

Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix A - Included Sites

Date: April 2010

0908 ref: 0558





Site Address:	Site Ref:	Survey Date:
Brush Factory, Evesham Road, Crabbs Cross	LP02	



Ownership Details:		Site Area: 0.09ha	
Private (dual ownership)		Grid Ref: SP04136473	
Current Land Use:			
Vacant - was in employment use			
Surrounding Land Uses:			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3			
New Source: (e.g. landowner, develope	r etc)		
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:	□ Deta	ails: 4 dwellings under construction, 6 dwellings complete	
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes: Site under construction - no need to assess suitability			

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

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

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

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

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Botano
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	Datalla
Would development of the site result in the loss of	Details
employment land?	
140	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	Detelle
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
·	
Access to unadopted road/track	
No access	
Commetibility with adialy in a cons	
Compatibility with adjoining uses	Dataila
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	
depationity located	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	

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

site for residential)

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	4 dwellings u/c

Site Address:	Site Ref:	Survey Date:
Rear of 144-162 Easemore Road	LP03	



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

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

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

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

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

Are there TPOs on site?	
No	
140	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Onen Chase & Beaucation	
Open Space & Recreation Would the site result in the loss of these facilities?	Details
No	Details
140	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	-
No	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	4
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served? Sufficient infrastructure in place to serve development	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants Lighway Access	
Highway Access Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Details
Direct decess to many adopted read	
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses? No compatibility issues	
TWO COMPANDING ISSUES	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	

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

site for residential)

Therefore available within **5 - 10 years**

No, issues which cannot be resolved

Possibly, or with issues which can be resolved within 10

ADR

Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\checkmark

Appropriate timeframe for development?	Details
0-5 years	\checkmark
5-10 years	1
10vears +	

Potential Residential Yield		
Appropriate Density	Total number of Dwellings	
	24 dwellings	

Site Address:	Site Ref:	Survey Date:
Windsor Road Gas Works	LP05	



Ownership Details:	Site Area: 5.68ha	
Private	Grid Ref: SP0393 6838	
Current Land Use:		
Site clearance / remediation complete. Installati	on of services underway	
Surrounding Land Uses: Employment		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3		
New Source: (e.g. landowner, developer etc) Relevant Planning History: (including most recent ownership details) Detailed Planning Permission:	ails: 06/484 & 06/541	
Detailed Flamming Fermission.	- 255 dwellings (2 phases)	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes: 115 completions to date		

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

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

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

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

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

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

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

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

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

Appropriate timeframe for development?	Details
0-5 years	\checkmark
5-10 years	_1
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	140 dwellings with pp

Site Address:	Site Ref:	Survey Date:
Mayfield Works, The Mayfields	LP06	



Ownership Details:	Site Area: 0.19ha		
Private	Grid Ref: SP0393 6672		
Current Land Use:			
Vacant			
Surrounding Land Uses: Residential			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3 windfall commitment New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: 🖂 Deta	ails: 06/187 - 18 dwellings (Lapsed)		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes: Ground works underway			

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

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

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

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

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Details
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	B
Would development of the site result in the loss of	Details
employment land?	
INO .	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	
Sufficient infrastructure in place to serve development	
oumoient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Details
Direct decest to main adopted road	
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	D . "
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
Residential development considered incompatible (discount	

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

site for residential)

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	18 dwellings

Site Address:	Site Ref:	Survey Date:
Land off Torrs Close	LP13	



Ownership Details:	Site Area: 0.09ha		
Private	Grid Ref: SP0390 6655		
Current Land Use:			
Waste land			
Surrounding Land Uses: Residential			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3 windfall site New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: De	tails: 06/371 - 6 dwellings (Lapsed)		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

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

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

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

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

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Out on Out on a O. De amartian	
Open Space & Recreation	Data lla
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Too. No possibility of replacement providen	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Information Organization	
Infrastructure Capacity	Deteile
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	
Cambiona minacaractaro in piaco to convolación	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Details
birect access to main/adopted road	
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	
Indignificant or maderate compatibility is asset	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
one for reductinal)	

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

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

Appropriate timeframe for development?	Details
0-5 years	
5-10 years	√
10years +	4 4

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	6 dwellings

Site Address:	Site Ref:	Survey Date:
Land at Tidbury Close, Walkwood	LP16	



Ownership Details:		Site Area:	0.12ha	
Private		Grid Ref:	SP0323 6480	
Current Land Use:				
Open Space				
Surrounding Land Uses: Residential				
Character of Surrounding Area:				
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3 windfall site New Source: (e.g. landowner, developer etc)				
Relevant Planning History: (including most recent ownership details)	310,			
Detailed Planning Permission:	□ Deta	ils: 07/21	4 - 6 dwellings	
Outline Planning Permission:				
Previous Local Plan Allocation:				
Additional Information/site notes	S:			

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

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

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	Details
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	
Opportunity to crimanics/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	D . "
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
ever econ (waiting distance) of monecute convice	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Detuges 200m and 1000m	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery Level of Contamination on Site:	
None	
None	
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	
Yes and cannot be overcome	

Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Botano
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
reconstruction interference for many for empreyment dece	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to we adopted as a different	
Access to unadopted road/track	
No access	
Competibility with adjoining uppe	
Compatibility with adjoining uses Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	
The semperation of the seminary location	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	

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

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	6 dwellings with pp

Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Site Address:

Land adjacent to Castleditch Lane/Pheasant Lane

Site Ref:

LPX02

Survey Date:

3.9.2008







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

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

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	√
Yes:	
Opportunity to enhance/no significant adverse impact	Good hedgerows along west and south-eastern sides. This site borders Oakenshaw Spinney which is a "Special Wildlife Site".
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	\checkmark
Yes:	
Zone 1 – Little or no risk	Ditch which drains site runs along western hedge line. Fields act as a flood plain for Oakenshaw Spinney, soaking up water & preventing flash flooding through the wood & properties below.
Zone 2 – Low to medium risk (mitigation to be explored)	

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – Further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	Hedgerows would need to be retained to north west o site where it abuts Oakenshaw Spinney.
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	\checkmark
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	√
Over 1600m	
Walking distance to nearest health facilities:	1
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	

Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	\checkmark
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	√
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	√
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	√
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No No	√
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	- 1
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
adequately served? Sufficient infrastructure in place to serve development	√

	16
Appropriate Density	Total number of Dwellings
Potential Residential Yield	
10years +	
5-10 years	
<u>'</u>	V
0-5 years	Details
Appropriate timeframe for development?	Details
No, issues which cannot be resolved	
years	
Possibly, or with issues which can be resolved within 10	✓ See letter on P870(1)
Yes, or issues which can be resolved within 5 years	/
Willingness of landowner to progress site for development	Details
Achievability	
Therefore available beyond 10 years	
Green Belt	
Therefore available within 5 - 10 years	
Therefore available within 0 - 5 years ADR	
Brownfield or Greenfield within or adjacent to a settlement	\checkmark
What is the predominant land type on the site?	Details
No	
. 55	V
Yes	
Availability s the site immediately available for development?	
Stage C	
Store C	
site for residential)	
Residential development considered incompatible (discount	
Insignificant or moderate compatibility issues	
No compatibility issues	√
compatible with existing and/or proposed adjoining uses?	,
Would development of the site for residential uses be	Details
Compatibility with adjoining uses	
110 000000	
Access to unadopted road/track No access	
A coope to uppedented modificable	
Direct access to main/adopted road	√
Can the site be accessed by vehicle from the highway?	Details
grants Highway Access	
infrastructure required which may require Government	
Significant infrastructure constraints, i.e. strategic	
contributions	
overcome but can probably be addressed by developer	

Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Site Address:

Former Claybrook School, Matchborough

Site Ref:

f: Survey Date:

LPX04 27.8.08











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

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	√
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadinamity Condingnity 9 Havitana	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any or designated international, regional or local value, or affer flora or fauna? Does the site affect trees, hedgerows or woodland not subject to statutory protection?	ect habitat for protected
No: No significant adverse impact on biodiversity	√
Yes: Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land of side of Flanding	
Land at risk of Flooding	Deteile
Is the site in an area of known flooding risk? No: Little/no risk of flooding	Details
Yes:	·
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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

Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	√
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	Warwick TPO 4 & 5
Is there a Public Right of Way on the site?	
No V	
Yes	

Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	May need to use part of ex-playing field for access – perhaps recreation facilities could be incorporated within scheme.
Yes. No possibility of replacement provision	

Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	Access an issue at this stage
Compatibility with adjoining uses	1
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible	

Stage C		
Availability		
Is the site immediately available for dev	/elopment?	
Yes		✓
No		
What is the predominant land type on t	he site?	Details
Brownfield or Greenfield within or adjac settlement	cent to a	√
Therefore available within 0 - 5 years		
ADR Therefore available within 5 - 10 years		
Green Belt Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress sidevelopment	te for	Details
Yes, or issues which can be resolved w	vithin 5 years	√
Possibly, or with issues which can be re 10 years	esolved within	
No, issues which cannot be resolved		
Appropriate timeframe for developm	ent?	Details
0-5 years	VIII I	Jotano
		V
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density	Total number of	Dwellings
Appropriate Definity	Total Hamber Of	36

Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM



Redditch Borough Council – Strategic Housing Land Availability Assessment 2010 LPX05

rid Ref: SP0415 6859
on site, other)
:

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

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

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
2555 than 155m (maning distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Less than Loan	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

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

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

Employment Land		
Would development of the site result in the loss of	Details	
employment land?		
No	\checkmark	
	Y	
Yes - <u>demonstrated</u> that land will not come forward for		
employment uses		
Yes - land is not likely to come forward for employment uses		
Yes - land is likely to come forward for employment uses		

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway? Deta	
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

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

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

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

Appropriate timeframe for development?	Details
0-5 years	\checkmark
5-10 years	1 5
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	35

Strategic Housing Land Availability Assessment Redditch Borough Council

HOUSING SITE ANALYSIS FORM

Site Address:

Former Ipsley School Playing Field

LPX06 Site Ref:

Survey Date:

29.8.08





Ownership Details:	Site Area:
Worcestershire County Council	0.93 ha
	Grid Ref: SP0498 6575
Current Land Use:	
Vacant	
Surrounding Land Uses:	
Residential	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, o	mission site, other)
Additional LP3 Site	
Additional LF3 Site	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Detailed	ails:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes	
Policy B(HSG).1 (28 dwellings)	
See comment on LPX07. This site is completely inaccessible for amenity use at present.	

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

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

Walking distance to nearest health facilities:	
\checkmark	

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

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

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

/elopment?
✓
he site? Details
cent to a
te for Details
vithin 5 years ✓
esolved within
ent? Details
✓ ✓
Total number of Dwellings
31

LPX 06/07 Oakenshaw Road

1.95ha



Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Site Address:

Land South of Scout Hut, Oakenshaw Road

Site Ref:

Survey Date:

LPX07

29.8.08







Ownership Details:	Site Area:	
Redditch Borough Council	1.02 ha	
	Grid Ref: SP0489 6577	
Current Land Use:		
Current Land Ose.		
Open Space		
Surrounding Land Uses:		
Open Space and Residential		
Character of Surrounding Area:		
Predominantly 3 & 4 Bed detached dwellings		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	nission site, other)	
New Source: (e.g. landowner, developer etc)		
Relevant Planning History:		
(including most recent ownership details)		
Detailed Planning Permission: Detail	ls:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes		
Policy B(HSG).1 (31 dwellings)		
Access may be via Harris Close, which is predominantly 3 & 4 bed detached dwellings. This site should be developed in conjunction with LPX06. The pathway between the two sites is intimidating and routes through could be planned to offer better natural surveillance. This site is predominantly scrub land which offers no useful amenity land and there are pitches adjacent which could be enhanced as part of this development.		
Access through scouts' car park into the site. Car park in poor state of repair. A comprehensive development scheme which included car park area may offer an alternative parking arrangement for the scout hut or at least fund re-surfacing work.		

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

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

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

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

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

Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	
	· ·
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	D . 1
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment	
· ·	
to overcome but can probably be addressed by	
developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	V
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	\checkmark
·	
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	D . "
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	✓
In all and the section and another account (IV) and the section of	
Insignificant or moderate compatibility issues	
Pacidantial development considered incompatible	
Residential development considered incompatible (discount site for residential)	
LIMISCOUNT SHE INCIDENTIAL	1

Stage C		
Availability		
Is the site immediately available for dev	elopment?	
Yes		
No		✓
What is the predominant land type on the	he site?	Details
Brownfield or Greenfield within or adjact settlement	ent to a	√
Therefore available within 0 - 5 years		
ADR		
Therefore available within 5 - 10 years		
Green Belt		
Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress si	te for	Details
development		Botano
Yes, or issues which can be resolved within 5 years		√
Possibly, or with issues which can be re	esolved within	
10 years		
No, issues which cannot be resolved		
Appropriate timeframe for developm	ent?	Details
0-5 years		√
5-10 years		A S
10years +		
Potential Residential Yield		
Appropriate Density Total number of Dwellings		Dwellings
		32

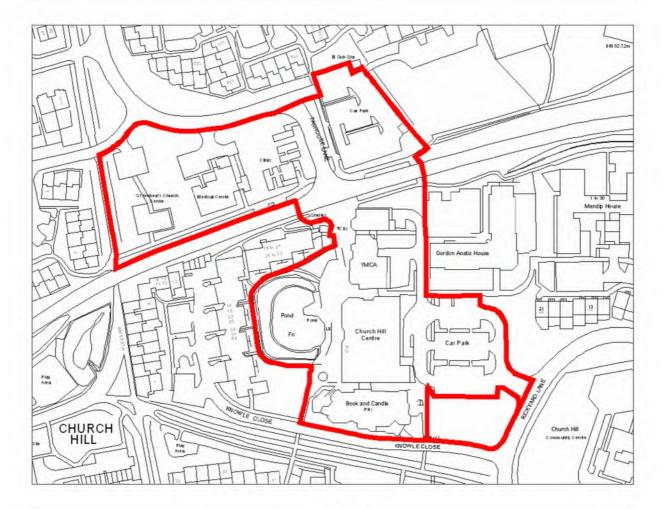
LPX 06/07 Oakenshaw Road

1.95ha



HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Church Hill District CentreCS0127.8.08







