1970**

4.1 This draft report was prepared for consideration by Redditch Urban District Council and Redditch Development Corporation and included an analysis of standards of open space provision, considered land availability together with proposals for the Arrow Valley Park as the hub of the town's open space system.

4.2 Section 1 of the report 'Analysis of standards of provision (Acres required per thousand persons)' is of particular relevance to this study. Paragraph A.1. confirmed that the Master Plan standard for playing fields was 3 acres (1.21 ha) per 1000 persons as recommended by consultants.

4.3 Significantly, Paragraph A.2. in Section 1 gave a summary of the then Ministry of Housing and Local Government (MoHLLG) research on standards as follows:

"Provision of Playing Pitches in New Towns", MoHLLG, August 1967, has been used as the basis of this report on playing field provision. This document, which is the first part to be published of a detailed study of open space provision, is the result of detailed survey and analysis of the situation in ten New Towns, with two established towns used for comparative purposes. The information is produced in terms of playing pitches with an estimate of the additional land required for the creation of playing field. The basic conclusion is that 1.5 acres (0.60 ha) of playing pitch per 1000 persons, is sufficient to meet all demands. In addition some 50% extra land will be required for the ancillary areas and circulation space – the exact extent depending on how economically the playing fields are laid out".

4.4 Paragraph A.3. in Section 1 – "Standards of Provision in Redditch" stated that the above information suggested that Redditch would

require 2.25 acres of playing field for each 1000 persons. However, it was suggested that with Redditch's problems of lack of level land and the necessity of allowing extra land for embankments to areas of tip, it would be more reasonable to allow 6% extra land which resulted in a requirement of 2.4 acres (0.97ha) per 1000 persons as opposed to 3 acres (1.21 ha) in the Master Plan. Nonetheless, Paragraph A.4. contended that Private Playing Fields and Dual Use facilities which might be provided by allocating additional land to some school sites had not been included in the standards of provision in Section 1 but if this were to be done, the standard would increase to about 3 acres (1.21 ha) per 1000 – that recommended in the Master Plan. Accordingly in Paragraph A.5, it was recommended that every effort be made to provide playing fields including multi use provision, at a rate of 3,0 acres (1.21 ha) per 1000 population.

- 4.5 Thus it will be seen from the above analysis that a higher than normal standard of playing field provision in Redditch was to emerge, based on physical factors.
- 4.6 In respect of General Open Space, Paragraph B.1 of the report commented that the Master Plan recommended 6 acres (2.42) ha per 1000 persons of open space (other than playing fields and golf courses) and “parks playgrounds and woodlands with public access”. However, some 10 acres (4.04 ha) per 1000 persons is the provision which can be calculated from the areas shown on the Basic Plan (Redditch Development Corporation Planning Proposals – Master Plan December 1966) as open space.
- 4.7 Paragraph B.3 was concerned with “General Recreation Areas” and commented that this term was used to cover all those open space areas which were not specifically designated in the report, but included provision for special uses listed in Paragraph B.4 (including consideration to the provision of archery range, clay pigeon shooting, model aeroplane flying, ski slope and pony jumping in the Arrow valley park and bird sanctuary, road walking circuit and motor cycle track outside that area). The standard of provision for this category of open space was 5.5 acres (2.22 ha) per 1000 persons.
- 4.8 “Woodland” was dealt with in Paragraph B.3 and was the term used for all wooded areas of open space accessible to the public. The report considered that although the 4 acres (1.61 ha) of woodland per 1000 persons derived from the Basic Plan indicated a degree of over provision, it was suggested that Redditch should be considered as a

special case amongst New Towns as far as its open space was concerned. Its woodland was regarded as being a unique asset in the development of a really habitable environment. Much of the woodland was on and difficult to develop for other purposes because of its topography.

- 4.9 No accepted standards of provision were available for the proposed lake in Arrow Valley Park and associated uses and the proposed golf courses (Paragraph B.5.). However, the great growth in popularity of both sailing and golf were noted in reports such as the MoHLG “Trends in Sport” and the West Midlands Sports Council Technical paper on Regional Recreation which supported the need for such facilities in this area.
- 4.10 It was recommended in Paragraph B.6 that the standard of General Recreation Area provision should not be reduced below 5.5 acres (2.22 ha) per 1000 persons and that every effort should be made to keep the standard of Woodland provision at about 4 acres (1.61 ha) per 1000 persons.
- 4.11 Paragraphs C.1. to C.6. discussed the provision and type of Children’s Play Areas in depth but for the purpose of this report, the final recommendations are of greatest relevance. The recommendations contained in Paragraph C.7 can be summarised as follows:
- a) Overall provision for playgrounds including toddlers’ playgrounds, junior equipped playgrounds, junior and teenager kickabout playgrounds to be provided in all new housing areas should be 0.75 acres (0.30 ha) per 1000 population (additional to doorstep play spaces, adventure play spaces, adventure play grounds and land set aside for Children’s Special uses.
 - b) Adventure playgrounds should be provided both for existing and new population at rate of 0.25 acres (0.10 ha) per 1000 persons.
 - c) 48 acres should be set aside during development of the town for Children’s Special Uses.
- 4.12 The remainder of the report went on to consider land availability for open space provision for the town as a whole and considered

proposals for the Arrow Valley Park as the hub of the town's open space system.

5.0 Arrow Valley Park Policy – Redditch District Council - August 1975

5.1 This policy statement was approved by Redditch District Council at a meeting held on 22nd September 1975 and provided the following objectives for the major open space system in the Arrow Valley Park:

- i) A statement of the planning and management parameters, giving guidance for the preparation of detailed development proposals.
- ii) A statement of priorities for development.

5.0 Redditch District Plan – Report of Survey - Borough of Redditch December 1980 (and Report of Survey Summary)

5.1 This report presented information gathering from a variety of sources which would later be used as the basis for the policies and proposals to be put forward in the Written Statement for the Borough of Redditch Local Plan No.1. A summary of the main findings in relation to recreation and leisure are relevant to this Study and are set out in the following paragraphs.

5.2 Paragraph 10.3.1 of Chapter 10 Recreation and Leisure recorded that the sphere of formal open space and purpose built recreation centres and sites was basically one of public and private provision mix. Paragraph 10.4.1 commented that public facilities in Redditch tended to provide for a greater variety of activities than privately-owned resources and that the Council provided for recreation with five types of facility viz:

- a) sports facilities – this could involve dual use with school premises;
- b) swimming pools;
- c) playing fields and pitches, associated changing facilities;
- d) children's play areas and 'kickabout' areas;
- e) parks and gardens.

- 5.3 An analysis of playing field and sports facility provision ensued in Paragraphs 10.4.2 to 10.4.7. In Paragraph 10.4.7, it was noted in relation to playing field provision that the Sports Council (“Planning for Sport” 1968) basing their results on a study of participation in new towns, suggested 0.97 ha per 1000 population, adjusted to take account of such factors as regional variations in demand. The Master Plan (1966) recommended a standard of 1.21 ha (3 acres) per 1000 population for playing field provision and so the anticipated level of provision of 1.13 ha at the time of preparing the Report of Survey fell between the two standards. In view of the generous provision of general open space adjustment of the shortfall at that time (in 1980) was not seen as a pressing priority.
- 5.4 It was recorded in Paragraphs 10.4.8 to 10.4.13 that whilst the total provision of playing fields within Redditch was reasonably satisfactory, there were geographical inequities in their distribution. From earlier survey work done by the Borough Council, it had been noted that the zones including Webheath, Crabbs Cross and the Western Areas and Batchley/Town Centre were rather underprovided in terms of public access to playing fields. General open space had been provided in excess of the Master plan’s recommendation of 2.4 ha per 1000 population. Paragraph 10.4.10 noted the abundance of natural woodlands tended to increase a bias in the calculations in Redditch but that every effort should be made to retain the standards derived from the Basic Plan (Redditch Development Corporation Planning Proposals – Master Plan December 1966). It was also noted that it should be recognised that woodlands were not as adaptable as clear ground and tended to be less flexible in terms of catering for either organised or spontaneous recreation.
- 5.5 Paragraphs 10.4.11 to 10.4.13 recorded that a standard of provision of 2.2 ha per 1000 population of general open space (excluding children’s playspaces) and 1.6 ha per 1000 population of woodland could be adopted but that this should be taken as a rough guide since such standards related to what was achievable within the Basic Plan rather than what was desirable. In the design of its estates, the Redditch Development Corporation had incorporated playspaces and these had been well stocked with equipment. Redditch did not have any significant formally laid-out parks and gardens but there were proposals to establish gardens on these lines adjacent to Bordesley Abbey. Provision of general open space had been rather more formal.

