

Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch Local Plan Background Document

Appendix A - Included Sites

Date: April 2015

0112 BA0872



HOUSING SITE ANALYSIS FORM

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



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	nils: 11/019 - 23 dwellings	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes: Ground works underway		

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	- T
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 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	
i neretore 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	L - -
10years +	v v

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	23 dwellings

HOUSING SITE ANALYSIS FORM

Site Address:

Land adjacent to Castleditch Lane/Pheasant Lane

Site Ref:

LPX02 (BORLP4 site 143)

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 an parkland opposite	d 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: Details:		
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Policy B(HSG).1 (19 dwellings) Situated close to the predominantly private residential area of Oakenshaw, very quiet and fronting Oakenshaw Park. To the east of the site - very large 4 bed detached dwellings, to the south west, 3 bed detached at a higher density.		

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	V
Voor	

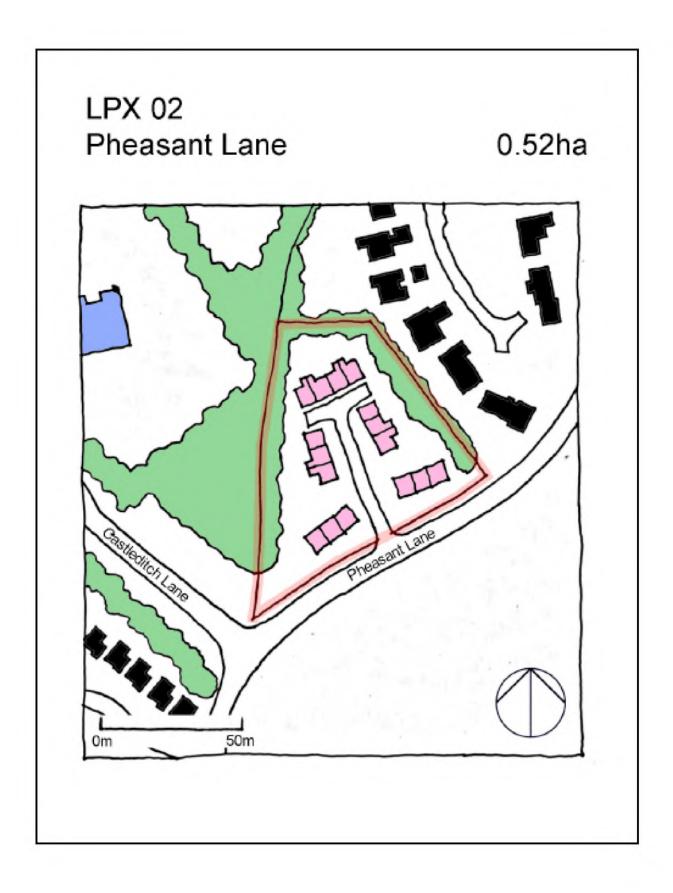
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	√
Yes:	
Zone 1 – Little or no risk	Ditch which drains site runs along western hedge line. Fields act as a flood plain for Oakenshaw Spinney, soaking up water & preventing flash flooding through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

Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be	
demonstrated that mitigation can be successfully introduced	
Ctore 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	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	Hedgerows would need to be retained to north west of
	site where it abuts
	Oakenshaw Spinney.
Adverse impact/impact but could be mitigated	- Community
The state of the s	
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	
ever occin (walking diotatroo) of incheditive convice	
According to the state of the s	
Access to services and facilities Walking distance to nearest first school:	
Less than 1.5km	
Loos than Tokin	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	<u> </u>
Less than 800m	
Between 800m and 1600m	√
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	✓
Retween 800m and 1600m	

Over 1600m

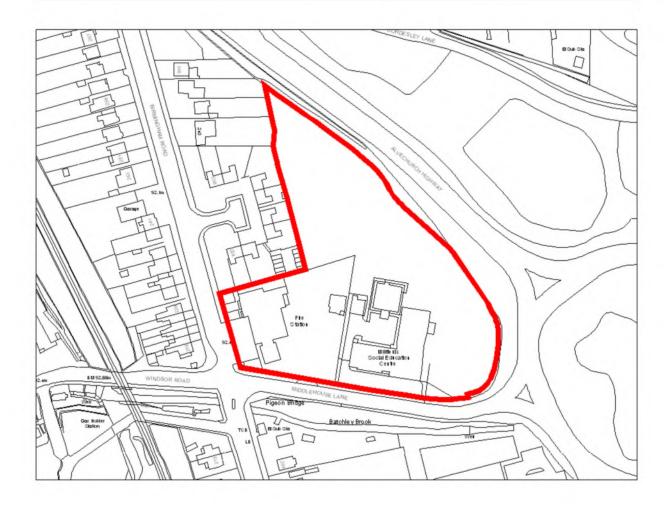
Constraints to Delivery	
Level of Contamination on Site:	
None	\checkmark
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	√
Yes, but can be overcome	
Yes and cannot be overcome	
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	B . "
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	\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	\checkmark