Ownership Detailer	Cito Aroo:
Ownership Details:	Site Area:
Redditch Borough Council	2.25 ha
Reduiter Borough Council	2.25 la
	Grid Ref: SP0652 6864
	Charten of 3032 3031
Current Land Use:	
District Centre	
Surrounding Land Uses:	
_	
Residential	
Character of Surrounding Area:	
New town district centre - looking dated and in r	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)
Core strategy strategic site	
New Source: (e.g. landowner, developer etc)	
Delevent Dienning History	
Relevant Planning History: (including most recent ownership details)	
(morading most recent ownership details)	
Detailed Planning Permission: Detail	ls:
3	
Outline Planning Permission:	
•	
Previous Local Plan Allocation:	
Additional Information/site notes	

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	nt
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	HER should be contacted
the site impact on the existing character of the	prior to development – high
Settlement?	sensitivity
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	\checkmark
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	1
Is the site well related to a bus stop (or railway	Details
station)?	,
Less than 400m (walking distance)	√
Potuson 400m and 900m (walking distance)	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Over booth (warking distance) of inellective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Loca train month	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	√
	i i
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	<u> </u>
Between 800m and 1600m	
Over 1600m	

Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	√
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	NT TPO's 5 & 8
Is there a Public Right of Way on the site?	
No	
Yes	√
On an On and 9 Decembring	
Open Space & Recreation Would the site result in the loss of these facilities?	Dotoilo
No	Details
INU	√
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the development	
Yes. No possibility of replacement provision	

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

Stage C		
Availability		
Is the site immediately available for dev	/elopment?	
Yes		
No		√
\\/\batic the predeminant land type on t	h o oito?	Detaile
What is the predominant land type on the Brownfield or Groonfield within or adiagonal statements and the statement of the sta		Details
Brownfield or Greenfield within or adjacent to a settlement		▼
Therefore available within 0 - 5 years		
Therefore available within 0 - 3 years		
ADR		
Therefore available within 5 - 10 years		
,		
Green Belt		
Therefore available beyond 10 years		
Achievability		I 5 . "
Willingness of landowner to progress si	ite for	Details
development		
Yes, or issues which can be resolved within 5 years		✓
Possibly, or with issues which can be re	ecolved within	
10 years	esolved within	
To years		
No, issues which cannot be resolved		
The, leaded which defined be received		
Appropriate timeframe for developm	ent?	Details
0-5 years		\checkmark
5-10 years		
5-10 years 10years +		
TOyears T		
Potential Residential Yield		
Appropriate Density		
1, 5, 1000	2 12 1 12 1 12 1 12	57



HOUSING SITE ANALYSIS FORM

Site Address:

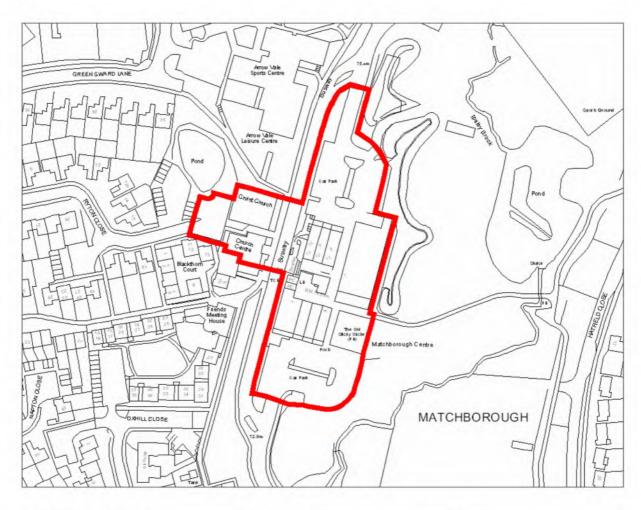
Matchborough District Centre

Site Ref:

Survey Date:

CS03

27.8.08







Ownership Details:	Site Area:	
Redditch Borough Council	0.92 ha	
	Grid Ref: SP0715 6641	
Current Land Use:		
District Centre		
Surrounding Land Uses:		
Open Space and Residential		
Character of Surrounding Area:		
New town district centre – looking dated and in r	need of regeneration	
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
Core strategy strategic site		
Core strategy strategic site		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Detail	ls:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes		
District Centre should ideally be re-developed in much the same way as Church Hill District Centre. However, given the size of this Centre, it is unlikely to yield such a significant number of new units as Church Hill District Centre and without the benefit of a detailed SPD, a considerate estimate of 15 dwellings has been attributed to this site.		

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	nt
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	√
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	√
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	√
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	1
Less than 800m	
Between 800m and 1600m	√
Over 1600m	

Constraints to Delivery	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	√
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	NT TPO 14
Is there a Public Right of Way on the site?	
No	
Yes	√
Open Space & Recreation	D. C. T.
Would the site result in the loss of these facilities?	Details
No	√
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	
Yes. No possibility of replacement provision	

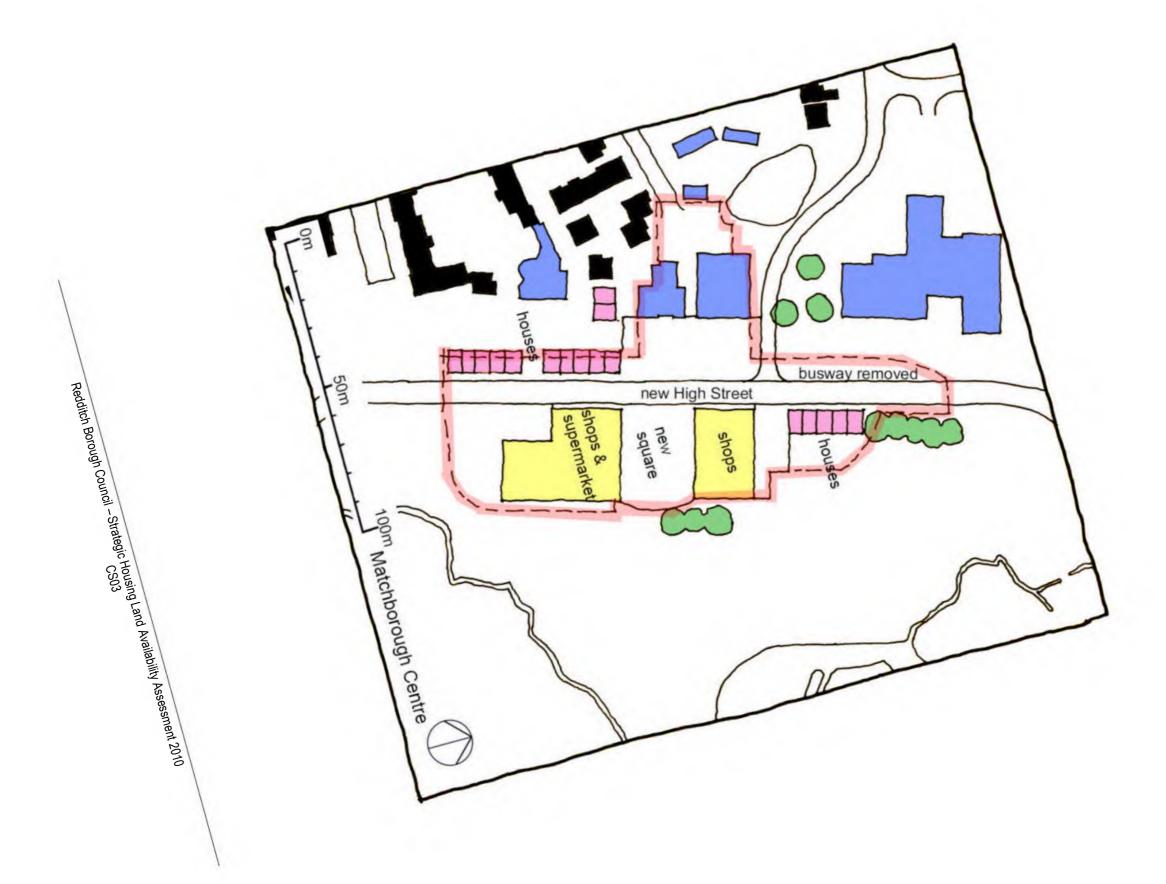
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	√
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment	
uses	
Infrastructure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

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

Details
√
·

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	17



HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Peterbrook CloseWYG023.9.2008





Ownership Details:	Site Area: 0.16 ha
Redditch Borough Council	Grid Ref: SP0458 6508
Current Land Use:	
Open Space	- 4-
Surrounding Land Uses:	
Residential	
Character of Surrounding Area:	
Predominantly surrounded by 3 & 4 Bed detache	ed dwelling
Previous Source: (e.g. BORLP3, UCS, WYG Report, or New Source: (e.g. landowner, developer etc)	nission site, other)
rew codice: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	nils:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
WYG Report – 6 Dwellings	
Assets disposal scheme in for 5 Dwellings	
Village Green application could halt developmen	nt of this site

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	\checkmark
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	./
(٧
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	./
	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	√
	,
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	\checkmark
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	\checkmark
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?	
No	\checkmark
	· · · · · · · · · · · · · · · · · · ·
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
	V
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	\checkmark
Yes	
Open Space & Recreation	D
Would the site result in the loss of these facilities?	Details
No	\checkmark
Ves but indication of replacement provision possible	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the Development	
· · · · · · · · · · · · · · · · · · ·	
Yes. No possibility of replacement provision	
Employment Land	Dataila
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Too land to likely to come forward for employment dood	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	\checkmark
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	\checkmark
Access to unadopted road/track	
No access	
140 000000	

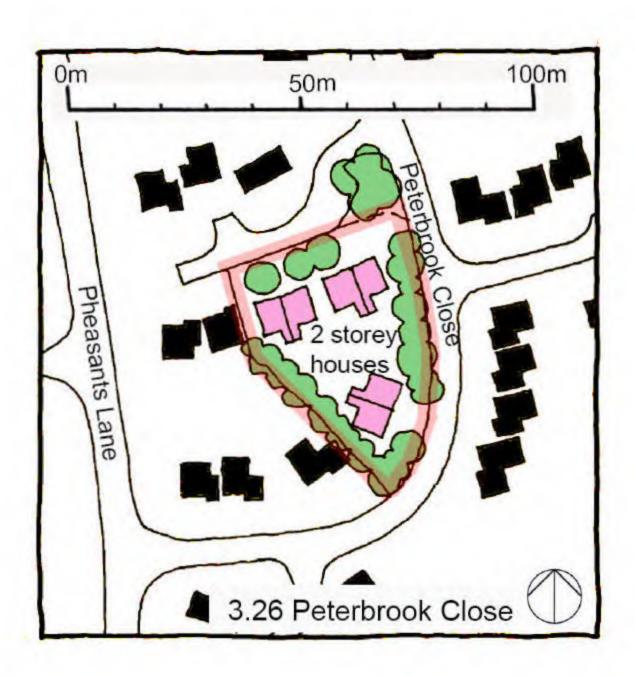
Compatibility with adjoining uses		
Would development of the site for residential uses be	Details	
compatible with existing and/or proposed adjoining uses?		
No compatibility issues	\checkmark	
Insignificant or moderate compatibility issues		
Residential development considered incompatible (discount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

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

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	5



HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Tanhouse Lane	WYG03	27.8.2008







Ownership Details:	Site Area: 0.57 ha	
Private	Grid Ref: SP0628 6906	
Current Land Use:		
Cleared Residential Site		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)	
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
WYG Report – 22 Dwellings		
Site is surrounded by trees as is well-screened. Flat site, cleared and ready for development.		
No issues of over-looking existing adjacent properties.		
May be slight access issues – track would need widening and access crosses existing Icknield Street footpath.		

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

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

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER should be contacted prior to development – high sensitivity
Opportunity to enhance/no adverse impact	Enhance - previous building was derelict and run down
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	Details
Is the site well related to a bus stop (or railway station)? Less than 400m (walking distance)	Details
Less than 400m (walking distance)	√
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to convice and facilities	
Access to services and facilities Walking distance to nearest first school:	
Less than 1.5km	
Less than 1.0km	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	√
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	√
Between 800m and 1600m	

Over 1600m

Level of Contamination on Site: None Contamination that can be overcome through land remediation High level of contamination that cannot be realistically mitigated Are there any Physical Constraints on site? No Yes, but can be overcome Yes and cannot be overcome Are there TPOs on site? No A single TPO Group TPO Is there a Public Right of Way on the site? No Open Space & Recreation Would the site result in the loss of these facilities? Details No Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to	Constraints to Delivery	
Contamination that can be overcome through land remediation High level of contamination that cannot be realistically mitigated Are there any Physical Constraints on site? No Yes, but can be overcome Yes and cannot be overcome Are there TPOs on site? No A single TPO Group TPO Is there a Public Right of Way on the site? No Yes Open Space & Recreation Would the site result in the loss of these facilities? Details No Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment uses Pes - land is likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	Level of Contamination on Site:	
remediation High level of contamination that cannot be realistically mitigated Are there any Physical Constraints on site? No Yes, but can be overcome Are there TPOs on site? No A single TPO Group TPO Is there a Public Right of Way on the site? No Yes Open Space & Recreation Would the site result in the loss of these facilities? Details No Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment uses Pes - land is likely to come forward for employment uses Yes - land is likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	None	\checkmark
High level of contamination that cannot be realistically mitigated Are there any Physical Constraints on site? No Yes, but can be overcome Are there TPOs on site? No A single TPO Group TPO Is there a Public Right of Way on the site? No Yes Open Space & Recreation Would the site result in the loss of these facilities? Details No Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development		
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Group TPO Is there a Public Right of Way on the site? No Yes Open Space & Recreation Would the site result in the loss of these facilities? Details No Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land? No ✓ Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	No	✓
Is there a Public Right of Way on the site? No Yes Open Space & Recreation Would the site result in the loss of these facilities? Details No Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	A single TPO	
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Poen Space & Recreation Would the site result in the loss of these facilities? Pes, but indication of replacement provision possible on, next to or near to the site as part of the Development Pes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land? No Pes - demonstrated that land will not come forward for employment uses Pes - land is not likely to come forward for employment uses Pes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	Is there a Public Right of Way on the site?	
Open Space & Recreation Would the site result in the loss of these facilities? Pes, but indication of replacement provision possible on, next to or near to the site as part of the Development Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development		
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Would the site result in the loss of these facilities? Pes, but indication of replacement provision possible on, next to or near to the site as part of the Development Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development		
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Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	Would the site result in the loss of these facilities?	Details
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Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	Yes, but indication of replacement provision possible	
Yes. No possibility of replacement provision Employment Land Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	on, next to or near to the site as part of the	
Employment Land Would development of the site result in the loss of employment land? No Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	Development	
Would development of the site result in the loss of employment land? No ✓ Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	Yes. No possibility of replacement provision	
Would development of the site result in the loss of employment land? No ✓ Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	Employment Land	
Yes - demonstrated that land will not come forward for employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	Would development of the site result in the loss of	Details
employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development ✓	•	√
employment uses Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development ✓		·
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development		
Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	Yes - land is not likely to come forward for employment uses	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	Yes - land is likely to come forward for employment uses	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development		
infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development	Infrastructure Capacity	
adequately served? Sufficient infrastructure in place to serve development		Details
Sufficient infrastructure in place to serve development		7 1
Infrastructure constraints that would require investment to		\checkmark
	Infrastructure constraints that would require investment to	

overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	✓
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	-
Yes	√
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	✓
ADR	
Therefore available within 5 - 10 years	
Green Belt Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	√
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	Total number of Describer of
Appropriate Density	Total number of Dwellings

HOUSING SITE ANALYSIS FORM

Site Address:

Marlfield Farm School, Redstone Close

Site Ref:

Survey Date:

WYG04

3.9.2008







Ournership Detailer	Cita Area: 1 11 ha		
Ownership Details:	Site Area: 1.41 ha		
Housing Association	Grid Ref: SP06210 6869		
Current Land Use:			
Demolished Primary School			
Surrounding Land Uses:			
Residential and Open Space			
Character of Surrounding Area:			
Mix of open space and residential – majority of r corporation housing.	residential is high density ex-		
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)		
WYG Report			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
WYG Report – 29 Dwellings			
Site bounded on three sides by high density ex-corporation housing.			
Access via Redstone close, which is private semi-detached development. Due to surrounding high density housing, significant provision should be made for 'useful' open space as part of a comprehensive development scheme.			