- 5.6 The following sections under the heading of 'Recreation and Leisure' from Paragraph 10.5 went on to discuss such issues as Informal Open Space, Arrow Valley Park, private recreation provision, allotments and constraints to provision of facilities; matters which are considered to be too detailed for inclusion in this study report.
- 5.7 Under the heading of 'The future – issues', Paragraph 10.13.1 discussed deficiencies and commented that:

"Whilst the provision of leisure and recreational facilities has generally kept pace with both adopted standards and demand, some shortfall has been identified. The deficiencies will have to be remedied alongside future increases in provision commensurate with the rising population. Intensification of uses can count towards meeting demand in some small way, although there are management problems which will need to be solved (e.g. uses on the Arrow Valley Lake)".

6.0 **The History of Redditch New Town 1964-85 by Gordon Anstis**

- 6.1 This document was written by Gordon Anstis, a long serving Board Member of Redditch Development Corporation and presented a comprehensive history of Redditch New Town when it was first published in 1985.
- 6.2 Of particular relevance to this Study is the diagram at Plate 23 (see Appendix E1) in Chapter 3 – The Master Plan which shows the Landscape Framework of the New Town. The explanatory text to Plate 23 reads as follows:

"The landscape framework in which the town is held is a particularly successful element of the total environment and was under the aegis of Corporation Landscape Architect from 1967 to 1984. The framework arose from the factors of topography, climate, watersheds and indigenous vegetation all of which were thoroughly analysed and incorporated into the Master plan.

Strict conformity to the early principles of containment by topography and vegetation has resulted in a town which has a high degree of enclosure and visual delight. The monotony associated with some new developments has been counteracted by the generous scale of planting provision. The prime open space is the Arrow valley Park from which a network of green

spaces reaches out into the built environment , all characterised by extensive use of native vegetation and culminating in the large tracts of new mixed woodland between differing land uses and alongside major highways.

Within these green spaces there are nature reserves, lakes, playgrounds, and informal parks and golf courses. No dwelling, shop or factory, even in the Town Centre, is more than a short walk from pleasant landscape surroundings".

6.3 It will be very evident from the above that the high level of open space provision and landscaping plays a very important role in this very special character of Redditch and that it is essential that this should continue any further development of the town.

7.0 **Amenities Strategy Statement – Borough of Redditch (Approved 1985)**

7.1 In 1985, the Amenities Committee of the Borough of Redditch approved this strategy which assessed trends in leisure and the demands for Council amenities which included recreation facilities, parks and other open spaces, ornamental areas playing fields and allotments (Section 1 – Introduction of the Strategy Statement). There were several reasons why it was appropriate to formulate a strategy for the Council's amenity and leisure services which are summarised below:

- i. with the departure of Redditch Development Corporation and subsequent bringing together of publicly owned amenities, there was an opportunity to co-ordinate all of these facilities and a need to provide direction for their future use and direction.
- ii. the Council needed to respond to changing patterns of recreation and trends in the use of leisure time and to develop the provision of amenities accordingly.
- iii. the population of the Borough continued to grow increasing pressure on the Council's range of services including amenities.

7.2 The Council administered and operated a wide range of sporting and recreation facilities including three major sports centres, two swimming

pools, a municipal golf course, Arrow Valley park and Morton Stanley Park (Paragraphs 2.1 to 2.15).

7.3 Paragraph 3.1 – Objectives of the Strategy states that in very general terms, *the overall aim of the Council's amenities services is to improve the quality of life of local residents and to give more meaningful purpose to the use of leisure time.* A number of objectives were identified including the need to develop the nature and range of leisure provision, encourage greater use of facilities, to ensure that there was adequate leisure provision for all of the population and to ensure proper maintenance of all amenity facilities. The Strategy went on to consider the implications for future policy and so forth.

7.4 Thus it will be evident that the Council placed great importance (and still does) on the provision and maintenance of open space and recreational facilities within the Borough.

8.0 **Borough of Redditch Morton Stanley Park - Policy Statement (February 1986)**

8.1 It is worth recording the preparation of this document in this Study Report. The Borough of Redditch Draft Local Plan No.1 (LP No.1) first proposed the establishment and protection of this large and important area of primarily open space on the south western side of the Redditch urban area incorporating the Green Lane Golf Course, Morton Stanley Park, Walkwood Coppice and several parcels of land between Morton Stanley Park and Green Lane.

8.2 Whilst the Arrow Valley Park situated to the east of the Town Centre forms the major hub for open space for the whole town, Morton Stanley Park nonetheless, forms a large tract of important open space located on the western side of the town.

8.3 The Draft Local Plan made the following statement in respect of both formal and informal open space:

"The Borough Council will continue the role of protecting and managing formal and informal public open space in existing and proposed schemes. The Borough Council will seek to encourage schemes for the improvement and enhancement of these areas within the Borough".

8.4 The Morton Stanley Park Policy Statement was prepared with the intention of providing the planning and management parameters giving guidance for the preparation of development proposals and a statement of priorities for development.

8.5 The preparation of this statement and successive policies and proposals undoubtedly demonstrates the Borough Councils continuing high priority given to the provision and range of open space in the town.

9.0 Borough of Redditch Local Plan No.1 (LP No.1) – Written Statement (August 1986)

9.1 Policy PH13 of LP No.1 required that:

"In the design of residential areas, both new estate and infill development, the Borough council play standards will be applied".

9.2 The reasoned justification (RJ) established that the provision of playspace in residential areas was a principle commonly accepted and the standards were those which the Borough Council had successfully operated in the past. The standards are reproduced under the heading Policy PH13 of LP No.1 in Appendix A to this Study Report.

9.3 The introduction to Recreation and Leisure at Paragraph 4.7 stated that there were several major recreation issues with implications for the Local Plan. There was a shortfall in the provision of certain facilities which was likely to be made worse by the expected increase in population up to 1991. However, it was perceived that recreation and leisure provision is one area where the Borough Council can itself implement many of the policies it made. This was unlikely to come about by public provision but the emphasis was likely to be on the efficient and imaginative use of existing facilities and active encouragement of private provision.

9.4 The following Policies under the heading of Recreation and Leisure are of particular relevance to this Study:

Policy RL.8 Playing Field sites to meet a minimum standard of 0.97 ha/1000 people by 1991 are designated on the Proposals Map:

- a) Arrow valley High school (Dual Use) 4.45ha*
- b) St Augustine's High School (Dual Use) 4.45ha*

- c) Morton Stanley Park 3.50ha
- d) Arrow Valley Park Central – between 7.20ha and 16.20ha
- e) Arrow Valley Park South - up to 13.30ha

TOTAL between 32.90 & 41.90ha

The RJ to Policy RL.8 read as follows:

"These proposals were to follow the existing principle of concentrated public playing fields in the parks and on a dual-use basis at High Schools etc, rather than distributing them throughout the residential districts. Existing playing fields in Redditch total 62.85ha. To predict future need, standards for playing fields provision were applied to the likely population level at the end of the Plan period. The two standards used were the Sports Council's standard of 0.97ha/1000 people and the Master Plan's recommended standard of 1.31 ha/1000 people".

The results of this analysis are shown in the following table:

Playing Field Provision in Redditch by Sports Council and Master Plan standards

<u>Standard</u>	<u>1981</u>	<u>1991</u>
0.97ha/1000 pop (SC)	64.40ha	77.53ha
1.21ha/1000 pop (MP)	80.30ha	96.46ha
Actual Provision	62.85ha	between 95.75 and 104.75ha

Present provision falls below both standards but proposals for further sites detailed above would result in between 32.9ha and 41.9ha of additional playing field. If all sites were fully implemented this could provide between 95.75 hectares and 104.75 hectares by 1991, to give a provision between 1.20ha/1000 people, (just above the standard) and 1.31 ha/1000 people at the higher level of provision. It is unlikely that all the land will be used for playing field purposes during the Plan period and a more realistic provision of 88.7 ha can be expected (1.11 ha/1000 people)".

9.5 Whilst there was an apparent short fall in playing field provision during the preparation of the Plan, it was evident that following

implementation, even assuming the more realistic provision of 88.7ha of playing field, there would be a higher provision than the Sports Council's standard.

- 9.6 In terms of general open space, Policy RL.12 stated the following:

"A General Open Space Standard of 2.43 ha per 1000 people will be applied as a minimum level to be maintained throughout the Plan period".

The RJ read as follows:

"General Open Space comprises plots of 0.4 ha and above, and includes planting strips, buffer zones and landscaped major pedestrian paths, but excludes highway verges and children's playgrounds. As each of these plots will be evaluated for development potential, some minimum level of provision should be maintained to ensure townscape harmony. Although it is difficult to measure the amount of general open space, it is apparent that the provision in excess of the Master Plan standard of 2.43 ha/1000 people has been achieved. Adoption of this standard by the Borough Council would therefore allow for the limited erosion of those parts of the present areas of general open space which have potential for development without substantial detriment to the quality of the town. It should be noted, however, that any standard for open space should only be regarded as a rough guide, as unique town or specific site conditions largely dictate the actual amount achieved (see policies RL.18 and CTL.1)".