Infrastructure constraints that would require investment to	
overcome but can probably be addressed by developer	11 -
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	(i)
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	
	Y
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	<u>v — </u>
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	Soc letter on D970(1)
	See letter on P870(1)
Possibly, or with issues which can be resolved within 10	▼ See letter on P870(1)
years	See letter on P870(1)
	See letter on P870(1)
years No, issues which cannot be resolved	See letter on Povo(1)
years No, issues which cannot be resolved Appropriate timeframe for development?	Details
No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years	See letter on Povo(1)
No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years 5-10 years	See letter on Povo(1)
No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years	See letter on Povo(1)
No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years 5-10 years 10years +	See letter on Povo(1)
No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years 5-10 years 10years + Potential Residential Yield	Details
No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years 5-10 years 10years +	Details Total number of Dwellings
No, issues which cannot be resolved Appropriate timeframe for development? 0-5 years 5-10 years 10years + Potential Residential Yield	Details



HOUSING SITE ANALYSIS FORM

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



Ownership Details:	Site Area: 1.36 ha	
Worcestershire County Council / RBC	Grid Ref: SP0415 6859	
Current Land Use:		
Fire Station & Adult Learning Centre		
Surrounding Land Uses:		
Residential & Retail		
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: 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	4
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:	Clive vviisori
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	

Ctoro 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	\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)	
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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	<u> </u>
	Y
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Between 800m and 1600m	
	Y
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	$\overline{\hspace{1cm}}$
	•
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	\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?	
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 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	\checkmark
years	·
No, issues which cannot be resolved	

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

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	35



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

Site Address:

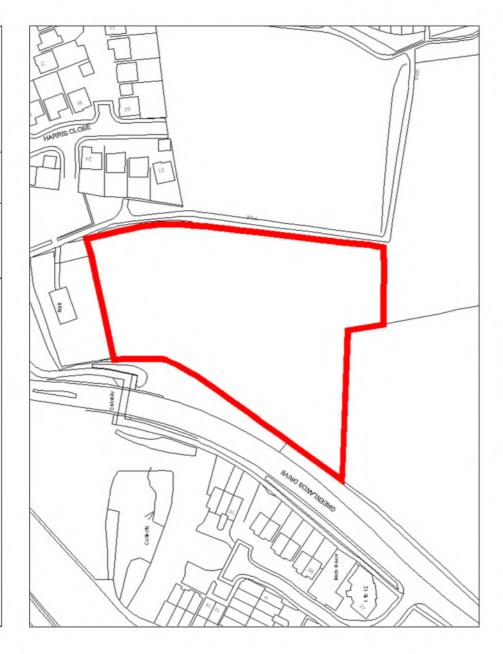
Land South of Scout Hut, Oakenshaw Road

Site Ref:

Survey Date:

29.8.08

LPX07 (BORLP4 site 158)







Ownership Details:	Site Area:	
Redditch Borough Council	1.02 ha	
	Grid Ref: SP0489 6577	
Current Land Use:		
Open Space		
Surrounding Land Uses:		
Open Space and Residential		
Character of Surrounding Area:	- 1	
Dradominantly 2.9. 4 Pad datashed dwallings		
Predominantly 3 & 4 Bed detached dwellings Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site other)	
e.g. bolter 3, 000, W to tteport, only	ission site, other)	
New Source: (e.g. landowner, developer etc)		
Relevant Planning History:		
(including most recent ownership details)		
Detailed Planning Permission: Detai	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	T
Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
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	\checkmark
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)	
(Site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the	Details
site?	
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any of	her site of
designated international, regional or local value, or affe	
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	
The tro digrimount advolos impact on bloarvoloty	
Yes:	
Opportunity to enhance/no significant adverse impact	✓ Good hedgerows all the
	<u> </u>
	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	
The state of Fig. 12	
Land at risk of Flooding	D. (.)
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 environme	nt
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	Details
the site impact on the existing character of the	
Settlement?	
Opportunity to enhance/no adverse impact	
Opportunity to enhance/no adverse impact	✓ HER – further evaluation
	may be required prior to
	development
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway	Details
station)?	
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	✓
Detroop 4 Flore and Olive	,
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	\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	