Stage A		
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details	
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	√	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough		
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted		
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)		
Biodiversity, Geodiversity & Heritage	Detaile	
Is a scheduled Ancient Monument located on the site?	Details	
Yes: Site will be discounted No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	√	

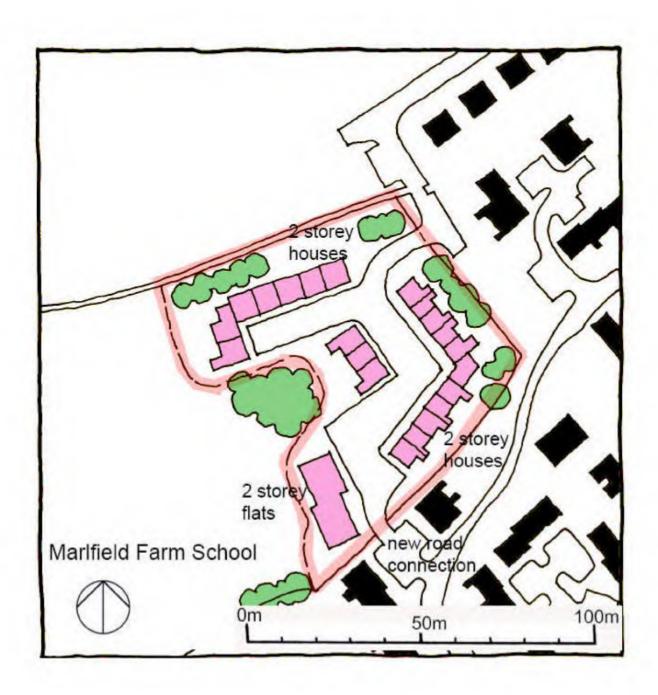
is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	✓
No: No significant adverse impact on biodiversity	
Yes: Good hedgerows along west and south-eastern sides.	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	Good hedgerows and mature trees all around the north, west & south of site. These shall be protected as they are of high biodiversity value. Pond 29 to south of site has great crested newts (SP061685)
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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

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

Constraints to Delivery		
Level of Contamination on Site:		
None	\checkmark	
Contamination that can be overcome through land remediation		
High level of contamination that cannot be realistically		
mitigated		
Are there any Physical Constraints on site?		
No	\checkmark	
	·	
Yes, but can be overcome		
Yes and cannot be overcome		
Are there TPOs on site?		
No		
A single TPO		
Group TPO	NT TPO 8	
Is there a Public Right of Way on the site?		
No ✓		
Yes		
Open Space & Recreation		
Would the site result in the loss of these facilities?	Details	
No		
Yes, but indication of replacement provision possible		
on, next to or near to the site as part of the	6 4 1	
Development		
Yes. No possibility of replacement provision	√	
Employment Land		
Would development of the site result in the loss of	Details	
employment land?		
No	\checkmark	
Yes - <u>demonstrated</u> that land will not come forward for		
employment uses		
Yes - land is not likely to come forward for employment uses		
Yes - land is likely to come forward for employment uses		
Infrastructure Capacity	_	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details	
Sufficient infrastructure in place to serve development	/	
- Same Same and a state of the place to do	V	

	1
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	/
Direct docess to main/adopted road	✓ Via Redstone Close
Access to unadopted road/track	
No access	
110 000000	
Compatibility with adjoining uses	
	Deteile
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Store C	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	✓
	·
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	\checkmark
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
, ,	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
	V
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
,	1
Appropriate timeframe for development?	Details
0-5 years	→ Details
	V
5-10 years	
10years +	
•	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
, apropriate borion,	53



HOUSING SITE ANALYSIS FORM

Site Address:

High Trees, Dark Lane

Site Ref:

Survey Date:

WYG06

3.9.2008





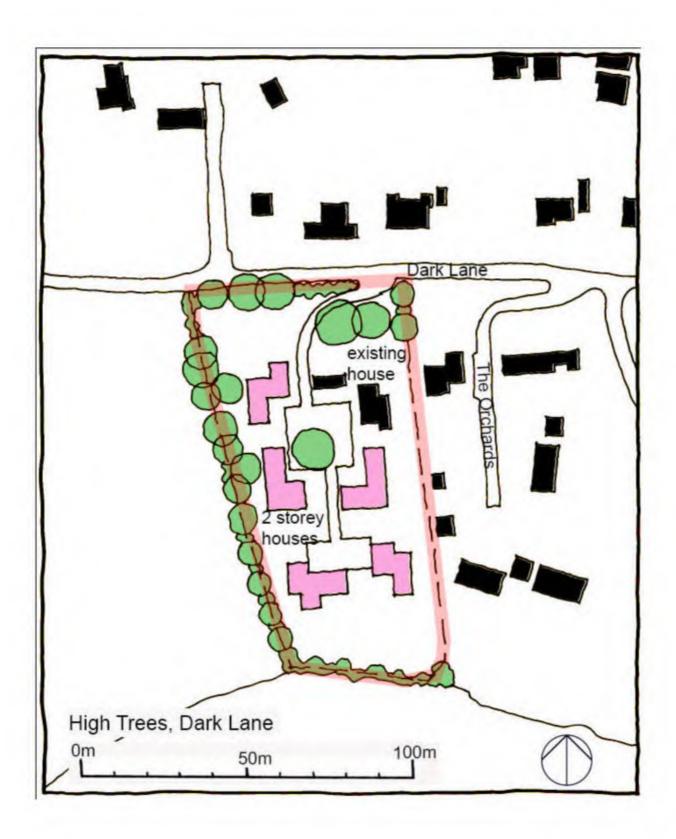
Ownership Details:	Site Area: 0.7 ha		
Private	Grid Ref: SP0380 6218		
Current Land Use:			
Residential			
Surrounding Land Uses:			
Executive dwellings & traditional village settlement	ent development		
Character of Surrounding Area:			
Rural lane with large 4 & 5 bed dwellings			
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	nission site, other)		
WYG Report			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	nils:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
WYG Report – 6 Dwellings.			
This area has seen a high level of infill/back land development over the last few years on adjacent land.			
Forms part of the Astwood Bank settlement and abuts Green Belt.			
Row of mature pines offers screening to and from Green Belt.			

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

Ctorre D	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	D - (- !! -
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Adverse impact impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	\checkmark
Detuges 400 served 000 served ble served served	
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
ever econ (walking dictarice) of memority convice	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	\checkmark
D	
Between 1.5km and 3km	
Over 3km	
Over skill	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
	•
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	\checkmark
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Contamination that can be aversome through land	
Contamination that can be overcome through land remediation	✓
Temediation	
High level of contamination that cannot be realistically	
mitigated	

Are there any Physical Constraints on site?	
No	√
	·
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TDO	
A single TPO	
Group TPO	Borough of Redditch
Is there a Public Right of Way on the site?	
No	\checkmark
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	√
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	√
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	Defette
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	√
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	

Appropriate Density	Total number of Dwellings 5	
Potential Residential Yield	Total number of December	
10years +		
5-10 years		
0-5 years	✓	
Appropriate timeframe for development?	Details	
No, issues which cannot be resolved		
years		
Possibly, or with issues which can be resolved within 10		
Yes, or issues which can be resolved within 5 years	\checkmark	
Willingness of landowner to progress site for development	Details	
Achievability	5	
Therefore available beyond 10 years		
Green Belt		
Therefore available within 5 - 10 years		
ADR		
Therefore available within 0 - 5 years	\checkmark	
What is the predominant land type on the site? Brownfield or Greenfield within or adjacent to a settlement	Details	
No What is the prodominant land type on the site?	Details	
	٧	
Yes		
Is the site immediately available for development?		
Availability		
Stage C		
site for residential)		
Residential development considered incompatible (discount		
Insignificant or moderate compatibility issues		
No compatibility issues	\checkmark	
compatible with existing and/or proposed adjoining uses?		
Would development of the site for residential uses be	Details	
Compatibility with adjoining uses		
INU AUUGSS		
No access		
Access to unadopted road/track	<u> </u>	
Direct access to main/adopted road	Details 🗸	
Can the site be accessed by vehicle from the highway? Direct access to main/adopted road		



HOUSING SITE ANALYSIS FORM

Site Address:

Widney House & adjoining land, Bromsgrove Rd

Site Ref:

RB003 (incl RB007 & RB038)

Survey Date:

8.9.2008







Ownership Details:	Site Area: 2.24 ha	
Multiple owners	Grid Ref: SP0316 6760	
Current Land Use:		
Industrial & part unused/vacant		
Surrounding Land Uses:		
Residential & Open space		
Character of Surrounding Area:		
Mix of early 20 th century residential developmen	t fronting main district distributor	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Landowner		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
RB07 – Site could only be developed as part of a wider scheme as no independent access.		
RB08 – Some scrub land lost which is fenced off from public access.		
Access possible around 108-110 Bromsgrove Road.		

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

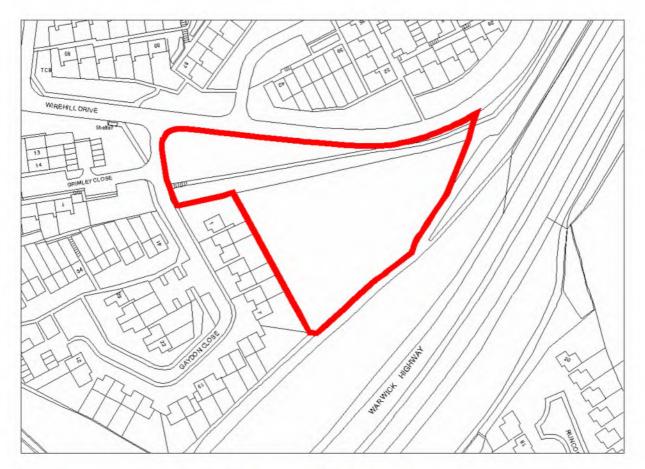
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER – Further evaluation
impact on the existing character of the Settlement?	may be required prior to development
Opportunity to enhance/no adverse impact	development
Sportarity to ormanoomo advorso impact	V
	Opportunity to enhance
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	Dotailo
, , , , , , , , , , , , , , , , , , ,	V
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	/
	Y
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	✓
Between 800m and 1600m	·
	1
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	✓
Between 800m and 1600m	4 - 1
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	
Contamination that can be overcome through land	√
remediation	As employment uses in
	place, would need to
	investigate prior to dev

High level of contamination that cannot be realistically	T
mitigated	
Are there any Physical Constraints on site?	
No	√
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	√
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	√
	Public right of way is unlit, narrow and unappealing. Opportunity to incorporate a safer pedestrian route through the site as part of its design
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Details
INO	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development Development	
Yes. No possibility of replacement provision	√
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	1
	✓ Widney Works not
	employment zoned in LP3
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	√
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
·	

Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	Dataila
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	
On many clicible and the state in the same	
Compatibility with adjoining uses	Deteile
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses? No compatibility issues	
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
Stone C	
Stage C Availability	
Is the site immediately available for development? Yes	
	√
No	3.0
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	√
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years Green Belt	
Therefore available beyond 10 years	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\checkmark
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	
	1
Appropriate timeframe for development?	Details
0-5 years	√
5-10 years	
10years +	
Potential Residential Yield	9
Appropriate Density	Total number of Dwellings
	58

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Land off Wirehill Drive	L4L02	8.9.2008







Ownership Details:	Site Area: 0.47 ha
Redditch Borough Council	Grid Ref: SP0492 6613
Current Land Use:	
Highway verge & Open Space	
Surrounding Land Uses:	
Residential	
Character of Surrounding Area:	
High density ex-corporation units	
Previous Source: (e.g. BORLP3, UCS, WYG Report, on	nission site, other)
ucs	
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	ails: 08/305 (15 dwellings)
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
Sloping site, with mature hedgerows dissecting the north of hedgerow should be retained to ma density dwellings.	