- 9.7 Thus the overall standard of open space provision for Local Plan No.1 (taking RL.8 and RL.12 into account but excluding Policy PH.13 – children's play spaces) was 3.4 ha/1000 people.
- 9.8 The main pressures on the townscape and landscape arising from the rapid rate of development which had made areas of the town particularly vulnerable to change were recognised. The Local Plan identified issues likely to affect the physical appearance of the town and Policies CTL.1 to CTL.7 afforded protection to appropriate physical features and for the open space in the town which plays an important role in maintaining townscape harmony. In particular, Policy CTL.1 sought to continue the role protecting and managing formal and

informal of open space and CTL.7 encouraged the informal recreation and educational use of the countryside within the town.

10.0 **Borough of Redditch Local Plan No.2 (LP No.2) Written Statement Adopted 5th February 1996**

10.1 The introduction to Section 9 – Recreation, Leisure and Tourism of LP No.2 recorded that the Borough Council survey carried out in 1990 found that the present provision of outdoor playing space for sport in the Borough showed a significant shortfall as measured against the standards in LP No.1 and by the NPFA. To avoid exacerbating the situation, existing recreational facilities were to be safeguarded and new major housing development should have substantial recreational provision in association with it. A policy was included in the Standards and Implementation Section (Policy SI.12) to deal with general children's play provision in new developments.

10.2 Policy RLT.1 was as follows:

"A standard of 1 hectare of outdoor sports pitches per 1000 population will be maintained as the minimum provision in the built up area of the Borough. New playing fields will be provided in the public parks and on a dual use basis at schools according to the availability of finance and in response to recognised local deficiencies".

The RJ for RLT.1 explained that this standard was based on that adopted by the Sports Council and could be used to evaluate proposals to redevelop playing fields at ward or local level and that Policy HE.7 encouraged arrangements for the dual use of existing school facilities. Taken with Policy RL.2, this approach maintained the Borough Council's past recognition of the importance of adequate outdoor sport provision. This standard was distinct from Policies RLT.4, RLT.5 and SI.12.

10.3 Policy RLT.4 in respect of children's play space was as follows:

"Requirements for children's play space will be assessed against the minimum play space standards identified by Policy SI.12 of the Plan. In proposed developments involving the creation of at least 500 dwellings, part of the requirements should include provision of mini-parks, calculated on the basis of one mini-park per 500 dwellings".

The RJ commented that the reservation of sufficient and appropriate space for children's play was an accepted part of good residential development.

- 10.4 In respect of general open space, Policy RLT.5 was as follows:

"A standard of 2.43 hectares of general open space per 1000 population will be maintained as the minimum provision in the built up areas of the Borough".

The RJ explained that playing fields (Policy RLT.1) and children's play space (policies RLT.4 and SI.12) were required in addition to the provisions of Policy RLT.5 with respect to General Open Space.

- 10.5 As previously mentioned in Paragraph 10.1 of this report, Policy SI.12 sought to provide adequate provision of children's play space as follows:

"In new residential development of at least 10 dwellings for family accommodation, a general provision for children's play space of 5 square metres per child bed space (in addition to private gardens), will be required.

This should be provided as unequipped, soft landscaped amenity space(s) giving opportunities for informal play by young children".

In the RJ, it is worth recording that it was explained that the Borough Council philosophy of provision for play was that it should be so co-ordinated as to provide a play circuit composed of a series of facilities for children's play that are linked by a pedestrian system.

- 10.6 In conclusion, it will be evident from LP No.2 that the present provision of outdoor playing space for sport in the Borough showed a significant shortfall. Accordingly, existing recreational facilities were to be safeguarded and new major housing development should have substantial recreational provision in association with it and that overall standards would exceed the minimum recommended by the NPFA.

11.0 **A Playing Pitch Strategy for Worcestershire – June 2002**

- 11.1 This countywide playing pitch strategy was produced by PMP Consultancy for the six local authorities in Worcestershire (including

Redditch Borough Council) and Worcestershire County Council (the Steering Group) in June 2002. The strategy was compiled through an analysis of current levels of pitch provision, providing information to inform decisions and determine future development proposals in Worcestershire and assisting the authorities to meet the demand for pitches in accordance with the methodology developed by Sport England in conjunction with the NPFA and the Central Council for Physical Recreation (CCPR).

11.2 For the purposes of this Study, it is not necessary to include any detailed findings. However, it is important to make reference to the Playing Pitch Strategy to demonstrate the Borough Council's commitment to open space provision.

11.3 The findings of the Playing Pitch Strategy (primarily that there was a deficit in terms of playing pitches in the Borough) were taken into account in the Redditch Open Space Needs Assessment – Final Report of June 2005 (see the following section of this Report). The findings of the Strategy were also reflected in the preparation and adoption of LP No.3 particularly Policy R.5. (see Paragraphs 13 at seq of this Study Report).

12.0 **Open Space Needs Assessment (OSNA) – Redditch Borough Council – Document 1 – June 2005**

12.1 **PPG17 Planning for Open Space, Sport and Recreation** (July 2002) provides the most recent and up-to-date government guidance on the consideration of open space and sport and recreation matters in relation to the land use planning system. Revisions to the guidance recognise the importance that sport and recreation play in the quality of life for people.

12.2 In terms of managing and planning for the provision of open space, PPG17 identifies that it is essential for local authorities to know and understand the needs of local communities and that in so doing; it advises that local authorities should undertake robust assessments of both the existing and future needs communities.

12.3 This first comprehensive Open Space needs Assessment (OSNA) was undertaken by the Borough Council in 2005 and will provide invaluable information for subsequent development of local standards. This open space assessment accords with that Government guidance which advises not only robust assessments of existing and future needs but

also a qualitative and quantitative assessment of open space in order for local authorities to be able to effectively manage and plan for open space provision.

- 12.4 Much of the OSNA report of 2005 is much too detailed for inclusion in this study report but the findings the **Borough Wide Analysis of Quantity and Accessibility** in Paragraphs 8.10 to 8.15 of the OSNA Report are of particular significance and have been reproduced below:

"Quantity

- 8.10 *The adequacy of open space has traditionally been assessed by comparing the area of open space to the total population within a geographic area. PPG17 states that local authorities should set local standards for open space provision that should be incorporated into development plans. A key issue for the Strategy is therefore what sort of standard is appropriate for Redditch Borough Council.*
- 8.11 *To gain an initial impression of the adequacy of overall provision, which would complement the accessibility assessments, we resolved to compare provision with the existing NPFA standard. This standard is 6 acres (2.4ha) per 1000 population, which is the most common standard that was formerly used nationally and developed by the National Playing Fields Association.*
- 8.12 *That standard must, however be taken in context as this is a standard for **outdoor playing space** defined as 'space that is safely accessible and available to the general public, and of a suitable size and nature , for sport, active recreation and children's play. It is a significant component, but not the only form, of open space.' Land excluded from the definition include, 'verges, woodlands, commons, nature conservation areas, allotments, ornamental gardens and parks (except for clearly defined areas within them for sports, games practice and play).' These can make up a substantial component of the overall open space provision, and serves to emphasise the need to develop local standards.*

Table 8.7 (Above) Quantity of Open Space across the Borough

Borough Wide Informal unrestricted Open Space (ha/1000)	Borough Wide Formal Open Space (ha/1000)*	Borough Wide Informal Unrestricted Open Space (ha/1000) Minus sites <0.4ha, & Sub-Regional Parks* *
8.7	2.73	7.43

*Amenity, Parks, & Semi Natural

*Play, (50% of Schools), Sports, Regardless of access

*Minus = approx. 105 ha

8.13 Table 8.7 shows that the overall Borough standard of 8.13 of informal unrestricted open space is 8.7 hectares/1000 population. Comparison with the NPFA standard shows that there are 2.73 ha of Formal Open Space per 1000 population, a figure which is very healthy. The third figure in Table 8.7 of 7.38 ha/1000, disregards the Sub-regional site at Arrow Valley Country Park, and all informal sites of unrestricted access under 0.4ha, as it could be argued that the future supply of such sites would not be requested in developer's contributions. The Borough-wide standard of 8.7 ha has been compared with other recent standards that have been derived using the same method, and these are shown in table 8.8".