/-
Details
\checkmark
1
13-
Deteile
Details
√
Details
\checkmark
1
Detelle
Details
√

Stage C		
Availability		
Is the site immediately available for dev	/elopment?	
Yes		
No	- 1	√
What is the predominant land type on the	he 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 sidevelopment	ite for	Details
Yes, or issues which can be resolved within 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		√
5-10 years		
10years +		
Detential Decident - 170-11		
Potential Residential Yield	Total minals and	f Durallings
Appropriate Density Total number of D		or Dwellings 41
		41

LPX 06/07 Oakenshaw Road

1.95ha



HOUSING SITE ANALYSIS FORM

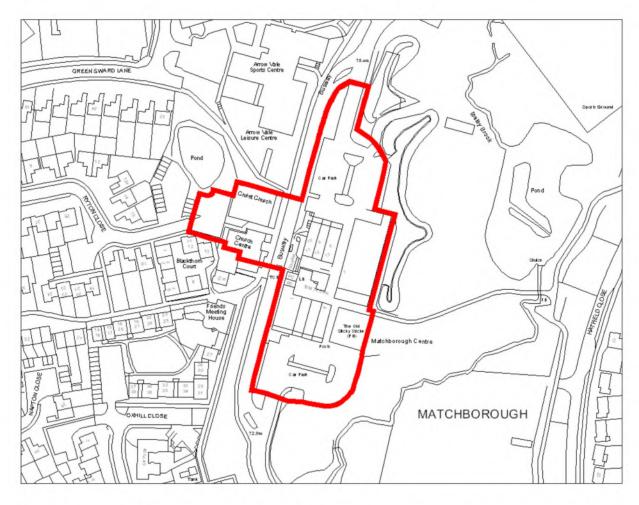
Site Address:

Matchborough District Centre

Site Ref:

CS03 (BORLP4 site 207) **Survey Date:**

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:	, 3 1
New town district centre – looking dated and in r	need of regeneration
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	3
(13)	,
Core strategy strategic site	
New Source: (e.g. landowner, developer etc)	1 A B
Relevant Planning History:	21
(including most recent ownership details)	
Detailed Planning Permission: Detai	ls:
Outline Planning Permission:	
_	
Previous Local Plan Allocation:	
Additional Information/site notes	
District Centre should ideally be re-developed in Hill District Centre. However, given the size of the such a significant number of new units as Church the benefit of a detailed SPD, a considerate estimattributed to this site.	is Centre, it is unlikely to yield h Hill District Centre and without

Stage A	
Stage A Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within	✓
or adjoining a settlement and is within Redditch	, in the second
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	Details
site? Yes: Site will be discounted	
res. Site will be discourited	
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? ✓	
No: No significant adverse impact on biodiversity	√
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted	
unless it can be demonstrated that mitigation can be	
successfully introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	√
Yes:	**
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it	
can be demonstrated that mitigation can be successfully introduced	