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

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

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER –further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	No adverse impact if land north of hedgerow left open
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	\checkmark
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	\checkmark
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
Walking distance to nearest health facilities:	ė.
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	
	Y
Constraints to Delivery	
Level of Contamination on Site:	,
None Contamination that can be accorded to the second base of the seco	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	

Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	√
	Apparently land is made of unconsolidated soil from when highways were built – Investigation needed prior to development
Yes and cannot be overcome	
Are there TPOs on site?	
No	√
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	Currently used be local kids – play football on the top of the site
Employment Land	
Would development of the site result in the loss of employment land?	Details
No No	√
Yes - <u>demonstrated</u> that land will not come forward for employment uses	

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	\checkmark
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	

Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses

Can the site he economical by vehicle from the highway?	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	√
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	1 2
Residential development considered incompatible (discousite for residential)	unt
Stage C	
Availability	
Is the site immediately available for development?	
Yes	√
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlemen Therefore available within 0 - 5 years	ıt 🗸
ADR Therefore evallable within F. 10 years	
Therefore available within 5 - 10 years Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	nt Details
Yes, or issues which can be resolved within 5 years	√
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	V
5-10 years	
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	15



HOUSING SITE ANALYSIS FORM

Site Address:

Land adjacent to Saltways Cheshire Home

Site Ref:

Survey Date:

UCS 2.14

29.8.2008







Ownership Details:	Site Area: 0.40 ha
Private	Grid Ref: SP0156 6671
Current Land Use:	
Scrub Land	
Surrounding Land Uses:	
Residential	
Character of Surrounding Area:	
Site nestled between church and care home	
Previous Source: (e.g. BORLP3, UCS, WYG Report, on	nission site, other)
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	ails: 08/073 (5 dwellings)
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
Planning permission for five dwellings with assospace has been allowed on appeal with the term 2008/073/FUL.	•

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

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

Are there TPOs on site?	
No	
A single TPO	·
Group TPO	
Is there a Public Right of Way on the site?	
No ✓	
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Details
	V
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	Dotoilo
Can the site be accessed by vehicle from the highway? Direct access to main/adopted road	Details
LIDITEGE AGGESS TO HIATH/AUDDIEG 1040	. /

Access to unadopted road/track

No access

Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	C
No compatibility issues	
Insignificant or moderate compatibility issues	There has been a recommendation that only bungalows should be sited here to reduce over-looking properties in Shirehampton close.
Residential development considered incompatible (discount site for residential)	
Stage C Availability	
Is the site immediately available for development?	
Yes	√
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	√
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	√

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	5

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land to the rear of Sandygate CloseUCS 2.1629.8.2008







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

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

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

can be demonstrated that mitigation can be successfully

introduced

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

Are there any Physical Constraints on site?	
No	✓
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	Footpath through site – tarmac & street lighting
Open Space & Recreation	Dataila
Would the site result in the loss of these facilities?	Details
	 ✓ Acts as a village green – good landscape/amenity space for local residents. No play facilities on site – open grassland
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	
Employment Land	1
Would development of the site result in the loss of employment land?	Details
No	√
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	-
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses	
res - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
adequately served? Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	

Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	√
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	\checkmark
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	\checkmark
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years Green Belt	
Therefore available beyond 10 years	
Therefore available beyona To years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	✓
Possibly, or with issues which can be resolved within 10	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	√
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	8

HOUSING SITE ANALYSIS FORM

Site Address:

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

Site Ref:

UCS 8.38

Survey Date:

19.9.08







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

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	√
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located site?	on the Details - no
Yes: Site will be discounted No: Does the site fall within or significantly other site of designated international, regionally value, or affect habitat for protected flora or Does the site affect trees, hedgerows or an ancient woodland not subject to statutory process.	onal or local or fauna? reas of
No:	✓
Yes: Opportunity to enhance/no significant adverse impact (mitigation to be Significant adverse impact – site will be disunless it can be demonstrated that mitigation successfully introduced	e explored) scounted
Land at risk of Flooding	7
Is the site in an area of known flooding risk	c? Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to	be

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

Over 1600m	

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

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

Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	✓
Yes - demonstrated that land will not come forward	
for employment uses	
Yes - land is not likely to come forward for	
employment uses	
Yes - land is likely to come forward for employment	
uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	1.0
Sufficient infrastructure in place to serve development	1
	· ·
Infrastructure constraints that would require	
investment to overcome but can probably be	
addressed by developer contributions	
addressed by developer communications	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require	
Government grants	
Government grants	
Highway Access	2
Can the site be accessed by vehicle from the	Details
highway?	
Direct access to main/adopted road	√
·	· ·
Access to unadopted road/track	
No access	
Competibility with adicining was	
Compatibility with adjoining uses	Deteile
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining	
uses?	
No compatibility issues	✓
Indication and and and and and and and and and an	
Insignificant or moderate compatibility issues	
Residential development considered incompatible	
(discount site for residential)	

Stage C		
Availability		
Is the site immediately available for development?		
Yes	voiopinioni:	
No		√
William Confirmation to the Confirmation of th	1	7
What is the predominant land type on the		Details
Brownfield or Greenfield within or adjace settlement	cent to a	
Therefore available within 0 - 5 years		\checkmark
Therefore available within 0 - 5 years		
ADR		
Therefore available within 5 - 10 years		
, , , , , , , , , , , , , , , , , , , ,		
Green Belt		
Therefore available beyond 10 years		
Achievability		2.4.9.
Willingness of landowner to progress s	ite for	Details
development	uithin E voore	
Yes, or issues which can be resolved v	vitnin 5 years	✓
Possibly, or with issues which can be r	esolved within	
10 years	Coolved Within	
To your		
No, issues which cannot be resolved		
Appropriate timeframe for developm	ent?	Details
0-5 years		\checkmark
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density	Total num	nber of Dwellings
		120

UCS 8.38 Dingleside Middle School 3.95ha

HOUSING SITE ANALYSIS FORM

Site Address:

Loxley Close, Church Hill

Site Ref:

Survey Date:

2010/03







Ownership Details:	Site Area: 0.31ha		
Redditch Borough Council	Grid Ref: SP0698 6848		
Current Land Use:			
Open Space			
Surrounding Land Uses:			
Residential			
Character of Surrounding Area:			
Former Development Corporation housing – mix	of public and private tenure		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) Discounted from 2008/09 SHLAA due to flooding issues			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Flat site comprising of a tarmac area (formerly a play area) some shrubs and mature trees.			
Offers a natural extension to the existing Loxley Close			

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

Ctore D	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	Dataila
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	V
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
2000 thair riotan	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	\checkmark
Between 800m and 1600m	
Detween oodin and 1000iii	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	\checkmark
Detruces 000m and 4000m	
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	
Vac hut aan ha ayaraama	

Yes and cannot be overcome	✓ Flooding Issues
Are there TPOs on site?	
No	
A single TPO	
Group TPO	\(\lambda_1 = \lambda_1 = \lambda_1
· ·	✓ NT No.5
Is there a Public Right of Way on the site?	
No – Access to disused play area only Yes	
165	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the Development	
•	
Yes. No possibility of replacement provision	✓
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
of the admirations. On the action	
Infrastructure Capacity	Detaile
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	√
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants Highway Access	
Highway Access	Details
Can the site be accessed by vehicle from the highway? Direct access to main/adopted road	Details
·	V
Access to unadopted road/track	
No access	

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

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

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

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

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

HOUSING SITE ANALYSIS FORM

Site Address:

Site Ref:

Survey Date:

Upper Norgrove House, Church Road, Webheath

2010/04







Ownership Details:	Site Area: 1.22ha	
Redditch Borough Council	Grid Ref: SP0182 6619	
Current Land Use:		
Former Hostel in large grounds, adjacent to existing urban area on the edge of the town. Within Webheath ADR.		
Surrounding Land Uses:		
Residential / Semi-rural		
Character of Surrounding Area:		
Low density housing in more affluent area of Redditch with a semi-rural feel Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) New Source: (e.g. landowner, developer etc)		
Landowner	4	
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:	ils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	✓
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not	
subject to statutory protection?	
No: No significant adverse impact on biodiversity	Former hostel & associated

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

Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)

Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully

Yes:

gardens

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

Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ BOR TPO No.72
· ·	▼ BOR TPO No.72
Is there a Public Right of Way on the site?	1
No	
Yes	✓ Footpath diversion
	required, but would not
	prevent development of the
	site
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	\checkmark
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
V 1 (11) (1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses	
res - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	Dotailo
adequately served?	
Sufficient infrastructure in place to serve development	
Infrared marking a constraint of the formulal provides in constraint to	
Infrastructure constraints that would require investment to	✓
overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
Access to unadopted road/track No access	
110 000000	

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

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

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
22 dwellings per hectare	27

HOUSING SITE ANALYSIS FORM

Site Address:

Clifton Close, Matchborough

Site Ref:

Survey Date:

2010/05







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

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

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

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

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

4	
Are there TPOs on site?	
No	Blanket TPO, but no trees within site boundary
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	\checkmark
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	Informal open space only
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	1
	·
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	,
Sufficient infrastructure in place to serve development	\checkmark
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	./
	V

Access to unadopted road/track

No access

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

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

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

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

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

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Prospect Hill2010/0703/9/10







Ownership Details:	Site Area: 1.43 ha		
Multiple Landowners	Grid Ref: SP0425 6799		
Current Land Use:			
Car Park	100		
Surrounding Land Uses:			
Mix of residential and employment, close to the	town centre		
Character of Surrounding Area:	9.1		
Older part of Redditch with some new office devicentury works.	velopment and converted early 20 th		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
Borough of Redditch Local Plan No. 3			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	ails:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

Stage A Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	Botano
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	√
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	20.00
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	\checkmark
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
to the one in an area of the out in the outing hour	\checkmark
No: Little/no risk of flooding	
No: Little/no risk of flooding	
No: Little/no risk of flooding	
No: Little/no risk of flooding Yes:	

Ctore D	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	Deteile
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	√
	•
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	\checkmark
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	\checkmark
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	\checkmark
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	√
Yes and cannot be overcome	
1 00 drid odrinot bo overcome	

Are there TPOs on site?	
No	\checkmark
A single TPO	
Group TPO	
s there a Public Right of Way on the site?	
No	
	V
Yes	
Onen Space & Bearcation	
Open Space & Recreation Would the site result in the loss of these facilities?	Details
No	Details
<u> </u>	√
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
land is likely to come forward for employment acco	
nfrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	\checkmark
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
nfrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	\checkmark
Access to unadopted road/track	
No access	

Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	3.4
Residential development considered incompatible (discount site for residential)	

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

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

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
42-6 dwellings per hectare	61

HOUSING SITE ANALYSIS FORM

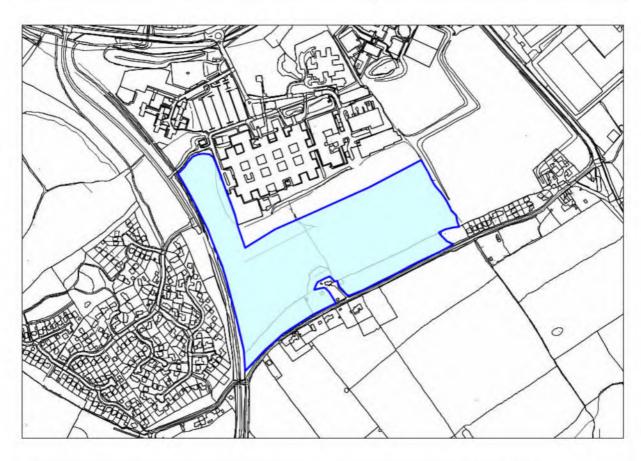
Site Address:

Rear of Alexandra Hospital

Site Ref:

Survey Date:

2010/09







Ownership Details:	Site Area: 7.74 ha	
Multiple owners	Grid Ref: SP0617 6446	
Current Land Use:		
Vacant Scrub land		
Surrounding Land Uses:		
Open Space, residential		
Character of Surrounding Area:		
Quiet and peaceful area on the edge of the urban area. Immediately adjacent to the Alexandra Hospital and bounded by Green Lane, which offers limited frontage development with a more rural feel.		
Site is bounded on it's western edge by Wirehill development, which is primarily 3-4 bed detached properties in private ownership.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
White Young Green		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Stage A		
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details	
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough		
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted		
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)		
Pindiversity Condiversity & Heritage		
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details - No	
Yes: Site will be discounted	Details - NO	
No: Does the site fall within or significantly affect any other		
site of designated international, regional or local value, or		
affect habitat for protected flora or fauna? Does the site		

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

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

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

Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ NT TPO No.27
Is there a Public Right of Way on the site?	
No	
Yes	\checkmark
Open Space & Recreation	Deteile
Would the site result in the loss of these facilities?	Details
110	√
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	

No access

Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	14,

Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	\checkmark
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	\checkmark
ADR	34
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	

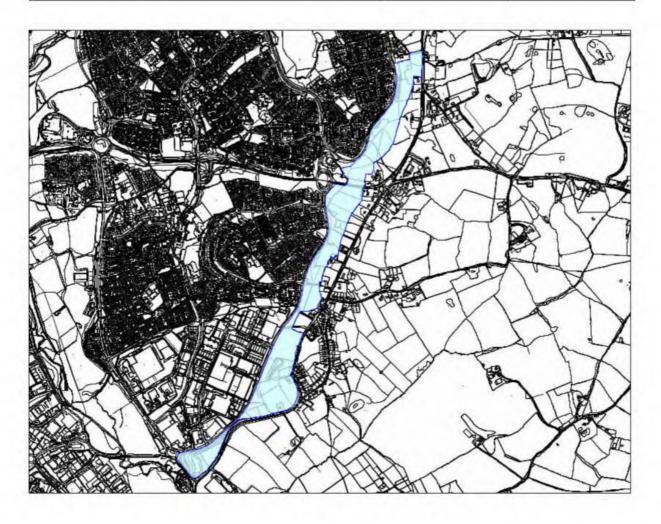
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	√
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	145

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
A435 ADR	2010/10	03/9/10



Ownership Details:	Site Area: 33.43 ha	
HCA / some private ownership	Grid Ref: SP0812 6655	
Current Land Use:		
ADR – vacant land, including one or two residen	ntial units	
Surrounding Land Uses:		
Residential, employment, village settlement and	green belt	
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
Borough of Redditch Local Plan No. 3		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

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

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

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	√
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Between 1.5km and 3km	√
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	√
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	✓
Constraints to Delivery	
Level of Contamination on Site:	1
None	✓
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	=
No	✓
Yes, but can be overcome	
Yes and cannot be overcome	

Are there TPOs on site?	
No	
A single TDO	
A single TPO Group TPO	
Group TPO	✓ Warwick TPO No.s 23, 4, 5 & 7
Is there a Public Right of Way on the site?	-, ,
No	
Yes	\checkmark
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	\checkmark
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	\checkmark
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	D ("
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	√
Access to unadopted road/track	
No access	