12.6 Table 8.8: Standards of Provision of Open Space in Other Local Authorities

Recent Open Space Standards	Hectares of Unrestricted Open Space per Thousand Population (Draft Standards 2004)
London Borough of Tower Hamlets	1.6ha/1000
London Borough of Lambeth	1.6ha/1000
London Borough of Southwark	2.6ha/1000
London Borough of Croydon	4.3ha/1000
Oxford City Council	4.6ha/1000
Redditch Borough Council	8.7ha/1000

- 12.7 In the final section of the report entitled 'Quantity and Accessibility Audits', it is recorded in Paragraph 10.33 that:

"We recommend that a borough wide standard should be set which is based on the current level of open space provision. Although the standard may be significantly higher than those set by family authorities, this reflects the unique environmental and landscape quality of the Borough, which the Council should aim to maintain for future generations to enjoy".

- 12.8 The Borough Council contend that the above extracts demonstrate that the provision of open space generally in the Borough is well above the norm especially when compared with other local authorities and should be maintained.

13.0 **Borough of Redditch Local Plan No.3 (LP No.3) Written Statement Adopted 31st May 2006**

- 13.1 The introduction to LP No.3 (Paragraph 1.1) emphasises that open space is an invaluable recreation facility, has a major bearing on the quality of people's lives and that not only can open spaces of all types meet a variety of formal and informal recreation needs for all the community but that open space is important in terms of visual amenity and local environmental quality. Open space is beneficial for nature conservation and the Borough Council wishes to protect and enhance open space provision within the Borough.

- 13.2 In producing LP No.3, the Borough Council undertook a robust assessment of the existing and future needs of the community for open space. The Open Space Needs Assessment referred to in the previous section (Paragraphs 11.0 to 11.8 above) was produced to inform some of the policies and proposals in LP No.3 and the open space land classifications in Culture and Recreation chapter were developed around the findings of the Open Space Needs Assessment.

- 13.3 An outline of the relevant policies and proposals in LP No.3 are set out in the following paragraphs of this section of this Study Report.

- 13.4 Policy R.1 – Primarily Open Space seeks to protect open space in the Borough and establishes that:

"Proposals which would lead to the total or partial loss of Primary Open Space will not normally be granted planning permission unless it can be demonstrated that the need for development outweighs the value of the land as an open area".

The policy continues by setting out criteria against which applications for development on Primarily Open Space can be assessed including environmental and amenity value of the area: potential contribution the site makes to the character of an area; whether the site provides a link between other open areas; that it can be demonstrated that there is a surplus of open space and so forth. New areas of open space created by developments during the course of the Plan warrant the same levels of protection.

- 13.5 Incidental open space (open spaces not identified as Primarily Open Space in Policy R.1) are generally smaller than areas of Primarily Open Space, have less conservation value but are nonetheless, contribute to the quality of the urban area and Policy R.2 – Protection of Incidental Open Spaces seeks to protect those areas.
- 13.6 Policy R.3 – Provision of Informal Unrestricted Open Space commences as follows:

"The Borough currently has an average 7.43ha of informal Unrestricted Open Space per 1000. The Borough Council aims to maintain this standard. Developments of 5 dwellings or more will be expected to provide an appropriate amount of informal Unrestricted Open Space to ensure that this standard is maintained and where appropriate surpassed. Developers are required to negotiate with the Borough Council in order to establish how much Unrestricted Open Space they will be expected to provide with their development.

Informal Unrestricted Open Space should normally be provided through direct provision on or off site, or where necessary through financial contributions. The value of any financial contribution and/or the amount and type of Informal Unrestricted Open Space will be determined by the Borough Council and will be relevant to the scale and nature of the development.

The Borough Council aspires to have all appropriate open spaces within the Borough achieve an equivalent of 70% in relation to the

Green Flag Award standard. In order to help achieve this goal, developments of 5 or more dwellings will be expected to upgrade existing open spaces and/or provide new open spaces of a quality that reflects the scale and nature of their development".

13.7 The RJ to Policy R.3 explained that new developments may place additional demands on existing Informal Unrestricted Open Spaces. All developments of 5 or more dwellings will be expected to contribute towards the provision of new Informal Unrestricted Open Spaces or towards the improvement of existing Informal Unrestricted Open Spaces. The OSNA Report of June 2005 had identified that the Borough had an average of 7.43ha of Informal Unrestricted Open Spaces per 1000 population and that some wards would exceed this amount whereas others were less. The Borough Council would take appropriate steps to remedy variations.

13.8 Policy R.3a 'Green Open Spaces and Corridors' is significant in relation to this study and is as follows:

"Both within and on the periphery of the Borough, the creation and conservation of green open spaces and green corridors, including watercourses, appropriate to the landscape character of the area will be encouraged. Where possible, these should be continuous and linked to the open countryside in order to maximise their ecological, recreational and landscape potential".

13.9 Policy R.4 'Provision and Location of Children's Play Areas' establishes that:

"New residential development, with the exception of some specialist forms of housing (e.g. elderly peoples homes), will increase the demands placed upon existing children's play facilities. The Borough Council will seek to negotiate for the provision of a new play area or an equivalent financial contribution, unless it can be demonstrated by the developer that the provision of play facilities is not necessary. This will apply to developments of 5 dwellings or more. The Borough Council will determine the nature of any provision and whether it should be on or off site".

13.10 The RJ to Policy R.4 explained that the Council supports the principles of the NPFA in relation to the allocation and design of children's play areas. The NPFA recommends that 0.8ha of children's play space is

available per 1000 population (405 dwellings in Redditch's case) but whilst this target serves as a guide it does not recognise local circumstances.

13.11 Policy R.5 'Playing Pitch Provision' commences as follows:

"The Borough Council will endeavour to achieve and maintain 1.21 hectares per 405 dwellings standard of playing pitch provision in accordance with Worcestershire Playing Pitch Strategy. In attempting to achieve these standards, special regard will be made to the need to provide this playing pitch provision and ancillary facilities to the size, type, standard and location appropriate to the needs of the Borough. All new developments of 5 dwellings or more will be expected to provide playing pitches to the standards".

13.12 Policy R.5 continues by specifying that retail, commercial and industrial developments may also trigger the need for playing pitch provision.

12.13 The RJ for Policy R.5 states that as prescribed by the Playing Pitch Strategy for Worcestershire, the Borough Council will use the NPFA standard of a minimum 1.31 hectares of playing pitches per 1000 population as the target level provision for the Borough. The average household population in Redditch according to the 2001 census is 2.47 people per dwelling and therefore the 1.21 ha of land should be provided for every 405 dwellings.

13.14 Allotments are an important element of the open space provision within the Borough and Policy R.6 seeks to protect allotments from development.

13.15 It will be evident from the above policies and proposals (and previous policies) that the Borough Council has been intent on providing and protecting significant levels of open space in the Borough through the statutory plan process.

14.0 **White Young Green Report (WYG) – First report – December 2007**

14.1 Paragraph 9.05 of the Conclusions of the first WYG report records that calculations in relation to Options 2 and Options 3, Redditch's generous levels of green open space would be maintained in any expansion areas to facilitate the incorporation of major landscape and ecological features.

15.0 **Draft Open Space Needs Assessment – Redditch Borough Council – October 2008**

15.1 This draft document was an update of the June 2005 Open Space Needs Assessment and primarily took account of:

- Changes to ward boundaries;
- Since the 2005 report, there had been developments on open spaces which needed to be reflected in this latest report;
- The Council was preparing a Core Strategy and PPG17 stated that the preparation of an Open Space Needs Assessment should correlate with the preparation of a Development Plan;
- It was considered necessary to add to the work carried out in 2005 by including information on indoor sports facilities to ensure the assessment was compliant with PPG17.

15.2 There are a number of general findings emerging in the 'Preliminary findings/conclusions' of the Draft Report that are pertinent to this Study and they have been set out below (it should be noted that there are a number of subjective stages that need to be completed in order for a full set of conclusions to be drawn up and the conclusions formed at this stage are representative of the work undertaken to date):

- Inclusive of all Unrestricted open space sites, the Borough has an informal has an informal unrestricted open space standard of 9.08ha/1000 population.
- Excluding the Arrow Valley Country Park and sites below 0.4ha the Borough has an informal unrestricted open space standard of 5.9ha/1000 population (Arrow Valley is a sub regional park and consequently is considered to be a site that would not be asked for as a planning obligation, in addition to this site of less than 0.4ha are considered to be asked for as a planning obligation).
- The Borough as a whole has a diverse range of open space sites; this is demonstrated through the variety of site

designations e.g. Amenity open space and Semi-natural etc. In addition to this there are numerous open space sites with additional designations contained on them such as Special Wildlife Sites etc.

16.0 **Study into the Future Growth Implications of Redditch – Second Stage Report (Stage II Study) and Executive Summary – White Young Green (WYG)- 20 October 2008**

16.1 Paragraphs 1.12 and 1.13 of this Stage II Study refer to the Nathaniel Lichfield and Partners study which provide the Panel undertaking the Examination in Public with further options that could deliver higher housing numbers. Whilst that study did not recommend allocating any additional growth to Redditch, it suggested that 2500 units from Bromsgrove's additional growth could be associated with Redditch and this further study by White Young Green therefore considers two growth options based on 6,600 and 9,100 dwellings.