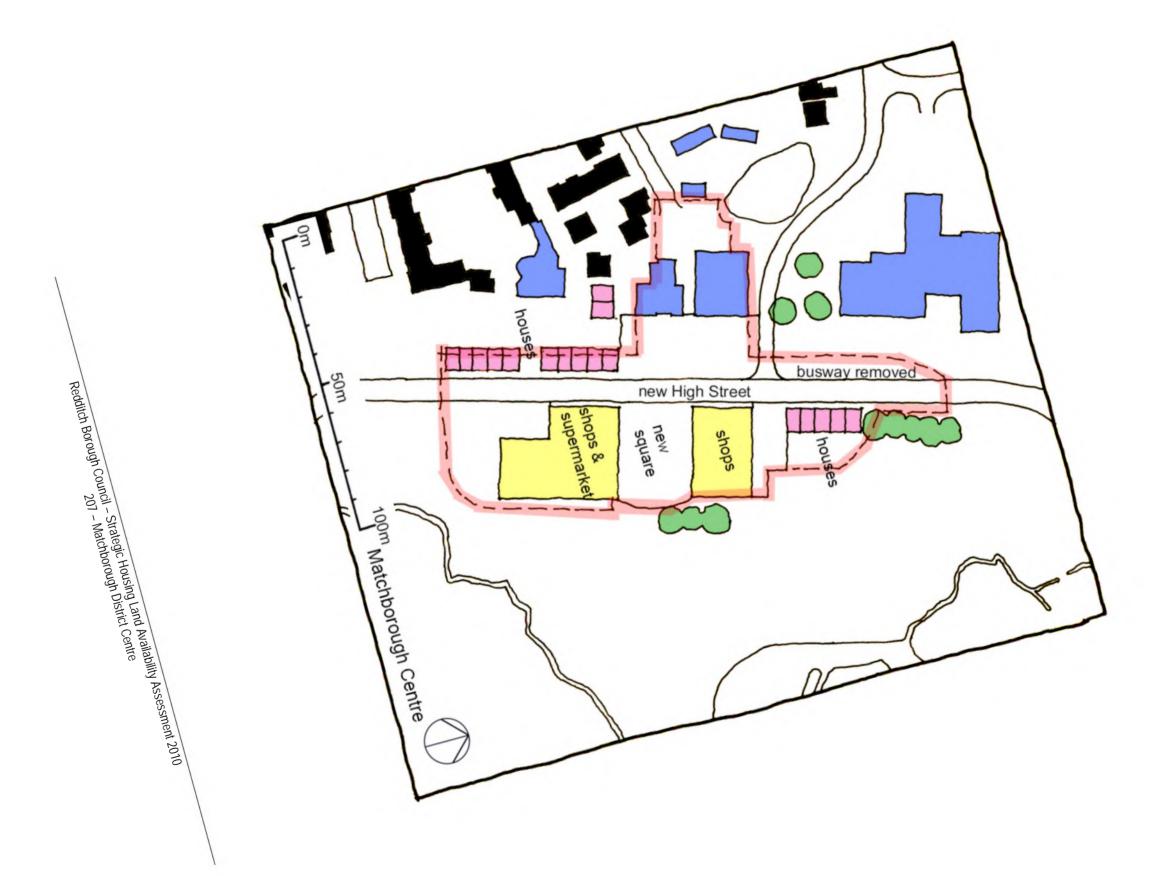
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environmen	nt
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – further evaluation may be 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:	
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	√
Out of Ou	
Open Space & Recreation Would the site result in the loss of these facilities?	Deteile
	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	
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	
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	√
Insignificant or moderate compatibility issues	
Residential development considered incompatible	
(discount site for residential)	i

Stage C	
Availability	
Is the site immediately available for development?	v .
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	
	D. (-1)
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	✓
10years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
i =-	17



HOUSING SITE ANALYSIS FORM

Site Address:

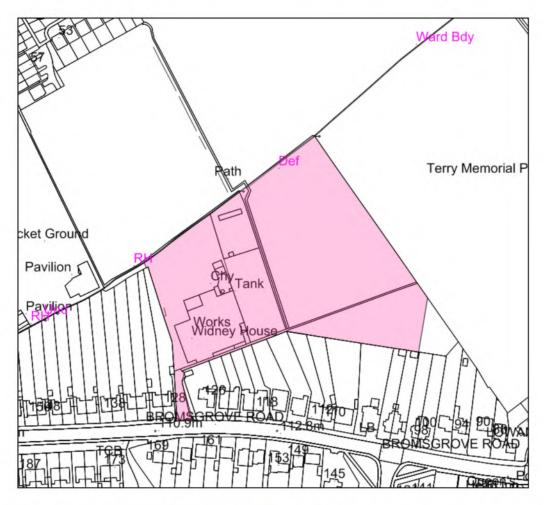
Widney House & adjoining land, Bromsgrove Rd

Site Ref:

RB003 (BORLP4 site 208)

Survey Date:

8.9.2008







Ownership Details:	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, om	uission 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:		
RB07 – Site could only be developed as part of a wider scheme as no independent access.		
RB08 – Some scrub land lost which is fenced off from public access.		
Access possible around 108-110 Bromsgrove Road.		