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

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

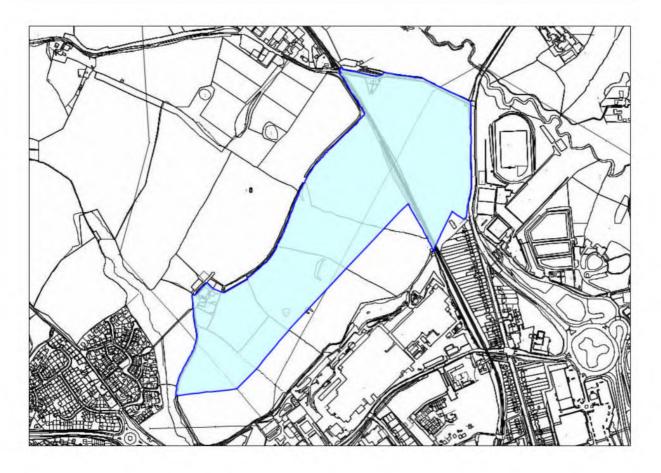
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\checkmark
Possibly, or with issues which can be resolved within 10	
years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	360

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Brockhill ADR2010/1103/9/10



Ownership Details:	Site Area: 25.5 ha		
West of railway – Persimmon Homes East of railway – Gallagher Estates	Grid Ref : SP0363 6891		
Current Land Use:			
ADR – agricultural uses			
Surrounding Land Uses:			
Green belt, employment, open space, residenti	al		
Character of Surrounding Area:			
Located on the edge of the town's built form, offering one of the main access points into the town. Adjacent employment areas comprise aging buildings, predominantly smaller industrial units plus large drop-forge company. Residential units mainly comprise the new Brockhill development (completed early 2000's) and Batchley – 1950's council housing estate – both providing a mix of public and private tenures.			
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	mission site, other)		
Borough of Redditch Local Plan No. 3			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Det	ails:		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	\checkmark
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Diadicaraity Condinaraity 9 Haritana	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	

Biodiversity, Geodiversity & Heritage	- 10
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	✓ Undulating landscape that requires a clever and sympathetic urban design strategy
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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

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

Yes and cannot be overcome	
Are there TPOs on site?	
No	
A : I TRO	
A single TPO	
Group TPO	✓ BOR TPO 98
Is there a Public Right of Way on the site?	
No	
Yes	\checkmark
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	✓ Structured open space
	provision would form part of
	any development proposal
Yes, but indication of replacement provision possible	any development proposal
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	
NO	✓
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	Deteile
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	✓ Highway and drainage
overcome but can probably be addressed by developer contributions	issues are being addressed
Contributions	by the developers as part of
	pre-application preparations
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Dottails
· ·	V
Access to unadopted road/track	

No access

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

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

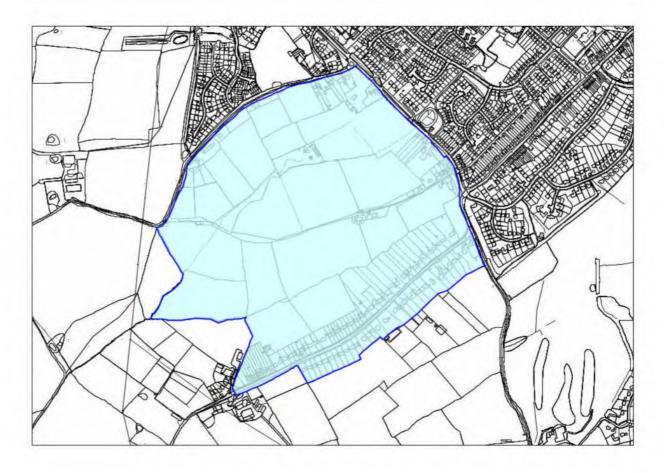
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\checkmark
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	425

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Webheath ADR	2010/12	03/9/10



Ownership Details:	Site Area: 47-71 ha	
Multiple Owners	Grid Ref: SP0152 6613	
Current Land Use:		
Agriculture		
Surrounding Land Uses:		
Agriculture and residential		
Character of Surrounding Area: The Webheath ADR is located on the edge of Redditch and is currently in agricultural use. The site is characterised by its undulating rural landscape with mature trees and hedgerows situated throughout the site. Residential property is situated throughout the site. Residential property is situated to the north, east and southern boundaries and comprises mainly of newer, private, large detached properties.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om Borough of Redditch Local Plan No. 3 New Source: (e.g. landowner, developer etc)	nission site, other)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: Outline Planning Permission: Previous Local Plan Allocation:	nils:	
Additional Information/site notes:		

Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
NI NI 1 100 C I I I I I I I I I	Dhaga 4 Habitat Cumias
No: No significant adverse impact on biodiversity	Phase 1 Habitat Survey completed by site owner
· · ·	
Yes:	
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)	
Yes: Opportunity to enhance/no significant adverse impact	
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding	completed by site owner
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk?	
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding	completed by site owner
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk? No: Little/no risk of flooding Yes:	completed by site owner
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced Land at risk of Flooding Is the site in an area of known flooding risk?	completed by site owner

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

Yes, but can be overcome	Biodiversity
Yes and cannot be overcome	
Are there TPOs on site?	
No	V
A single TPO	
Group TPO	✓ BOR TPO No.72
Is there a Public Right of Way on the site?	
No	
Yes	√
Open Space & Recreation	T
Would the site result in the loss of these facilities?	Details
No	Structured open space provision would form part of any development proposal
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	71
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	Highway and drainage issues would need to be addressed by the developers as part of preapplication preparation
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	√
Access to unadopted road/track	

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

No access

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

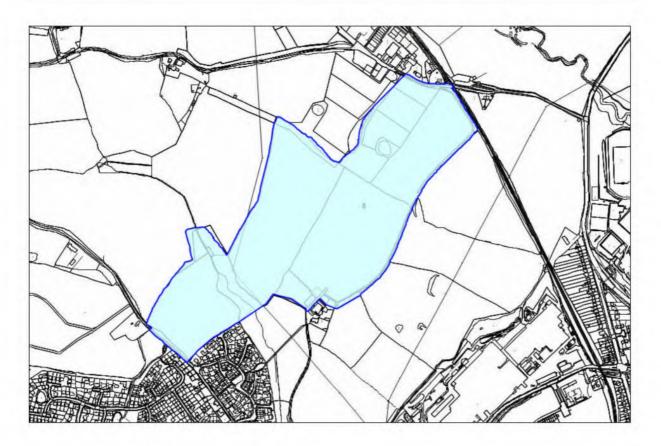
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	\checkmark
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	
5-10 years	√ ₍₃₅₀₎
10years +	√ ₍₂₅₀₎

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	350 & 250

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Brockhill Green Belt	2010/13	03/9/10



Ownership Details:	Site Area: 27.73 ha
Multiple owners	Grid Ref: SP0329 6894
Current Land Use:	
Green Belt - agricultural	
Surrounding Land Uses:	
Land on northern edge of the Borough, adjacent employment.	t to ADR, and Brockhill estate and
Character of Surrounding Area:	
Located at the edge of the town's built form, offer into the town. Nearby employment areas compositions and industrial units plus large drop-forge concomprise the new Brockhill development (complant 1950's council housing estate — both providing a Previous Source: (e.g. BORLP3, UCS, WYG Report, or New Source: (e.g. landowner, developer etc)	rise aging buildings, predominantly npany. Residential units mainly eted early 2000's) and Batchley – a mix of public and private tenures.
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	nils:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	✓
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Pindiversity Condiversity & Heritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	Dotailo - 140
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	✓ Undulating landscape that requires a clever and sympathetic urban design strategy
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	J.
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	√
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	
Between 400m and 800m (walking distance)	4.0
Over 800m (walking distance) or ineffective service	✓
A	
Access to services and facilities	
Walking distance to nearest first school: Less than 1.5km	
Less than 1.5km	
Between 1.5km and 3km	\checkmark
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	T
Between 800m and 1600m	√
Over 1600m	A
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	√
Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	

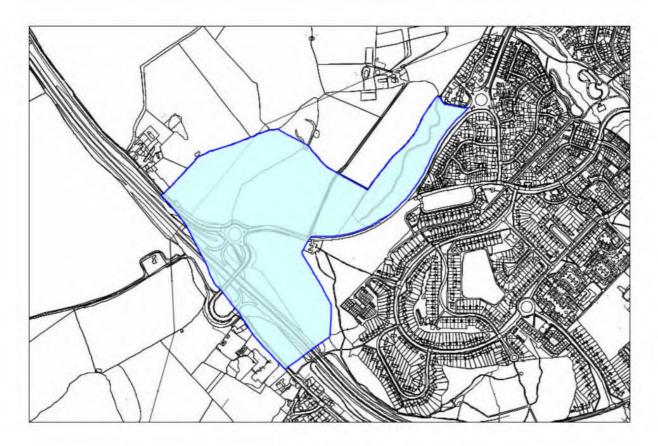
Yes, but can be overcome	✓ Undulating landscape
	High pressure gas pipeline
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓ BOR TPO 98
Is there a Public Right of Way on the site?	
No	√
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	✓ Structured open space
	provision would form part of any development proposal
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
EI	
Employment Land Would development of the site result in the loss of	Details
employment land?	Details
No	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	✓ Highway and drainage
overcome but can probably be addressed by developer contributions	issues are being addressed
CONTRIBUTIONS	by the developers as part of pre-application preparations
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	
grants	
Highway Access Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Details
Access to unadopted road/track	✓ At present access only
	THE ALL DIESELLI ACCESS ONLY

from Weights Lane.

	However this would alter to 'green' as site would be phased after development of the ADR and adequate /improved highway access would be provided as part of ADR development
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	√
Incignificant or moderate competibility incure	+
Insignificant or moderate compatibility issues Residential development considered incompatible (discount	
site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
No	\checkmark
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green Belt Therefore available beyond 10 years	✓
Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\checkmark
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
	5
Appropriate timeframe for development?	Details
0-5 years	✓
5-10 years	
10years +	
Potential Residential Yield	T=
Appropriate Density	Total number of Dwellings
	400

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Foxlydiate Green Belt2010/1403/9/10



Ownership Details:	Site Area: 22.16 ha	
Multiple owners	Grid Ref: SP0161 6775	
Current Land Use:		
Green Belt – agricultural use		
Surrounding Land Uses:		
Green belt, Special Wildlife Site, Local Nature R	eserve, Residential	
Character of Surrounding Area:		
Predominantly undulating Green Belt at the north western entrance to the town. Site separated from nearby housing by community woodland and other wildlife/wooded sites. Nearby housing comprises of the new Brockhill development (completed early 2000's) and Batchley – 1950's council housing estate – both providing a mix of public and private tenures.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

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

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	Dotailo
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	./
a provide a constant and a constant and a constant and a constant a constant a constant a constant a constant a	V
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Overtein et illian	
Sustainability:	
Access to Public Transport	T
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
[
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	√
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	./
	V
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
	V
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	<u>.</u>
No	
Yes, but can be overcome	✓ Undulating landscape
	High pressure gas pipeline
Yes and cannot be overcome	. light procedure gate pipeline
III	and the second s

Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	✓
Onen Chase & Decreation	
Open Space & Recreation Would the site result in the loss of these facilities?	Details
	Details
No	✓ Structured open space provision would form part of any development proposal
Yes, but indication of replacement provision possible on, next to or near to the site as part of the	
Development Ves. No possibility of replacement provision	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	Highway and drainage issues would need to be addressed by the developers as part of any pre-application preparations
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	
grants Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Direct access to main/accepted road	V Some issues regarding access upgrades at Foxlydiate roundahout

Access to unadopted road/track

No access

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

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

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

Details
√

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	230

HOUSING SITE ANALYSIS FORM

Site Address:

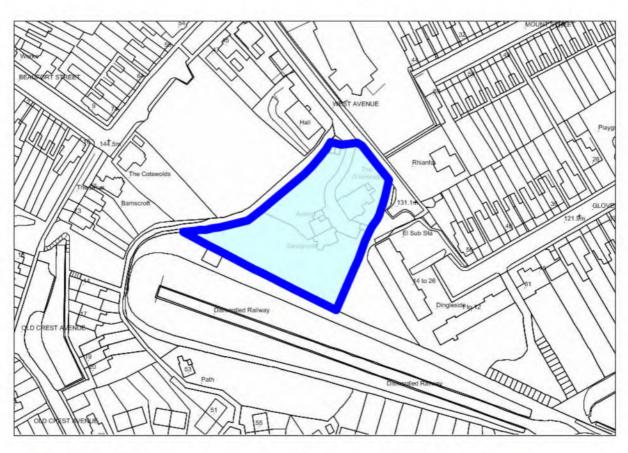
Site Ref:

Survey Date:

'Sandycroft', West Avenue

2010/27

03/9/10







Ownership Details:	Site Area: 0.35 ha
Multiple owners	Grid Ref: SP0419 6705
Current Land Use:	
Day Nursery (Sure Start)	
Surrounding Land Uses:	
Residential, sport & youth Centre, day nursery, r	residential care home
Character of Surrounding Area:	
Located within one of the older parts of Redditch road. In close proximity to town centre facilities. one of the main ridgeways through the town and also reflected across the site. There is some mathe site which may potentially reduce the capacity Previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site which may potentially reduce the capacity Previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site which may potentially reduce the capacity Previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site which may potentially reduce the capacity Previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site which may potentially reduce the capacity Previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site which may potentially reduce the capacity Previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site which may potentially reduce the capacity Previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site which may potentially reduce the capacity Previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site which may potentially reduce the capacity Previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site which may potentially reduce the capacity Previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site which may potentially reduce the capacity Previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site which may potentially previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site which was potentially previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site which was potentially previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site was potentially previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site was potentially previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site was potentially previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site was potentially previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site was potentially previous Source: (e.g. BORLP3, UCS, WYG Report, or and the site was potentially	. This part of Redditch runs along d is therefore quite steep. This is ature tree planting in and around ity.
New Source: (e.g. landowner, developer etc) Landowner	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	ails:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	

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

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

Yes, but can be overcome	✓ Existing tenants
Yes and cannot be overcome	
Are there TPOs on site?	
No	√
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	✓
Yes	
Onen Space & Pocreation	
Open Space & Recreation Would the site result in the loss of these facilities?	Details
No	Details
	V
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of	Details
employment land?	Botano
No	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	D
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	\checkmark
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	√
Access to unadopted road/track	
No access	

Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	4.2
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	

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

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

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

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



Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Core Strategy Background Document