16.3 This Stage II Study builds upon the Addendum to the Stage I Study and is:

*"an objective appraisal of the most appropriate way accommodating the growth options **not constrained** by the administrative boundaries of the local authorities or policy designations of Green belt or Areas of Development restraint (ADR)".*

For these reasons, the report's findings differ to those of the prevailing Local Plans, the emerging LDF Core Strategies, the 2006 Masterplan for the North West of Redditch (which considered the development of Brockhill ADR and proposals for the redevelopment of Abbey Stadium (Paragraph 1.14 of Stage II Study).

16.4 The study reviews what existing capacity exists within the Redditch urban area to accommodate new development and considers in more detail how best to distribute the required growth to Redditch's existing urban area including land within Bromsgrove and Stratford-on-Avon District Council areas (Paragraph 1.15).

16.5 Paragraph 1.16 of this Stage II Study explained that Redditch Borough Council were undertaking a Strategic Housing Land Availability Assessment (SHLAA) which evaluated the sources of residential capacity (see Section 20.0 of this Study). As part of the Stage II Study,

WYG have also carried out a partial review (see Section 18.0 of this Study) of RBC Open Space Needs Assessment (OSNA) which had identified some surplus open space which has been fed to the SHLAA and the preliminary findings of the SHLAA have been taken into account in the Stage II Study.

- 16.6 The Stage II Study considered what land requirements would be required to meet the two growth scenarios taking into account identified capacities and making allowances to provide open space, education and so forth (Paragraph 1.18). WYG have also considered the likely form and character of these urban extensions (Paragraph 1.19) and comments that:

"Redditch has a unique urban form stemming from its design as a New Town. It is characterised by large areas of banded tree planting and landscaping associated with the principal distributor roads which shield and separate the individual districts and neighbourhoods. This raises the issue as to whether these urban extensions should continue this form and character or should higher densities be adopted to minimise the extent of these incursions into the surrounding countryside. There is clearly a balance that must be struck".

- 16.7 Paragraph 1.20 stated that the Stage II study is based on a minimum density of 35 dwellings per hectare and is higher than the density of 30 dwellings per hectare (dph) adopted by RBCs SHLAA but *'should enable sufficient flexibility in the design and layout of the expansion areas to maintain the established characteristics of Redditch'*.
- 16.8 Paragraph 1.21 continued by commenting that: *'By incorporating land that is less suitable for development, such as that at risk of flooding, for amenity use the extent of these incursions into the surrounding countryside will be minimised'*.
- 16.9 Under the heading of 'Urban Capacity', Chapter 2 of the Stage II Study examined existing residential land capacity. Paragraph 2.02 commented that WYG are of the opinion that the 30 dph used in the local authority's SHLAA is not sufficiently ambitious and does not reflect densities achieved by actual site assessments and developments. WYG therefore increased the assessment to 35 dph which equates to an additional capacity of 147 dwellings.

- 16.10 Chapter 2 continued by reviewing open space and commented in Paragraph 2.04 that Redditch is a planned new town incorporating good levels of open space including the Arrow Valley Park which is regarded as a regional facility and that there are large areas of landscaping to principal roads leading to a perception of high levels of green space. Paragraph 2.05 states that the Council commissioned Scott Wilson to undertake a Review of Open Space in 2005 (see Paragraphs 12 et seq of this report) which concluded that the present levels of Open Space which amount to 7.48 hectares per 1000 population should be maintained. This standard of provision was incorporated into the land requirement calculations contained in the Stage I WYG report.
- 16.11 Paragraph 2.06 continued that as there is insufficient urban capacity available to accommodate any of the growth scenarios, extensions to the urban area are inevitable. In order to minimise the extent of these incursions into the open countryside, a partial review of the Scott Wilson report was undertaken to ensure that there was no underutilised green space that should more properly be assessed to see if additional capacity for housing could be identified.
- 16.12 A review of two typologies: 'Amenity Open Space' and 'Semi-Natural Open Space' was undertaken and six sites were identified and included for assessment as part of the SHLAA which gave capacity for an additional 147 dwellings (Paragraph 2.07).
- 16.13 The report went on to consider possible alternative growth locations and concluded that a concentration of development at Bordesley Park demonstrated the greatest opportunity to accommodate either development option within manageable impacts.
- 16.14 The hypothesis advanced in Paragraphs 17.5 to 17.12 is reviewed in the Summary and Conclusions of this Study and considers whether it will have a fundamental effect on the higher levels of open space which have long been the aim of policies for the town.
- 17.0 **Study into the Future Growth Implications of Redditch – Second Stage Report - Appendix One: Open Space Review – White Young Green - November 2008**
- 17.1 As part of the Phase II Study, WYG were asked to review open space in the Borough. The aim of this document is to identify land that could be considered surplus to 'open space' requirements. Sites identified

through this review have been submitted to the SHLAA process for evaluation as development opportunities for residential development.

17.2 In Section 2 - Methodology, the Open Space Needs Assessment of 2005 (Paragraphs 12 et seq of this Study) identified 9 classifications of open space including allotments, churchyards, civic squares, parks, play areas and so on. Paragraph 2.02 of this Open Space Review explained that in the context of reviewing these sites for their development potential, the decision was taken to remove the first 7 of the classifications for reasons set out in Paragraph 2.01 of the Review. The remaining two categories of open space considered worthy of full review from the 2005 study were amenity open space and semi-natural open space.

17.3 A report was commissioned to establish the ecological value of each of the sites in the above categories and the sites were subsequently categorised a desk based review into three classes based on their scores in 'high conservation value', 'moderate conservation value' and 'low conservation value' (Paragraphs 2.03 to 2.06).

17.4 Some 31 sites were identified in the report as 'low' value and these were then included in the review of amenity open space and site visits were undertaken to assess their potential for development)Paragraphs 2.07 and 2.08).

17.5 In summary, the assessment of these spaces looked at the following key areas (Paragraph 2.13):

- How does the site relate to other open space locally?
- Is the open space required?
- Is there any additional ecology and amenity value offered by the site?
- What are the development constraints?

17.6 The survey sourced 6 sites with development potential and these sites were presented to the Council for further assessment as part of the Council's SHLAA (Paragraph 3.01 of Section 3 – Opportunities for Development).

17.7 It was concluded in Paragraph 3.02 of Section 3 that:

"The review of semi-natural and amenity open spaces was an important part of the growth options study and ensures that a thorough review for development within the town is considered before looking at urban expansion sites to meet the RSS target. The review has identified 6 sites worthy of consideration in the SHLAA and these sites have the potential to yield 147 dwellings reducing the need develop 7.5Ha of land outside of the current settlement boundary".

18.0 **Employment Land Review (ELR) – Redditch Borough Council in association with GVA Grimley and GHK Consulting - November 2008**

18.1 The Employment Land Review (ELR) has been prepared by Redditch Borough Council in association with GVA Grimley and GHK Consulting who were appointed by the Borough Council to assist in the preparation of the review.

18.2 Stage 2 of the ELR provided a detailed set of demand forecasts for Redditch Borough's economy. 'Stage 3 – Identifying a "New" Portfolio of Sites' represents the final stage of the Employment Review and focuses on recommending a portfolio of local employment sites to meet local and strategic planning objectives for the District. It is this document which is germane to this Study Report.

18.3 In the Site Appraisal Criteria of Stage 3, a site assessment sheet was developed and carried out by RBC Planning Services and the Economic Development Unit (EDU). The contents of the assessment sheet was derived from past experience and of assessing sites and the Employment Land Review Guidance Note (2004) and a ranking system was also developed taking into account the emerging West Midlands Regional Spatial Strategy Policy PA6A 'Employment Land Provision'.

18.4 All sites in the ELR were assessed according to two criteria namely – their contribution to economic development policy objectives and secondly whether, and to what extent, the sites might be judged as environmentally sustainable.

18.5 In addition, a number of studies were undertaken as part of the preparation of the Council's Local Development Framework and these studies also assisted in identifying constraints on the potential employment land sites. These studies included:

- Open Space Needs Assessment;
- Strategic Flood Risk Assessment;
- Study into future growth implications for Redditch Borough;
- Rural Accessibility Study.

18.6 Based on the work undertaken as part of Stage 1 and Stage 2 of the ELR, there was a need for significant amounts of employment land up to 2026.