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	√
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: Site will be discounted	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 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
Opportunity to enhance/no adverse impact	development
Opportunity to enhance/no adverse impact	✓ Opportunity to enhance
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	Maria I
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	
	<i>*</i>
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	
0	
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

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?	7
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	Dotaile
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	✓
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	Widney Works not employment zoned in LP3
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
, i i i i i i i i i i i i i i i i i i i	
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?	20140
No compatibility issues	./
Two dompationity located	V
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	
Stage C	
Availability	
Is the site immediately available for development?	
Yes	
165	V
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	√
5.40	·
5-10 years	
10years +	
Potential Residential Yield	T. 1 (5 "
Appropriate Density	Total number of Dwellings
	40

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) Detailed Planning Permission: Detailed Detailed Planning Detailed	nils:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		
Mix of flats and medium density housing – some	e 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	D : "
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	Good hedgerows along south-eastern side
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	5
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	✓
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

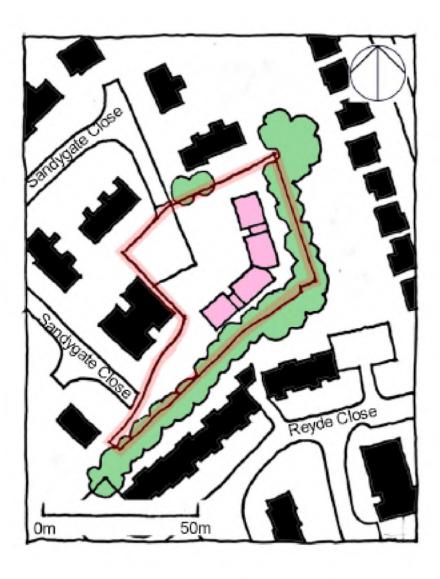
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER – further evaluation may be required prior to development
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	Details /
Detuges 400m and 900m (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	
	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	<u> </u>
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	
Constraints to Delivery Level of Contamination on Site:	
None	
	V
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	Deteile
Would the site result in the loss of these facilities?	Details
No	 ✓ Acts as a village green – good landscape/amenity space for local residents. No play facilities on site – open grassland
Yes, but indication of replacement provision possible on, next to or near to the site as part of the Development	
Yes. No possibility of replacement provision	
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	✓
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	✓
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	

Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	<u> </u>
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	
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	
140, 1330C3 WHICH CAIHIOU DC 1C30IVCC	
Appropriate timeframe for development?	Details
0-5 years	20000
5-10 years	√
10years +	
Potential Residential Yield	to some distribution of the state of the sta
Appropriate Density	Total number of Dwellings
	8

UCS 2.16 Sandygate Close

0.23ha



HOUSING SITE ANALYSIS FORM

Site Address:

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

Site Ref:

UCS 8.38 (BORLP4 site 203)

Survey Date:

19.9.08







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, om	ission site, other)		
UCS & additional LP3 site			
New Source: (e.g. landowner, developer etc)			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Detai	ls : 10/210		
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		Details
Hierarchy		
Brownfield (previously developed) site		
that is within or adjoining a settlement		
and is within Redditch Borough		
Greenfield or Green Belt site which is	1	\checkmark
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	l on the	Details - no
site?		2 oranio 110
Yes: Site will be discounted		
No: Does the site fall within or significantly	affect any	
other site of designated international, region	•	
value, or affect habitat for protected flora		
Does the site affect trees, hedgerows or a		1
ancient woodland not subject to statutory		
No:		<u> </u>
1		•
Yes:		
Opportunity to enhance/no significant adverse impact		
Significant adverse impact (mitigation to be explored)		
gnificant adverse impact – site will be discounted		
unless it can be demonstrated that mitigat	gation can be	
successfully introduced		
Land at risk of Flooding		
Is the site in an area of known flooding ris	k?	Details
No: Little/no risk of flooding		√
Yes:		
Zone 1 – Little or no risk		
Zone 2 – Low to medium risk (mitigation to	o 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	ent
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	1
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	1 - (1
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	✓
O O. D	
Open Space & Recreation	Deteile
Would the site result in the loss of these facilities?	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	
Would development of the site result in the loss of employment land?	Details
No	√
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	
Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	√
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	✓
Insignificant or moderate compatibility issues	
Residential development considered incompatible	

Stage C		
Availability		
Is the site immediately available for de	velopment?	
Yes		
No		\checkmark
What is the predominant land type on	the site?	Details
Brownfield or Greenfield within or adja 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 s development	site for	Details
Yes, or issues which can be resolved	within 5 years	√
Possibly, or with issues which can be in 10 years	resolved within	
No, issues which cannot be resolved		
Appropriate timeframe for developn	nent?	Details
0-5 years		\checkmark
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density		
		180