Appendix B - Excluded Sites

Date: April 2010

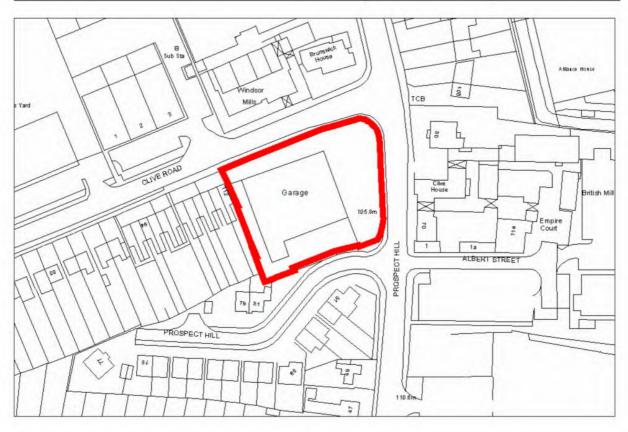
0908 ref: 0558





HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Johnsons Cars, Clive RoadLP07



Ownership Details:	Si	te Area:	0.32ha	
Mr Mike Berwick	Gi	rid Ref:	SP0415	6810
Current Land Use:				
Car Showroom				
Surrounding Land Uses: Residential & employment				
Character of Surrounding Area:				
Previous Source: (e.g. BORLP3, UCS, W'BORLP3 windfall site		on site, other	r)	
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)				- 1
Detailed Planning Permission:	Details:	06/247	7 - 24 dwe	ellings
Outline Planning Permission:				
Previous Local Plan Allocation:]			
Additional Information/site notes: Planning consent lapsed, viable business on site, therefore delete from SHLAA				

HOUSING SITE ANALYSIS FORM

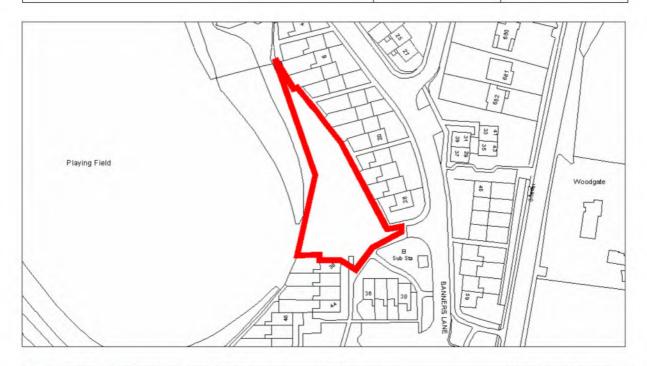
Site Address:	Site Ref:	Survey Date:
Community House, Easemore Road	LP11	



Ownership Details:	Site Area: 0.11ha		
Redditch Borough Council	Grid Ref: SP0451 6801		
Treadition Dereagn Council	G. 9. 9. 9. 9. 9. 9. 9. 9. 9. 9. 9. 9. 9.		
Current Land Use:			
Community Centre			
Surrounding Land Uses: Residential			
Character of Surrounding Area:			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) BORLP3 windfall site New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Deta	nils: 05/301 ol - 6 dwellings		
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes: Outline consent lapsed (05/301ol). Landowner withdrawn release of land for development. Therefore delete site from SHLAA			

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land off Banners LaneL4L0129.8.2008





Ownership Details:	Site Area: 0.17 ha		
Redditch Borough Council	Grid Ref: SP0416 6393		
Current Land Use:			
Open Space	- +-		
Surrounding Land Uses:			
Residential, School Field			
Character of Surrounding Area:			
High Density – predominantly Social Housing			
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
L4L			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
Landowner withdrawn release of land for development.			

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

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

Are there any Physical Constraints on site?	
No	√
Yes, but can be overcome	
100, but builded overboling	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	New Town TPO 28
Is there a Public Right of Way on the site?	
No	
	V
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	Open space not in structured use. Site adjacent school playing fields
Fundament Land	
Employment Land Would development of the site result in the loss of	Details
employment land?	Details
No	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infractructure Canacity	
Infrastructure Capacity Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be adequately served?	Betans
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	

Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	\checkmark
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	✓
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	√
ADR	
Therefore available within 5 - 10 years	
Green Belt Therefore available beyond 10 years	
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	√
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
0-5 years	Details
5-10 years	1
10years +	
Potential Posidential Viold	· · · · · · · · · · · · · · · · · · ·
Potential Residential Yield Appropriate Density	Total number of Dwellings
50dph would be inappropriate on this site	5
Coap. House to mappropriate on the one	<u> </u>



HOUSING SITE ANALYSIS FORM

Site Address:

Land to the rear of Poplar Road Shops

Site Ref:

Survey Date:

UCS 1.35

2008







Ownership Details:	Site Area: 0.25 ha	
Redditch Borough Council	Grid Ref: SP02326738	
Current Land Use:		
Rear of shops, garages, parking and s	crub/wooded area	
Surrounding Land Uses:		
Residential/commercial		
Character of Surrounding Area:		
Generally run down appearance to the rear of shops. An area of the town's oldest council estates		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
ucs		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:	Details:	
Outline Planning Permission:]	
Previous Local Plan Allocation:		
Additional Information/site notes:		
Landowner withdrawn release of land for deve	opment.	

Strategic Housing Land Availability Assessment Redditch Borough Council

HOUSING SITE ANALYSIS FORM

Site Address: Land off Hunt End Lane Site Ref: UCS 3.23 Survey Date: 3.9.2008







Ownership Details:	Site Area: 1.65 ha	
Redditch Borough Council	Grid Ref: SP0345 6430	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Residential, open space and employment		
Character of Surrounding Area:		
Private 3 and 4 bedroom detached residential a	nd a small scale industrial area	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
ucs		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
LOQ information indicates that landowner unwilling to release land for development. Plus biodiversity and contamination issues.		

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land East of Longfellow CloseUCS 3.4329.8.2008







Ownership Details:	Site Area: 0.30 ha	
Redditch Borough Council	Grid Ref: SP03456517	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Residential		
Character of Surrounding Area:		
1990's 3 and 4 bed private houses		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
LOQ information indicates that landowner unwilling to release land for development. Plus biodiversity issues and flooding implications along The Wharrage Park area.		

HOUSING SITE ANALYSIS FORM

Site Address:

Land between Brooklands Lane & Offenham

Close

Site Ref:

Survey Date:

UCS 4.36 27.8.2008







Ownership Details:	Site Area: 1.33 ha		
Redditch Borough Council	Grid Ref: SP05786839		
Current Land Use:			
AVP – Open scrub land			
Surrounding Land Uses:			
Adjacent houses and district distributor			
Character of Surrounding Area:			
Detached family homes (adjacent) & Ex-corpora from view)	ation homes (opposite but screened		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
UCS			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Details:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/site notes:			
LOQ information indicates that landowner unwilling to release land for development.			

HOUSING SITE ANALYSIS FORM

Site Address:	Site Ref:	Survey Date:
Land off Lady Harriet's Lane	UCS 5.20	8.9.2008







Ownership Details: Worcestershire County Council	Site Area: 0.43 ha Grid Ref: SP04666791	
Current Land Use: Open Space		
Surrounding Land Uses: Residential & High School Playing Fields		
Character of Surrounding Area:		
Ribbon development along un-adopted track		
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)	
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ails:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Semi natural space approached via un-adopted	track.	
Access issues with visibility splay for road serving be a problem.	ng around 10 dwellings – should not	

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	

Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	\checkmark
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	

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

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	\checkmark
	All grass land helps to soak up water & prevent flooding
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details Could be ecological area for local high school & local population as lack of green space in this area of town

Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	✓
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	\checkmark
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	✓
Between 800m and 1600m	
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	

Yes and cannot be overcome	\checkmark
	Access to adopted road
Are there TPOs on site?	
No	\checkmark
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	\checkmark
Voo	
Yes	
Open Space & Recreation — Site is not currently open to th	e public
Would the site result in the loss of these facilities?	Details
No	
Voc. but indication of various and manifelian assets to	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the Development	
· ·	
Yes. No possibility of replacement provision	√
Fundament Land	
Employment Land Would development of the site result in the loss of	Details
employment land?	Details
No	
	V
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	./
overcome but can probably be addressed by developer	V
contributions	
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
grants	
Highway Access Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Details
Direct access to main/adopted toad	
Access to unadopted road/track	\checkmark

Compatibility with adjoining uses

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

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

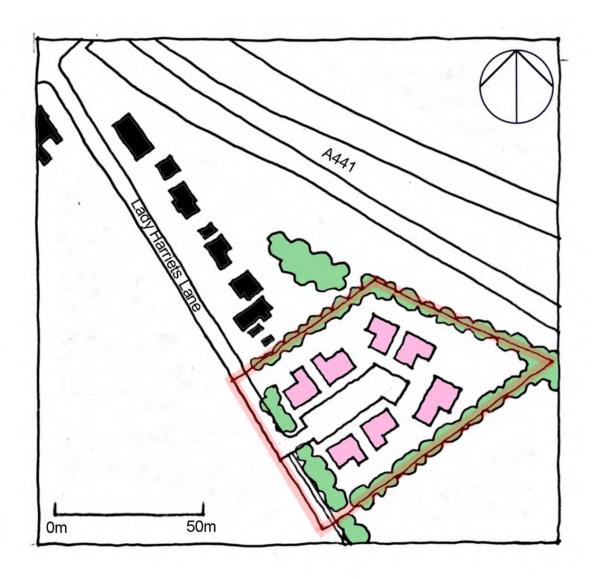
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	\checkmark
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	\checkmark
5-10 years	-1
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
Densities at 30 dph + would be inappropriate for junction	7-10
layout – no opportunity to improve	

UCS 5.20 Lady Harriets Lane

0.43ha



HOUSING SITE ANALYSIS FORM

Site Address:

Land at McDonald's Island

Site Ref:

UCS 8.10, UCS 8.46 & part of UCS 8.47

Survey Date:

3.9.2008







Ownership Details:	Site Area: 3.04 ha	
Redditch Borough Council	Grid Ref: SP05056483	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Residential, B1 employment & road traffic junction	on	
Character of Surrounding Area:		
Part of this site fronts onto the busy McDonald's Island. Site is raised in comparison to the surrounding area, but is not so steep to deter development.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
UCS		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
LOQ information indicates that landowner unwilling to release land for development.		

HOUSING SITE ANALYSIS FORM

Site Address:

Site Ref:

Survey Date:

Land to the rear of Watery Lane & Ravensmere

UCS 9.1

27.08.2008







Ownership Details:	Site Area: 0.67 ha	
Redditch Borough Council	Grid Ref: SP05576645	
Current Land Use:		
Recreational Open Space		
Surrounding Land Uses:		
Traditional 1930-50's semi detached properties	& some new build	
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Deta	ails:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes: LOQ information indicates that landowner unwilling to release land for development. Plus, biodiversity issues.		

HOUSING SITE ANALYSIS FORM

Site Address:

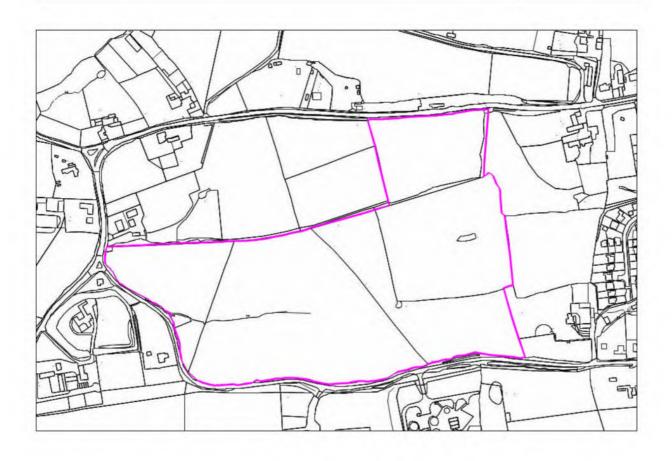
Land at Astwood Lane/Walnut Tree Farm & Top Meadow, Astwood Bank

Site Ref:

Survey Date:

2010/15 & 18 01/

01/9/10 Desktop Survey



Ownership Details: Private	Site Area: 11.2 ha Grid Ref:	
Current Land Use: Rural location, not adjacent to urban settlements. Site is within Redditch Green Belt.		
Surrounding Land Uses:		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: Outline Planning Permission: Previous Local Plan Allocation:		
Additional Information/site notes: The SA for consultation options to accommodate 4000 dwellings in Redditch, including revision of Green belt boundaries, has identified that Green Belt revision to the north/west of the urban area offers the most sustainable option for Green Belt revision. There are no exceptional circumstances which exist to secure release of this land in preference to sites not considered suitable for development due to their location.		

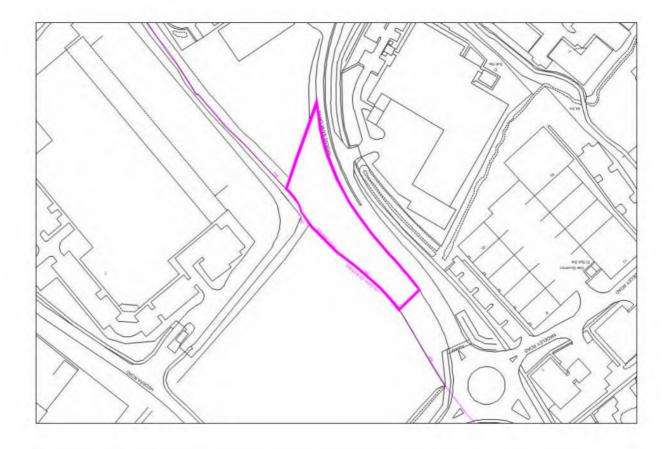
HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Land between Morrisons (ex Safeway)
superstore and Brooklyn Garage (UCS 6.43)2010/1601/9/10



Ownership Details:	Site Area: 2.22 ha	
Redditch Borough Council	Grid Ref:	
Current Land Use:		
Parkland.		
Surrounding Land Uses:	_ =	
Residential, Retail		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:	Details:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
No residential development this side of Battens Drive. Therefore residential development would not be in keeping with the area.		