18.7 As a consequence, some eight Local Plan No.3 Primarily Open Space sites were identified in the List of Employment Sites to assess in Appendix B of the ELR as follows:

UCS 4.47	Land off Thornhill Road, North Moons Moat
UCS 6.18	Land off Broadground Road
UCS 6.43	Land between Morrison's (ex Safeways) superstore and Brooklyn garage
UCS 8.25	Land rear of Hospital
UCS 8.26	Land rear of Hospital (merged with 8.25)
UCS 9.50	Studley Road (Delsons) (land locked but ELR to assess)
UCS 9.55	Land off Heming Road
UCS 9.58	Land fronting Matchborough Way

19.0 **Strategic Housing Land Availability Assessment for Redditch Borough (SHLAA) – Redditch Borough Council – October 2008**

19.1 As stated in Paragraphs 17.5 and 18.6 of this Study, the Borough Council have prepared a SHLAA for the Borough in accordance with PPS3. Paragraph 1.4 of the SHLAA explains that the document provides background evidence for the Borough of Redditch Core Strategy which is currently being produced and is at Preferred Draft Stage. This technical report will indicate whether sufficient land is potentially available to meet the levels of growth proposed for Redditch Borough in the West Midlands Spatial Strategy (RSS) and will provide evidence to support decision-making within the plan process.

19.2 The SHLAA guidance lists potential sources of sites which should be considered by local authorities; both sites in the planning process and sites not currently in the planning process.

- 19.3 Sites in the Assessment have been derived from many sources (see Paragraph 6.5 of SHLAA) including the WYG first report (December 2007) and the WYG Stage II Study (October 2008).
- 19.4 More specifically, Appendix One - Open Space Review of the Stage II Study proffered some 6 amenity sites for consideration as potential development sites in the SHLAA (see Paragraph 18.7 above).
- 19.5 Paragraph 6.10 of the SHLAA recorded that in Stage 4: 'Determining which sites and areas will be surveyed':

"To ensure a comprehensive assessment, all sites identified positively through the desk top review were surveyed, assessed and photographed. For reporting purposes, they have split into two Technical Appendices: Appendix A: Sites considered as having development potential in the SHLAA, and Appendix B: Sites dropped from consideration in the SHLAA. As a cross check mechanism to ensure that all sites which may have development potential were picked up for assessment in Stages 2 and 3, White Young Green Consultants, as part of its Phase II Study in to Redditch related growth, assessed amenity open spaces and semi-natural open spaces. The amenity open spaces identified by White Young Green are listed at Appendix 3 along with details of how they were treated in the SHLAA. (See Stage II Study). Of the semi natural open spaces assessed by White Young Green, 31 were considered as 'low' value from an ecology point of view. However, following review, White Young Green considered that none of these sites had any real development potential".

- 19.6 Appendix 3 of the SHLAA is set out below and it should be noted that four of the six amenity spaces put forward by White Young Green as having development potential have been 'adopted' as part of the assessment:

Appendix 3

Sites identified by White Young Green which may have development potential

Site Address/Name	Remarks on suitability
Butlers Hill Lane	Not surveyed. Land considered in Local Plan No.2 Modifications Inspectors Report to be

	provided as strategic open space for the Brockhill development. It is a strategic open space buffer between housing and employment land uses
Pheasant Lane	Part of site picked up for survey under Local Plan No.3 sites to meet potential housing target shortfalls (LPX02). Remainder of site not surveyed as dense undergrowth and mature trees plus some land associated with community facility uses
Wirehill North	Site picked up for survey under UCS 8.47 & UCS 8.10
Hunt End Lane	Site picked up for survey under UCS 3.23
Oakenshaw Road	Site picked up for survey under Local Plan No.3 sites to meet potential housing target shortfalls (LPX07)
Rye Grass Lane	Not surveyed. Eastern half of site would bring properties too close to Windmill Drive with no natural screening/ sound buffer. Far western area of site is deeply pitted with several mature oak trees and dense hedgerow. Remainder of site may be suitable for around four dwellings and therefore falls below the site yield threshold for the SHLAA

19.7 In addition, a further six public open space sites have been identified in the SHLAA as having development potential as follows:

- East of Longfellow Close – 0.30 ha
- Brooklands Lane and Offenham Close 1.33ha
- Land off Lady Harriets Lane – 0.43 ha
- Opposite Kempford Close – 0.34 ha
- Former Dingleside School Playing Field – 2.47 ha
- Rear of Watery Lane and Ravensmore Close – 0.67 ha

20.0 **Latest Assessment of Open Space Provision following the ELR and SHLAA**

20.1 In terms of open space provision, this is currently 7.43ha per 1000 population in Local Plan No.3. The update of the OSNA has eliminated Arrow Valley from the calculations reducing the standard from 7.43 ha per 1000 population to 5.9 ha per 1000 population. This was due to a

number of reasons but mainly because the Arrow Valley is classed as a Sub-regional site and is now excluded from the calculation whereas in previous studies it was included.

- 20.2 Following the update of the OSNA in 2008, the impact of the SHLAA and ELR will reduce the open space provision from 5.9 ha per 1000 population to 5.78 ha per 1000 population in OSNA terms. For the purposes of comparing open space provision consistently with previous standards, if the Arrow Valley is included in the overall provision of open space, the overall standard is likely to reduce from 7.43ha to 7.31 ha per 1000 population.
- 20.3 Whilst this reduction in the overall standard of provision of open space is regrettable in some ways; there is a balance to be achieved in upholding the overriding need to protect the Green Belt and open countryside. Thus, this loss of a small amount open space for potential development is considered by the Redditch Borough Council to be an acceptable compromise or balance in protecting the Green Belt and open countryside.
- 20.4 Compared with the comparison in the OSNA Study of 2005, it will be seen that the standards for Redditch are still well above the norm (see Paragraphs 12.6 and 12.7 of this Study).
- 21.0 **Summary and Conclusions Excluding the Arrow valley which is considered to be a regional facility**
- 21.1 The raison d'être and justification for higher standards provision of open space over many years is well established in this Study Report in the opinion of the Borough Council.
- 21.2 It will be evident from an examination of Appendix A - 'Summary of Open Space Standards' that the overall standard in the Borough is well above the minimum standards established by the NPFA. The recent OSNA Report demonstrate that the Borough has an informal unrestricted open space standard of 9.08ha per 1000 population which represents a diverse range of open space sites. Following the WYG Stage II Studies, if the Arrow Valley is excluded from the calculations (now considered to be a regional facility), the latest assessment suggests a provision of 5.78 ha per 1000 population, still well above the norm.
- 21.3 The principle conclusions to be drawn from this study are as follows:

- a) It is evident that the provision and creation of open space was considered to be a highly important aspect of the development of the New Town and that ethos has been continued by Redditch Borough Council through statutory Development Plans to the present day.
- b) The sites of archaeological interest were partly fundamental in the justification for the provision of above average provision of open space in the Master Plan for the New Town and Council are of the opinion that this level of provision was well justified and should be continued in any further development within the Borough.
- c) It was Redditch's problems of lack of level land and the necessity of allowing extra land for embankments and areas of tip which partly resulted in a higher requirement in the Master Plan. Thus it will be seen that a higher than normal standard of playing field provision in Redditch was to emerge, based on physical factors.
- d) Although the levels of woodland provision derived from the New Town Basic Plan indicated a degree of over provision, it was suggested that Redditch should be considered as a special case amongst New Towns as far as its open space was concerned. Its woodland was regarded as being a unique asset in the development of a really habitable environment. Much of the woodland was on land difficult to develop for other purposes because of its topography. This level of woodland would, quite appropriately, ultimately be reflected in the high levels of open space in the Borough.
- e) The main pressures on the townscape and landscape arising from the rapid rate of development which had made areas of the town particularly vulnerable to change were recognised. Local Plan No.1 identified issues likely to affect the physical appearance of the town and policies afforded protection to appropriate physical features and for the open space in the town which plays an important role in maintaining townscape harmony. In particular, Policies sought to continue the role protecting and managing formal and informal of open space and encouraged the informal recreation and educational use of the countryside within the town.

- f) It should be evident that the high level of open space provision and landscaping plays a very important role in this very special character of Redditch and that it is essential that this should continue in any further development of the town.
- g) Successive policies and proposals demonstrate the Borough Councils continuing high priority given to the provision and range of open space in the town and the need in the longer term to remedy shortfalls in particular wards in the town.
- h) The overall Borough standard of informal unrestricted open space in June 2005 of 8.7 hectares/1000 population and 2.73 ha of Formal Open Space per 1000 population (compared with the NPFA standard) is a figure which is very healthy. In October 2008, the Borough had an even healthier informal unrestricted open space standard of 9.08ha/1000 population.
- i) The Borough Council contend that the provision of open space generally in the Borough is well above the norm especially when compared with other local authorities.
- j) It will be evident from policies and proposals that the Borough Council has been intent on providing and protecting significant levels of open space in the Borough through the statutory plan process.
- k) The first WYG report records that calculations in relation to Options 2 and Options 3 of the RSS Preferred Option, Redditch's generous levels of green open space would be maintained in any expansion areas to facilitate the incorporation of major landscape and ecological features.

21.4 Whilst the loss of a small level of open space is regrettable in some ways to achieve RSS housing targets, there is a balance to be achieved in upholding the overriding need to protect the Green Belt and open countryside. However, this loss of a small amount open space for potential development is considered by the Redditch Borough Council to be an acceptable compromise or balance in protecting the Green Belt and open countryside. The hypothesis advanced by the WYG Stage II Study set out in Paragraphs 17.5 to 17.12 of this Study is therefore considered to be acceptable.

21.5 In conclusion, the analysis of the standards for provision of open space and related facilities in the foregoing sections of the Study report has demonstrated that the standards within the Borough of Redditch are significantly higher than the NPFA, Sports Council standards and higher than the norm. The Borough Council are firmly of the opinion that such standards are justified in this former New Town and should be continued in any future development within and adjacent to the Borough.

APPENDIX A – SUMMARY OF OPEN SPACE STANDARDS

National Playing Field Association (NPFA) Six Acre Standard – Minimum standards for outdoor playing space (2001):

Outdoor sport	4 acres (1.6 ha) per 1000 population
Children’s playing space	2 acres (0.8 ha) per 1000 population
OVERALL PROVISION	6 acres (2.4 ha) per 1000 population

Redditch New Town Master Plan (December 1966)

Playing fields –	3 acres (1.21 ha) per 1000 population
Other open space, parks, - playgrounds and woodlands with public access 6	6 acres (2.42ha) per 1000 population (of this 1 acre (0.40 ha) per 1000 population should be for children’s play spaces of all types
TOTAL PROVISION for Master Plan = 9 acres (3.63 ha) per 1000 population	

Arrow Valley Park (and open space provision in residential areas) - Draft Report (October 1970)

Playing fields including multi use provision, at a rate of 3.0 acres (1.21 ha) per 1000 population.

General Recreation Area provision should not be reduced below 5.5 acres (2.22 ha) per 1000 persons - every effort be made to keep the standard of Woodland provision at about 4 acres (1.61 ha) per 1000 persons.

Woodland areas of open space at about 4 acres (1.61ha) per 1000 persons.

Overall provision for playgrounds including toddlers’ playgrounds, `junior equipped playgrounds, junior and teenager kickabout playgrounds to be provided in all new housing areas should be 0.75 acres (0.30 ha) per 1000 population (additional to doorstep play spaces, adventure play spaces, adventure play grounds and land set aside for Children’s Special uses.

Adventure playgrounds should be provided both for existing and new population at rate of 0.25 acres (0.10 ha) per 1000 persons.

48 acres should be set aside during development of the town for Children's Special Uses.

TOTAL MINIMUM PROVISION for open space 13.5 acres (5.46 ha) per 1000 population

Redditch Local Plan No.1

Policy PH13 The Borough Council play space standards were as follows:

- i) The overall provision of play space shall be to a minimum standard of 5 sq.m. per child bedspace;

(The number of child bedspaces in any residential development shall be calculated by subtracting all of the bedspaces in old people's dwellings, all bedspaces in 1 and 2 persons dwellings, and two bedspaces in family dwellings, from the total number of bedspaces in the development).
- ii) Informal Leisure Areas – Doorstep Play areas and Younger Children's Play Areas – shall be provided to a standard of approx. 3 sq.m. per child bedspace, and will be grassed and/or hard surfaced. Equipment will be fitted in accordance with the wishes of incoming residents.
- iii) Junior equipped Play areas and Kickabout Areas shall be provided to a standard of 2 sq.m. per child bedspace, and the numbers of pieces of equipment shall accord with the advice in Appendix 1 of D.o.E. Circular 79/72: Children's Playspace. The foregoing provision should be completed before the occupation of the dwellings that they serve.
- iv) In designating and locating these play spaces a balance must be struck between the requirements of safety, accessibility and supervision on the one hand and the requirement to avoid nuisance to residents on the other.

Policy RL.8 - Playing fields – minimum standard 0.97 ha per 1000 people (Expected provision to be minimum of 1.11 ha per 1000 people)

Policy RL.12 – General Open Space standard of 2.43 ha per 1000 people to be applied as a minimum throughout the Plan period

**TOTAL PROVISION for LP No 1 3.4 ha (8.40 acres) per 1000 people
(excluding children’s play areas)**

Redditch Local Plan No.2

Policy RLT.1 – Outdoor sports pitches – minimum of 1 ha per 1000 population

Policy RLT.4 – Requirements for children’s play space assessed against minimum play standards identified by Policy SI.12. In developments of at least 500 dwellings, part of above requirements to include provision of mini-parks, calculated on the basis of one mini-park per 500 dwellings.

Policy RLT.5 – General open space – minimum 2.43 ha per 1000 population.

Policy SI.12 – In new residential development of at least 10 dwellings for family accommodation, minimum provision of 5 square metres per child bed space

**TOTAL PROVISION for LP No.2 3.43 ha (8.47 acres) per 1000 population
(excluding children’s play space)**

Redditch Local Plan No.3

Policy R.3 – Provision of Informal Unrestricted Open Space:

Average 7.43ha of Informal Unrestricted Open Space per 1000 population.

Policy R.4 ‘Provision and Location of Children’s Play Areas’:

"In new residential development, the Borough Council will seek to negotiate for the provision of a new play area or an equivalent financial contribution, unless it can be demonstrated by the developer that the provision of play facilities is not necessary. This will apply to developments of 5 dwellings or more".

Policy R.5 ‘Playing Pitch Provision’:

"The Borough Council will endeavour to achieve and maintain 1.21 hectares per 405 dwellings (equivalent to 1000 dwellings at

2.47 persons per household) standard of playing pitch provision in accordance with Worcestershire Playing Pitch Strategy. All new developments of 5 dwellings or more will be expected to provide playing pitches to the standards".

TOTAL PROVISION for LP No.3 7.43ha per 1000 population (excluding children's play areas)

Open Space Needs Assessment for Redditch Borough Council – Final Report – Document 1 – June 2005

Borough Wide Informal unrestricted Open Space – 8.7ha per 1000 population

Borough Wide Formal Open Space - 2.73 ha per 1000 population

Borough Wide Informal Unrestricted Open Space minus sites less than 0.4 ha and Sub-Regional Parks - 7.43 ha per 1000 population

Draft Open Space Needs Assessment Redditch Borough Council – Core Strategy Background Document– October 2008

- Inclusive of all Unrestricted open space sites, the Borough has an informal has an informal unrestricted open space standard of 9.08ha/1000 population.
- Excluding the Arrow Valley Country Park and sites below 0.4ha the Borough has an informal unrestricted open space standard of 5.9ha/1000 population (Arrow Valley is a sub regional park and consequently is considered to be a site that would not be asked for as a planning obligation, in addition to this site of less than 0.4ha are considered to be asked for as a planning obligation).
- The Borough as a whole has a diverse range of open space sites; this is demonstrated through the variety of site designations e.g. Amenity open space and Semi-natural etc. In addition to this there are numerous open space sites with additional designations contained on them such as Special Wildlife Sites etc.

APPENDIX B. - BIBLIOGRAPHY

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- B. The Archaeology of Redditch New Town Published by Worcestershire County Museum – Spring 1970**
- C. Register of Worcestershire Countryside Treasures Prepared by A. A. Wood, County Planning Officer – Worcestershire County Council – February 1973**
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- T. Study into the Future Growth Implications of Redditch – Second Stage Report –Appendix Two: Employment Land Review - Prepared by Redditch Borough Council in association with GVA Grimley and GHK Consulting – January 2009.**
- U. Strategic Housing Land Availability Assessment for Redditch Borough – Redditch Borough Council – October 2008**

APPENDIX C. The Archaeology of Redditch New Town

An introduction by Emma Hancox, HER Officer – Historic Environment and Archaeology Service, Worcestershire County Council December 2008 (to include map showing sites of archaeological interest in the Borough)

The Archaeology of Redditch New Town

The creation of Redditch New Town in the early 1970s completely changed the landscape of this part of Worcestershire, and many people assume that the modern town has destroyed the historic landscape and any archaeological features that existed here. However, there is more archaeology surviving in Redditch than there appears at first glance. In fact there is a wealth of interesting and exciting sites incorporated into the open spaces and hidden within residential developments and industrial estates. Other developments in Worcestershire of the same date and later have obliterated the archaeology, but Redditch is unique because the planners designed the New Town around the existing historic landscape.

When the plans for the New Town were announced in 1966 a number of concerned individuals got together and formed a group. They were worried that the landscape here, rich in archaeology and heritage, was poorly understood and that important sites could be lost. The project was originally driven by Kenneth Barton, then the curator of Worcestershire County Museums. A meeting was held in March 1967 to discuss the archaeological implications of the New Town and an enormous project was initiated to fully record every aspect of the landscape and archaeology of the area (Barker 1969).