01/9/10	2010/19	Land north of latel, fronting Ravensbank Drive (UCS 4.54)
Survey Date:	Site Ref:	Site Address:



Ownership Details:	Site Area: 0.33 ha
Multiple owners	Grid Ref:
Current Land Use:	
Surrounding Land Uses:	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, on New Source: (e.g. landowner, developer etc)	nission site, other)
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: Detailed Detailed Planning Permission:	ails:
Outline Planning Permission:	
Additional Information/site notes:	
Land fronting district distributor within North Mod Estates. Location not considered suitable for re	

HOUSING SITE ANALYSIS FORM

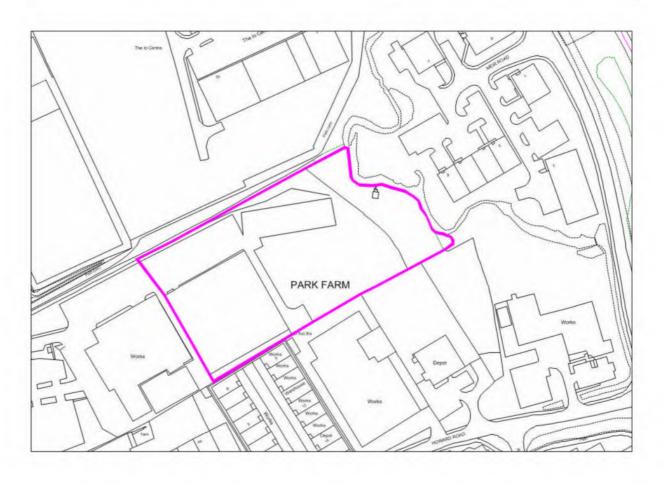
Site Address:

Delsons, Studley Road (UCS 9.50)

Site Ref:

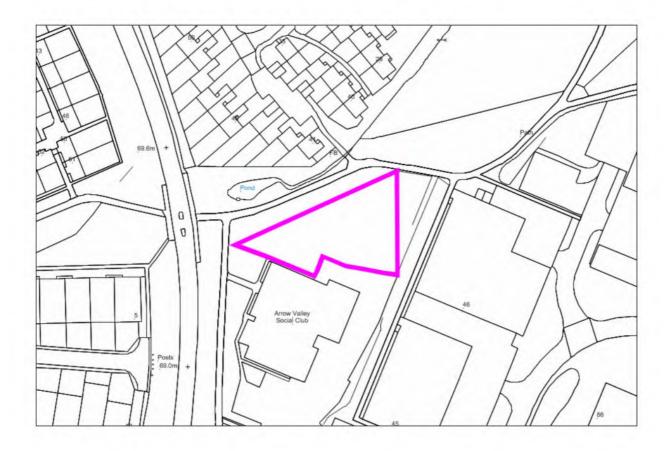
2010/20

Survey Date:



Ownership Details:	Site Area: 1.57 ha
Private	Grid Ref:
Current Land Use:	
Surrounding Land Uses:	
Industrial	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, on New Source: (e.g. landowner, developer etc)	nission site, other)
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: Outline Planning Permission: Previous Local Plan Allocation:	ails:
Additional Information/site notes: Land locked site within industrial area. Not a sudevelopment.	iitable location for residential

Site Address:	Site Ref:	Survey Date:
Land off Heming Road (UCS 9.55)	2010/21	01/9/10
		Desktop Survey



Ownership Details:	Site Area: 0.15 ha
Multiple owners	Grid Ref:
Current Land Use:	
Surrounding Land Uses:	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS New Source: (e.g. landowner, developer	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:	☐ Details:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site note	s:
Land within industrial area. Not a	suitable location for residential development.

HOUSING SITE ANALYSIS FORM

Site Address:

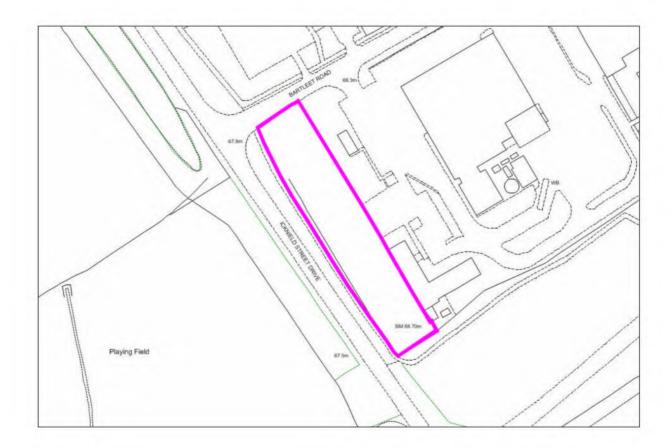
Land fronting Icknield Street (UCS 9.57)

Site Ref:

2010/22

01/9/10

Desktop Survey



Ownership Details:	Site Area: 0.35 ha
Multiple owners	Grid Ref:
Current Land Use:	
Surrounding Land Uses:	
Industrial	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, on	nission site, other)
New Source: (e.g. landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	ails:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
Within employment zoning, fronting Icknield Strenesidential development	eet. Not considered suitable for

HOUSING SITE ANALYSIS FORM

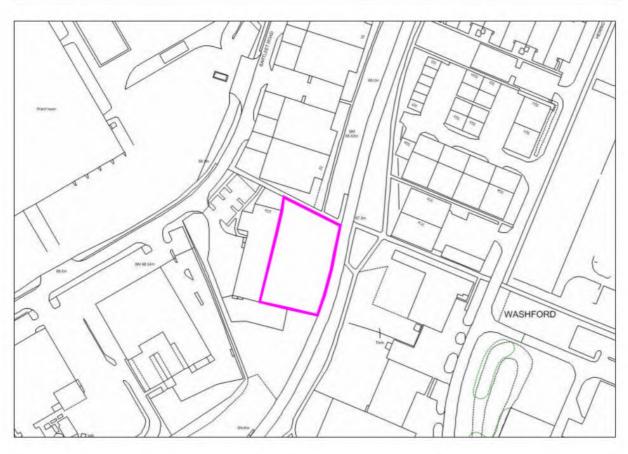
Site Address:

Land fronting Matchborough Way (UCS9.62)

Site Ref:

2010/23

Survey Date:



Ownership Details:	Site Area: 0.26 ha
Multiple owners	Grid Ref:
Current Land Use:	
Surrounding Land Uses: Industrial	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS New Source: (e.g. landowner, developer	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:	Details:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes	s:
Land within industrial estate, not co	onsidered suitable for residential development

HOUSING SITE ANALYSIS FORM

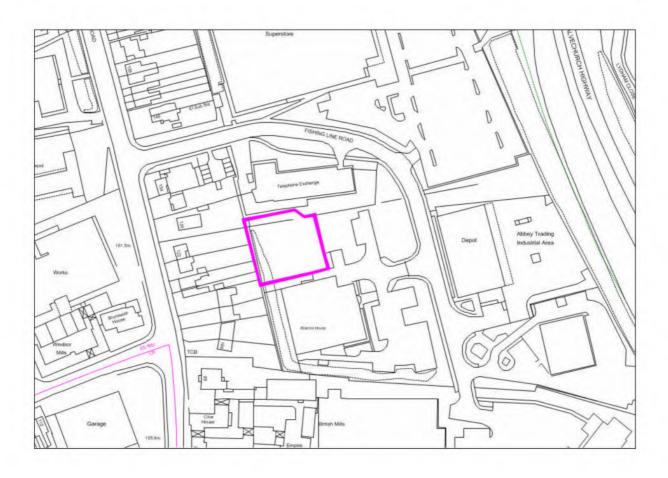
Site Address:

Land off Fishing Line Road (UCS 5.17)

Site Ref:

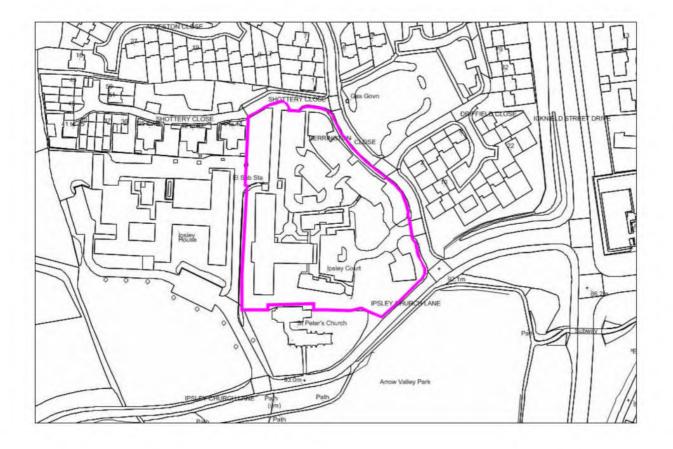
2010/24

Survey Date:



Ownership Details:	Site Area: 0.14 ha
Private	Grid Ref:
Current Land Use:	
Surrounding Land Uses:	
Industrial, Residential, NEW Collect Character of Surrounding Area:	ge
Previous Source: (e.g. BORLP3, UCS, New Source: (e.g. landowner, developer	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:	☐ Details:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes	s:
Land within industrial estate, not co	onsidered suitable for residential development

Site Address:	Site Ref:	Survey Date:
Ipsley Court, Ipsley	2010/25	01/9/10 Desktop Survey



Ownership Details: Private	Site Area: 1.29 ha Grid Ref:
Current Land Use: Offices – Primarily Employment Zone	
Surrounding Land Uses: Residential, open space	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, or New Source: (e.g. landowner, developer etc)	nission site, other)
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: Outline Planning Permission: Previous Local Plan Allocation:	nils:
Additional Information/site notes: RBC has an obligation to protect its supply of enuses. If / when the Law Society vacates these prince to be assessed through the Employment Land for continued employment uses. Only if it is four requirements will it be assessed for other uses.	premises in the future, the site will Review to consider its suitability

HOUSING SITE ANALYSIS FORM

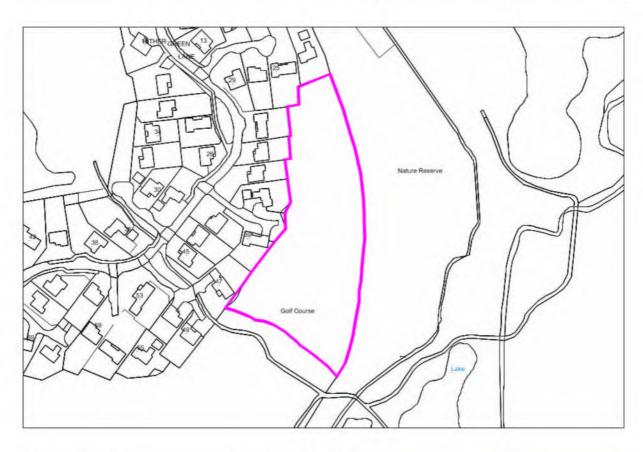
Site Address:

Land to the east of Hither Green Lane

Site Ref:

Survey Date:

2010/26 03/9/10







ent Land Use: I land – not driving range as suggested Founding Land Uses: ential, SSSI and golf course acter of Surrounding Area: vithin Arrow Valley Park. The surrounding a led detached private dwellings. Fous Source: (e.g. BORLP3, UCS, WYG Report, omisticated the surrounding Area: Source: (e.g. landowner, developer etc)	Grid Ref: SP0425 6799 rea is dominated by high quality
ential, SSSI and golf course acter of Surrounding Area: vithin Arrow Valley Park. The surrounding area detached private dwellings. ous Source: (e.g. BORLP3, UCS, WYG Report, omis	rea is dominated by high quality
ential, SSSI and golf course acter of Surrounding Area: vithin Arrow Valley Park. The surrounding area detached private dwellings. ous Source: (e.g. BORLP3, UCS, WYG Report, omis	rea is dominated by high quality
ential, SSSI and golf course acter of Surrounding Area: vithin Arrow Valley Park. The surrounding a ed detached private dwellings. ous Source: (e.g. BORLP3, UCS, WYG Report, omis Source: (e.g. landowner, developer etc)	rea is dominated by high quality
ential, SSSI and golf course acter of Surrounding Area: vithin Arrow Valley Park. The surrounding a ged detached private dwellings. ous Source: (e.g. BORLP3, UCS, WYG Report, omis Source: (e.g. landowner, developer etc)	rea is dominated by high quality
acter of Surrounding Area: within Arrow Valley Park. The surrounding a ed detached private dwellings. ous Source: (e.g. BORLP3, UCS, WYG Report, omis Source: (e.g. landowner, developer etc)	rea is dominated by high quality
vithin Arrow Valley Park. The surrounding a ed detached private dwellings. ous Source: (e.g. BORLP3, UCS, WYG Report, omis Source: (e.g. landowner, developer etc)	rea is dominated by high quality
ed detached private dwellings. Ous Source: (e.g. BORLP3, UCS, WYG Report, omis Source: (e.g. landowner, developer etc)	rea is dominated by high quality
Source: (e.g. landowner, developer etc)	
	sion site, other)
ant Planning History	
ng most recent ownership details)	
led Planning Permission: Detai	ls:
ne Planning Permission:	
ous Local Plan Allocation:	
ional Information/site notes:	
ss to the site is restricted, obtainable only by	

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

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

Yes and cannot be overcome	\checkmark
Are there TPOs on site?	
No	
A single TPO	
Group TPO	√ (Blanket TPO)
Is there a Public Right of Way on the site?	(Dialiket IPO)
No	
Yes	V
Tes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible	
on, next to or near to the site as part of the	
Development	
Yes. No possibility of replacement provision	\checkmark
Employment Land	D
Would development of the site result in the loss of employment land?	Details
No	√
	,
Yes - demonstrated that land will not come forward for	
employment uses Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	D-(-!l-
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	
contributions	
Significant infrastructure constraints, i.e. strategic	\checkmark
infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	√
	Y
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details

\checkmark	
	√

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

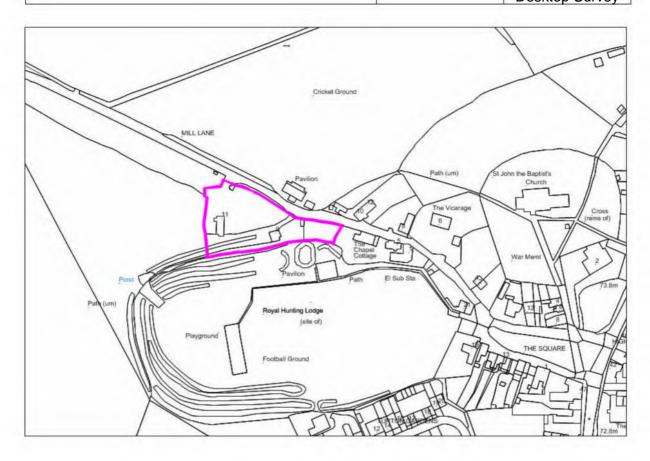
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	
No, issues which cannot be resolved	✓

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Mill Lane, FeckenhamUCS 11.101/9/10
Desktop Survey



Ownership Details:		Site Area: 0.25 ha
Private		Grid Ref:
Current Land Use:		
Surrounding Land Uses:		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS	, WYG Report, on	nission site, other)
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:	☐ Deta	ails:
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Within Flood Zone 3 – High Risk.	Listed Buildin	g.