Over 3 years from 1967 to 1969, vast amounts of historical research and archaeological field work were carried out. The project involved, not just professional archaeologists and local groups, but also schools, colleges, the public and anyone else who could be persuaded to get involved. At this time there were no PPGs 15 and 16 to guide the planning process and no onus on developers to pay for archaeological works. All the work undertaken over the years prior to the development starting was on a voluntary basis.

The research and fieldwork produced a new understanding of the history and archaeology of the area. The types of work undertaken were very diverse and include Mick Aston surveying and producing drawings of the medieval fishponds at Washford and Beoley and students at Westhill College of Education in Selly Oak carrying out oral history surveys with local residents. Every document in the Worcestershire Record Office that mentions the area was recorded and analysed. Every historic building was researched and photographed. More details of the work carried out can be found in the Progress Reports (Barker 1969, Bond 1970).

Following on from all this work, the archaeologists, led by Phil Barker, James Bond and Trevor Rowley, campaigned to save some of the archaeology and incorporate it into the New Town. They were joined in this endeavour by a number of conservationists and landscape architects who wanted to preserve various areas due to their landscape and habitat/wildlife potential. Redditch Urban District Council and the Redditch Development Corporation took an enlightened view of the importance of the archaeological resource. Together, the co-ordinators of the project and the District Council worked hard to preserve the historic landscape features of the area within the modern development.

The planners included John Turner, who was not an archaeologist, but was a keen advocate for the historic environment and very knowledgeable about the archaeology of Worcestershire. In the early 1970s he produced a document called *Worcestershire Countryside Treasures* (Turner 1973). This followed on from all the work that was done in Redditch and the realisation of what can be achieved with a bit of detailed research and how it is possible to preserve aspects of the historic environment through careful planning. It was a list of around 300 archaeological sites known to exist in the County. It was meant for use by planners engaged in the development control process to guide them in protecting our heritage. It was designed so that new sites could be added in as they were discovered. This document was meant to be consulted in conjunction with the 'card-indexed' Sites and Monuments Record (SMR) held at the County Museum. This was the fore-runner to the modern Historic Environment Record (HER).

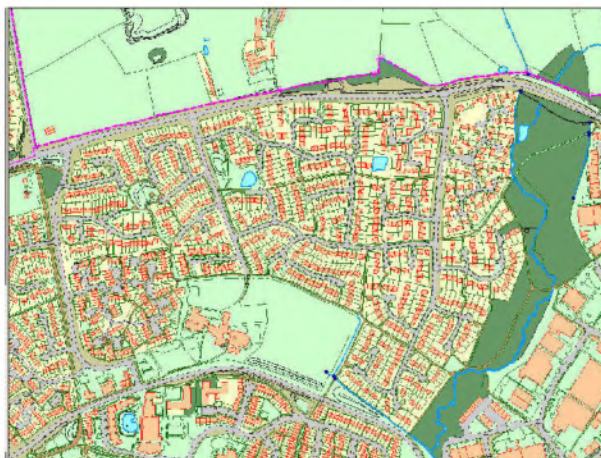
Churchill

Below are photographs of the features that survive today in the Churchill area of Redditch. At first glance the modern map of the area appears to show an entirely different landscape to the 1st Edition Ordnance Survey. However, a closer look shows that the boundaries of the parliamentary enclosure field system have been preserved within the housing estate. If one walks around the area, species rich hedgerows and veteran trees survive in the property boundaries (Plates 1 and 2). The hollow way running down the edge of Churchill estate has also been preserved (Plate 3). This cobbled road is 1000 years old or more (Hooke 1980). It is up to 8m wide and 3m deep in places and was clearly once a major routeway. Rather than being destroyed this road has been retained as a boundary between the residential development and the industrial estate of Moon's Moat. The Roman Rykneild Street has also been left (Plate 4.). It runs in a straight line next to the modern Tanhouse Lane. The road was in use right up until the 1970s and is still tarmacked with cats eyes and street lights, however, it is now a pedestrian walkway. Below the modern road surface there are likely to be earlier surfaces, perhaps even dating back to Roman times. The ditches along the edge of the road have been there for 2000 years.

The most impressive archaeological features surviving in this area are the medieval fishponds of Pershore Abbey (Hancox and Mindykowski 2007, Plate 5). These features, like those described above, were deliberately incorporated into the housing estate. In fact elements of the development were re-designed especially for this purpose. Churchill First School is located where it is and is the shape that it is, in order to preserve the dams of a fishpond that is at least 700 years old.



Left: The 1885 Ordnance Survey with the Roman road on the left and the Saxon hollow way on the right. In the centre of the picture is the system of dammed medieval ponds enclosed by a curved boundary ditch. Earthworks associated with all these features survive today.



Left: The modern map showing the centre of Churchill. Note the shape of Churchill First School, it follows the line of the large medieval pond.

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Plates 1 and 2. Veteran trees in Churchill housing estate.



Plate 3. An archaeologist standing in the hollow way that runs along the edge of Moon's Moat Industrial Estate.



Plate 4. The Roman Rykneild Street.



Plate 5. An archaeologist standing on the dam of a medieval fishpond that now forms the eastern boundary of Churchill First School.

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APPENDIX D Plate 23 from The Landscape Framework in the 'History of Redditch New Town' above

The Landscape Framework

From: Anstis, G (1985) The History of Redditch New Town 1964 – 85.
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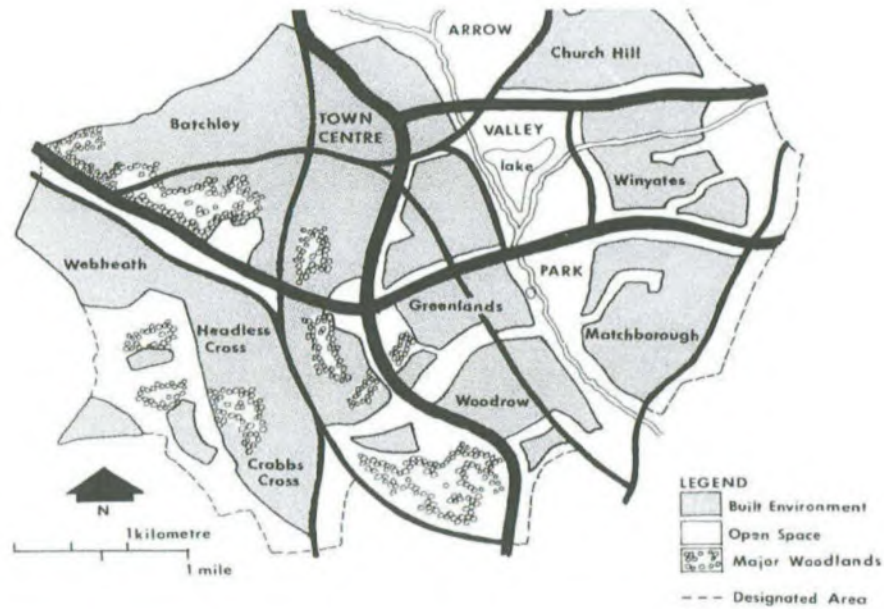


Plate 23. Figure. *The Landscape framework.* The landscape framework in which the town is held is a particularly successful element of the total environment and was under the aegis of the Corporation Landscape Architect from 1967 until 1984. The framework arose from the factors of topography, climate, watersheds and indigenous vegetation all of which were thoroughly analysed and incorporated into the Master Plan. Strict conformity to the early principles of containment by topography and vegetation has resulted in a town which has a high degree of enclosure and visual delight. The monotony associated with some new developments has been counteracted by the generous scale of planting provision. The prime open space is the Arrow Valley Park from which a network of green spaces reaches out into the built environment, all characterised by extensive use of native vegetation and culminating in the large tracts of new mixed woodland between differing land uses and alongside major highways. Within these green spaces there are nature reserves, lakes, playgrounds, and informal parks and golf courses. No dwelling, shop or factory, even in the Town Centre, is more than a short walk from pleasant landscape surroundings.

APPENDIX E GLOSSARY

Basic Plan	This represented the general framework of land use and communications and was illustrated in Figure 23 of the Redditch New Town Planning Proposals prepared for Redditch Development Corporation by Hugh Wilson and Lewis Womersley, Chartered Architects and Town Planners December 1966 (see Paragraph 39).
Palaeoenvironmental	The environment of earlier ages
Doorstep play	Doorstep play spaces are small sheltered areas incorporated within housing layouts where young children can play in the sun within viewing distance of their home. These areas may be little more than changes of level in minor pedestrian routes and no equipment is needed, just 'safe' areas.
Children's special uses	Within parkland areas, it was recommended that areas should be set aside for special children's special uses including play parks, children's zoos, children's farms.