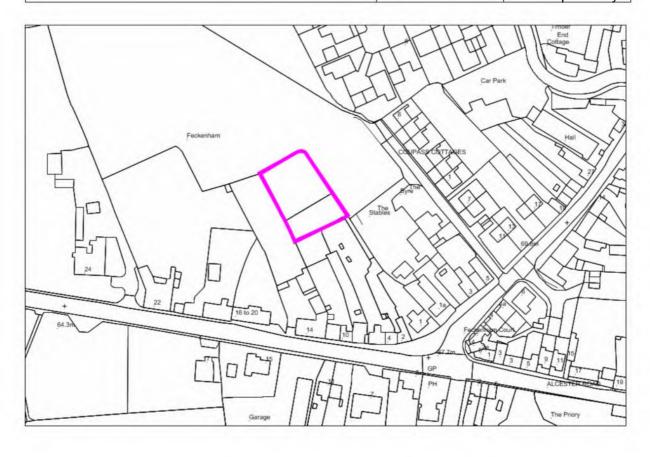
HOUSING SITE ANALYSIS FORM

Site Address:Rear of Droitwich Road, Feckenham

Site Ref:

Survey Date:

UCS 11.3 01/9



Ownership Details:	Site Area: 0.09 ha
Private	Grid Ref:
Current Land Use:	
Surrounding Land Uses:	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, New Source: (e.g. landowner, developer e	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:	☐ Details:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes	:
Carriageway width of Coupass Cott	on as reliant on access through UCS 11.6. cages fails to meet minimum width to I housing. Also issues with visibility onto High

HOUSING SITE ANALYSIS FORM

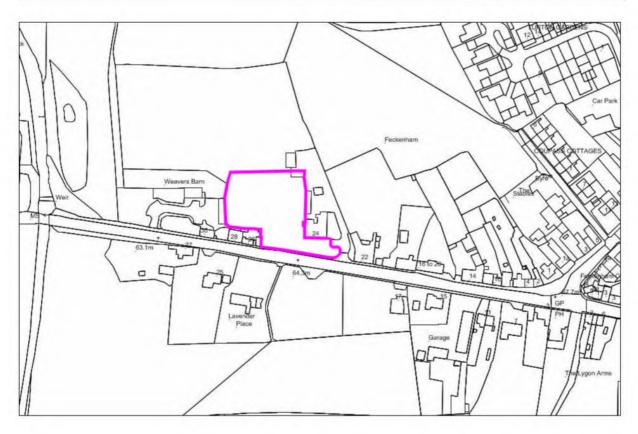
Site Address:

Rear of 24 Droitwich Road, Feckenham

Site Ref:

UCS 11.4

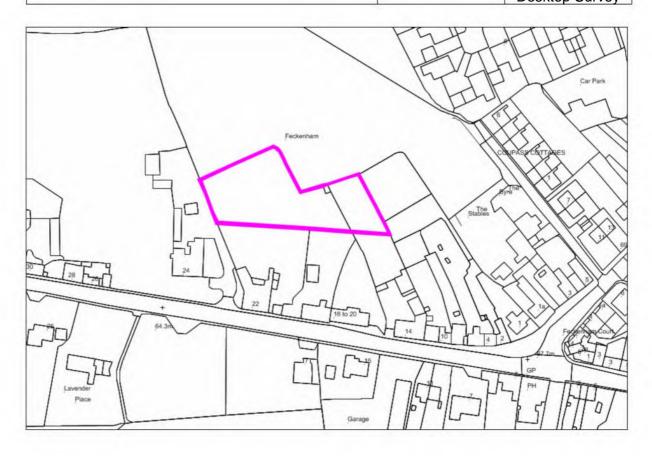
Survey Date:



Ownership Details:	Site Area: ha Grid Ref:
Current Land Use:	Grid Kei.
Surrounding Land Uses:	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG Report, or New Source: (e.g. landowner, developer etc)	nission site, other)
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: Deta	ails:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes:	
Garden belonging to 24 Droitwich Road. Garde site.	n wall is listed. Limited access to

HOUSING SITE ANALYSIS FORM

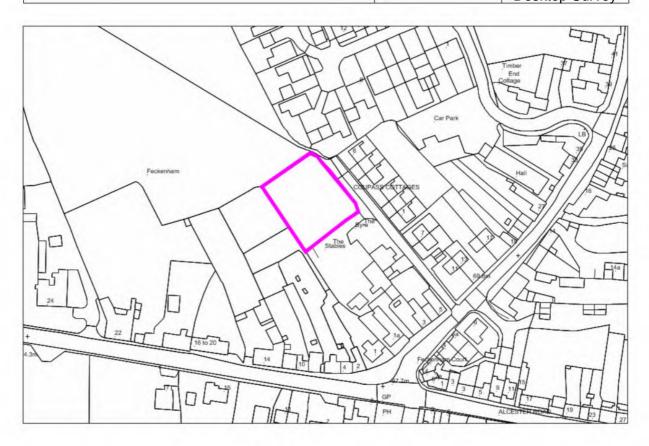
Site Address:Site Ref:Survey Date:Rear of Droitwich Road, FeckenhamUCS 11.501/9/10
Desktop Survey



Ownership Details:	Site Area: 021 ha
Private	Grid Ref:
Current Land Use:	
Surrounding Land Uses:	
Character of Surrounding Area:	
Previous Source: (e.g. BORLP3, UCS, WYG New Source: (e.g. landowner, developer etc)	Report, omission site, other)
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission:	Details:
Outline Planning Permission:	×1"
Previous Local Plan Allocation:	
Additional Information/site notes:	
Site cannot be developed in isolation as Carriageway width of Coupass Cottage accommodate traffic from additional hor Street.	_

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Rear of High Street, FeckenhamUCS 11.601/9/10
Desktop Survey



Ownership Details:		Site Area: 0.12 ha
Private		Grid Ref:
Current Land Use:		
Surrounding Land Uses:		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS New Source: (e.g. landowner, developer		mission site, other)
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission:	☐ Det	ails:
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site note	s:	
Site falls below size threshold.		

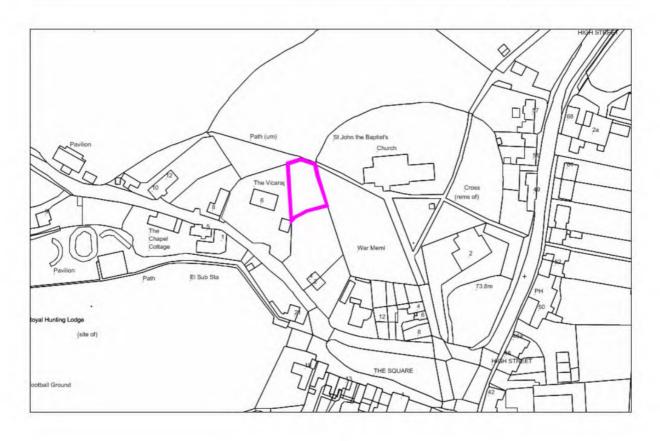
HOUSING SITE ANALYSIS FORM

Site Address:Rear of 2-4 Mill Lane, Feckenham

UCS 11.7

Site Ref:

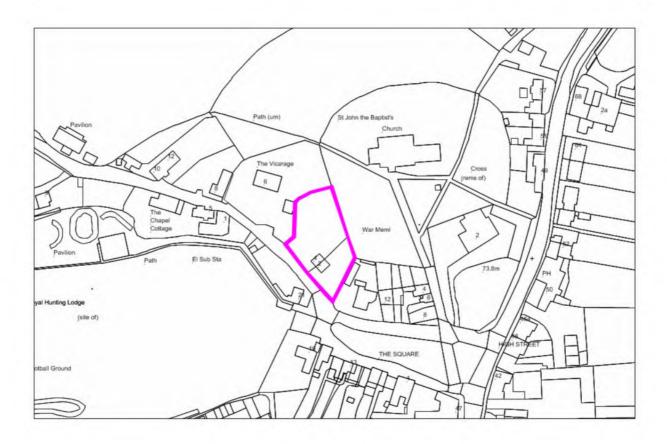
Survey Date:



Ownership Details:	Site Area: 0.04 ha	
Current Land Use:		
Surrounding Land Uses:		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other) New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: Outline Planning Permission: Previous Local Plan Allocation:		
Additional Information/site notes: Cannot be developed in isolation as reliant on access though UCS 11.8.		

HOUSING SITE ANALYSIS FORM

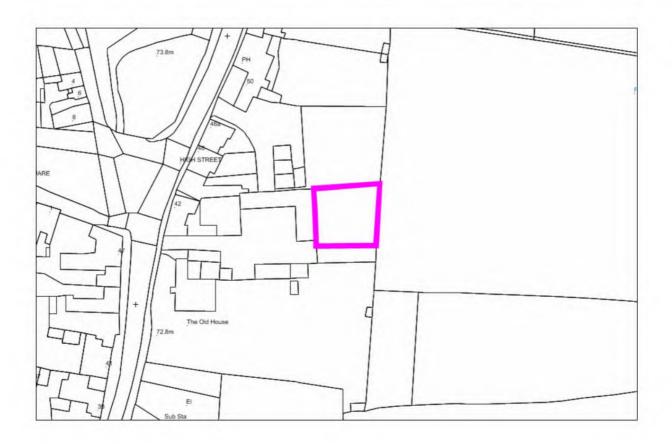
Site Address:Site Ref:Survey Date:2-4 Mill Lane, FeckenhamUCS 11.801/9/10
Desktop Survey



Ownership Details:	Site Area: 0.11 ha	
Private	Grid Ref:	
Current Land Use:		
Surrounding Land Uses:		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Below the site size threshold. 2 dwellings on the site. Dismiss		

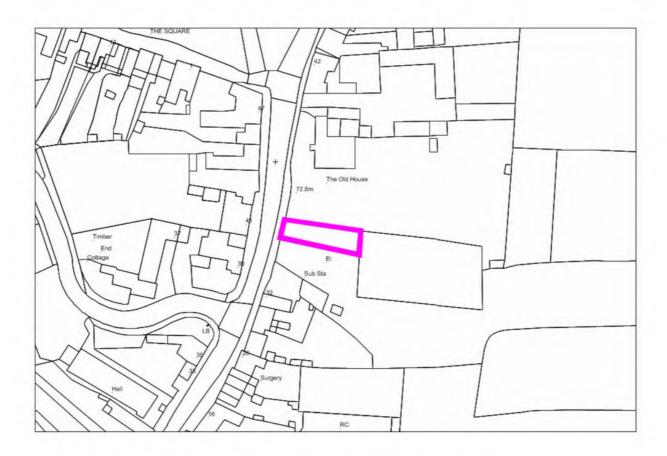
HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Rear of 42 High Street, FeckenhamUCS 11.901/9/10
Desktop Survey



Ownership Details:	Site Area: 0.04 ha	
Private	Grid Ref:	
Current Land Use:		
Surrounding Land Uses:		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Below the site size threshold. Dismiss.		

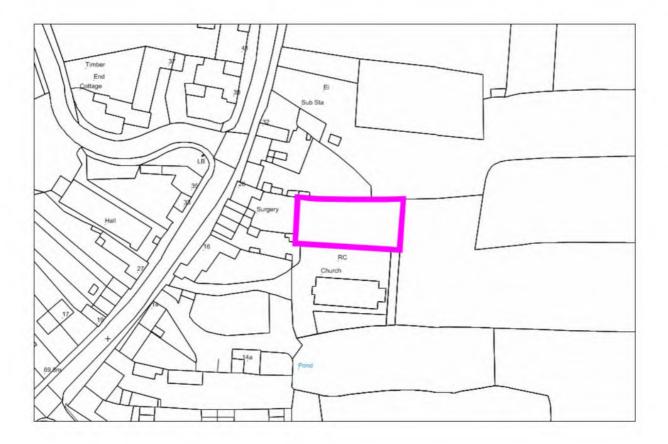
Site Address:	Site Ref:	Survey Date:
Adj. 32 High Street, Feckenham	UCS 11.10	01/9/10
		Desktop Survey



Ownership Details:	Site Area: 0.02 ha	
Private	Grid Ref:	
Current Land Use:		
Surrounding Land Uses:		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Detailed	ails:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Below the site size threshold. Dismiss.		

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:Rear of 26 High Street, FeckenhamUCS 11.1101/9/10
Desktop Survey



Ownership Details:	Site Area: 0.06 ha	
Private	Grid Ref:	
Current Land Use:		
Surrounding Land Uses:		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Below the site size threshold. Dismiss.		

HOUSING SITE ANALYSIS FORM

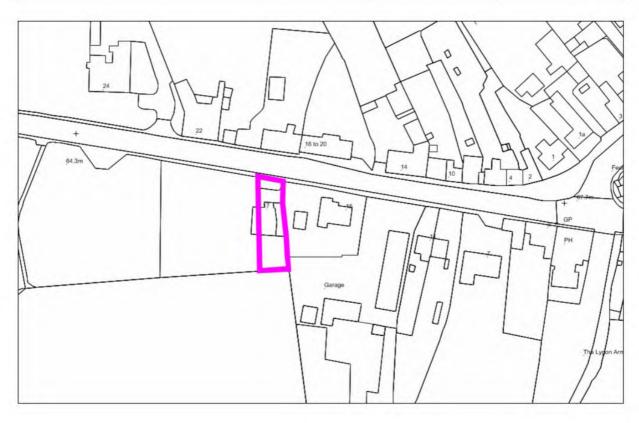
Site Address:

17 Droitwich Road, Feckenham

Site Ref:

UCS 11.12

Survey Date:



Ownership Details:	Site Area: 0.03 ha	
Private	Grid Ref:	
Current Land Use:		
Surrounding Land Uses:		
Character of Surrounding Area:		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Below the site size threshold. Site of existing dwelling. Dismiss.		