UCS 8.38 Dingleside Middle School





HOUSING SITE ANALYSIS FORM

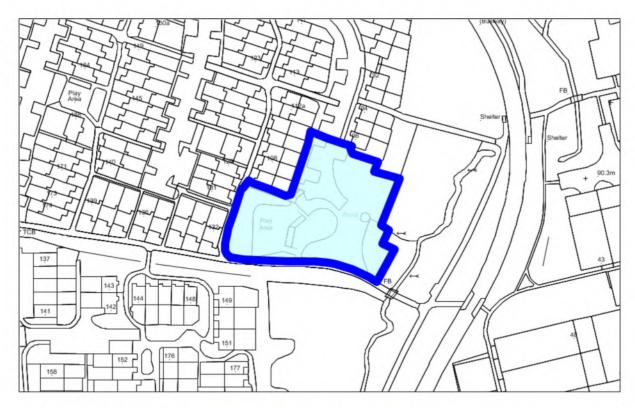
Site Address:

Loxley Close, Church Hill

Site Ref:

2010/03 (BORLP4 site 209) **Survey Date:**

03/9/10







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: Deta	ils:	
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?	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 rick of Electing	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Details
140. Ettie/110 fisk 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	✓ Mitigation measures
demonstrated that mitigation can be successfully introduced	demonstrated

Stage P	
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	
	•
Adverse impact/impact but could be mitigated	
and the state of t	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	Detaile
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	\checkmark
Between 800m and 1600m	
Detween coom and room	
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	
Contemination that any he average through land	·
Contamination that can be overcome through land remediation	
remediation	
High level of contamination that cannot be realistically	
mitigated	
Are there any Physical Constraints on site?	
No	
Y I d	

	T
Yes and cannot be overcome	V = 1
	✓ Flooding Issues
Are there TPOs on site?	
No	
A single TPO	
Group TPO	V NIT NIS 5
	✓ NT No.5
Is there a Public Right of Way on the site?	48
No – Access to disused play area only	
Yes	
Onen Chase & Decreation	
Open Space & Recreation Would the site result in the loss of these facilities?	Dotoile
No	Details
INO	
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	
Tee. No possibility of replacement previolen	Y
Employment Land	7A
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 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	\checkmark
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	√
5-10 years	
10years +	

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



HOUSING SITE ANALYSIS FORM

Site Address:

Clifton Close, Matchborough

Site Ref:

2010/05

Survey Date:

03/9/10







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, omission 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:		

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

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

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	\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	
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)	
Loss than 400m (walking distance)	
Between 400m and 800m (walking distance)	\checkmark
Over 800m (walking distance) or ineffective service	
Over boom (waiking distance) of inchedive service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Less than 1.5km	V
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	<u> </u>
	<u> </u>
Between 800m and 1600m	
Over 1600m	
Walking distance to nearest health facilities:	
Less than 800m	
Less than 600m	
Between 800m and 1600m	
Between etern and recent	V
Over 1600m	
Constraints to Delivery	
Level of Contamination on Site:	
None	\checkmark
Contamination that can be averaged through land	<u> </u>
Contamination that can be overcome through land	
remediation	
High level of contamination that cannot be realistically	
mitigated	
Innigated	
Are there any Physical Constraints on site?	
No	
	V
Yes, but can be overcome	
1.55, 540 541 55 5751551116	
Yes and cannot be overcome	
1 55 and Samilot by Otoroomo	

Are there TPOs on site?	
No	✓ Blanket TPO, but no
	trees within site boundary
A single TPO	trees within site boundary
Group TPO	
Is there a Public Right of Way on the site?	
No	/
	V
Yes	
Open Space & Recreation	Dataila
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	
Fundament Land	
Employment Land	Dataila
Would development of the site result in the loss of employment land?	Details
No	
140	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	\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

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	✓
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	✓
5-10 years	4
10years +	

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



Redditch Borough Council - Strategic Housing Land Availability Assessment 2010/05 - Clifton Close, Matchborough

HOUSING SITE ANALYSIS FORM

Site Address:

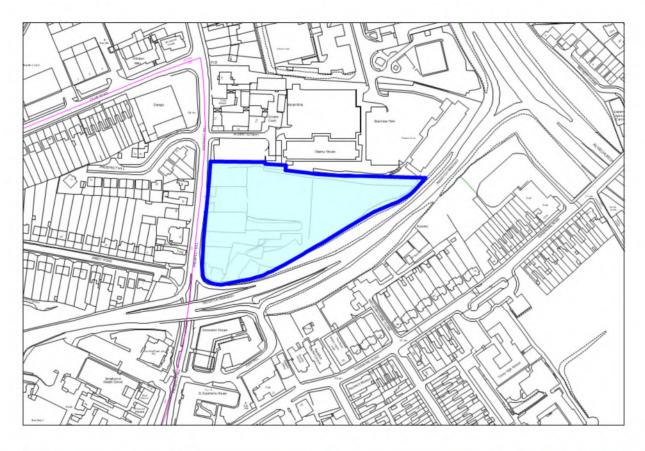
Prospect Hill

Site Ref:

2010/07 (BORLP4 site 153)

Survey Date:

03/9/10







Ownership Details:	Site Area: 1.43 ha		
Multiple Landowners	Grid Ref: SP0425 6799		
Current Land Use:			
Car Park			
Surrounding Land Uses:			
Mix of residential and employment, close to the	town centre		
Character of Surrounding Area:			
Older part of Redditch with some new office dev century works.	relopment 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: 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)	
Diadivaraity Candivaraity & Haritage	
Biodiversity, Geodiversity & Heritage Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	Details - 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	\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	
· ·	V
Yes:	
Zone 1 – Little or no risk	P2
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)	<u>√</u>
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	./
	v
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	
And the are any Physical Constraints are alter	
Are there any Physical Constraints on site?	
No	
Yes, but can be overcome	\checkmark
	•
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	./
	V
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	
Formula and Land	
Employment Land	Deteile
Would development of the site result in the loss of	Details
employment land?	
No	\checkmark
Voc. domenativated that land will not some forward for	
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 Consoity	
Infrastructure Capacity	Details
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	

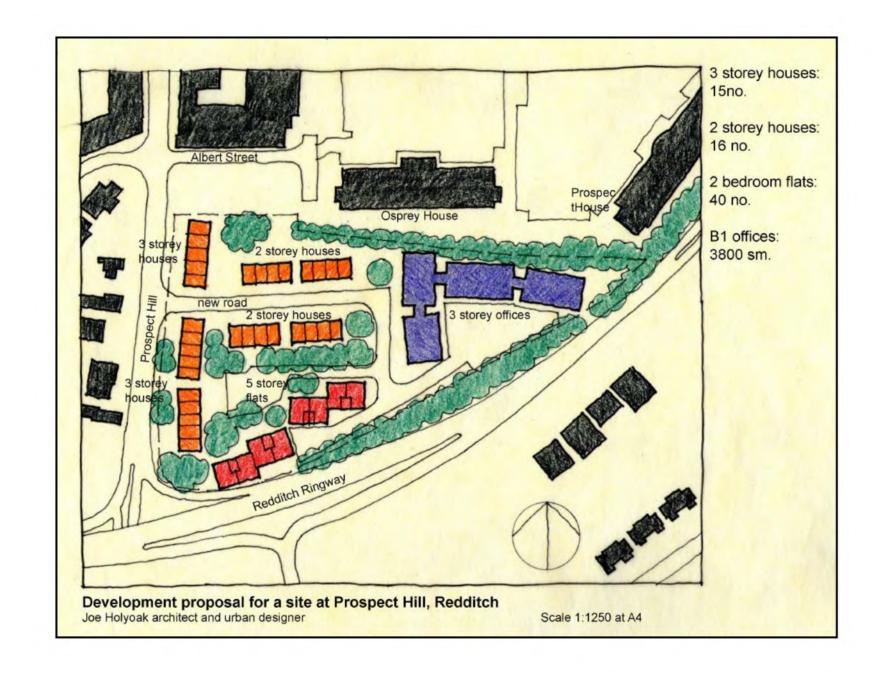
Compatibility with adjoining uses	
Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	
No compatibility issues	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	
site for residential)	
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	A
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	71



HOUSING SITE ANALYSIS FORM

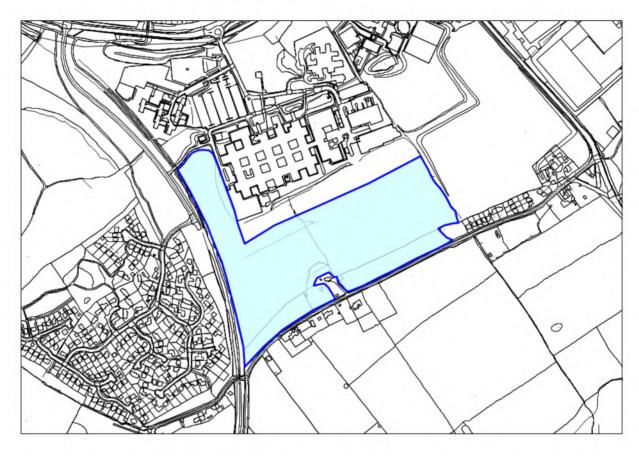
Site Address:

Rear of Alexandra Hospital

Site Ref:

2010/09 (BORLP4 site 210) **Survey Date:**

03/9/10







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)	
Diadioanite On discontinuo Haritana	
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	
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	5
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	3.00
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER
impact on the existing character of the Settlement?	Protected – No
	Sensitivity - Unknown
Opportunity to enhance/no adverse impact	\checkmark
Adverse impact/impact but could be mitigated	
Observe and a decrease inspired the decrease the confidence of	
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	
(and the second control of the second contr	
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	/
2 1000	Y
Over 1600m	
Walking distance to nearest health facilities:	1
Less than 800m	
Between 800m and 1600m	
Over 1600m	√
Constraints to Policent	<u>'</u>
Constraints to Delivery Level of Contamination on Site:	
None	
	V
Contamination that can be overcome through land	
remediation	
Link level of contemination that connect be uselistically	
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	Janes and games passes
A # TDO :: 0	
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	✓
Ones Chara & Beaucition	
Open Space & Recreation Would the site result in the loss of these facilities?	Details
No	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	
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	70
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
No access	

Would double propert of the site for residential uses he	Details
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	$\overline{\hspace{1cm}}$
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	\checkmark
years	·
No, issues which cannot be resolved	
Appropriate timeframe for development?	Details
Appropriate timename for development.	Dotalis

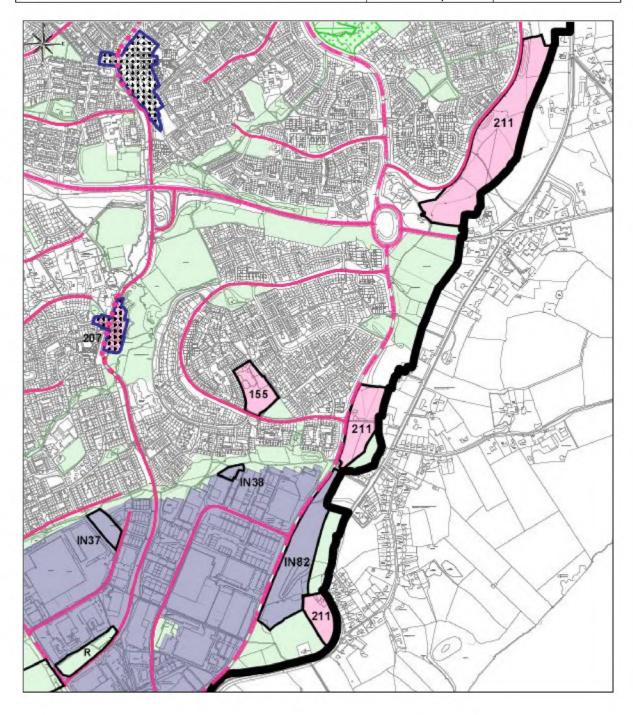
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	145

5-10 years

10years +

HOUSING SITE ANALYSIS FORM

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



Ownership Details: HCA / some private ownership	Site Area : 10.74 ha Grid Ref : SP0812 6655		
Current Land Use:	tial units		
ADR – vacant land, including one or two residential 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: Outline Planning Permission: Previous Local Plan Allocation:			
Additional Information/site notes: Review of the A435 ADR and Adjoining Land (February 2013) was undertaken to better inform decisions regarding this site. Pockets of developable land were identified as follows: Area 1: 9.06 ha x 65% = 5.9 ha (net) @ 30 dph = 177 dwgs			
Area 2: 2.81 ha x 85% = 2.4 ha (net) @ 30 dph = 72 dwgs Broadacres Farm: 1.21 ha, limited development = 6 dwgs			

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)	
Diadivareity Condiversity 9 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	
affect trees, hedgerows or areas of ancient woodland not	
subject to statutory protection?	
1	
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	√
Cincificant observe impact ofto will be discounted values it	·
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully introduced	
Introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Dotallo
The same of the same	
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	1
demonstrated that mitigation can be successfully introduced	

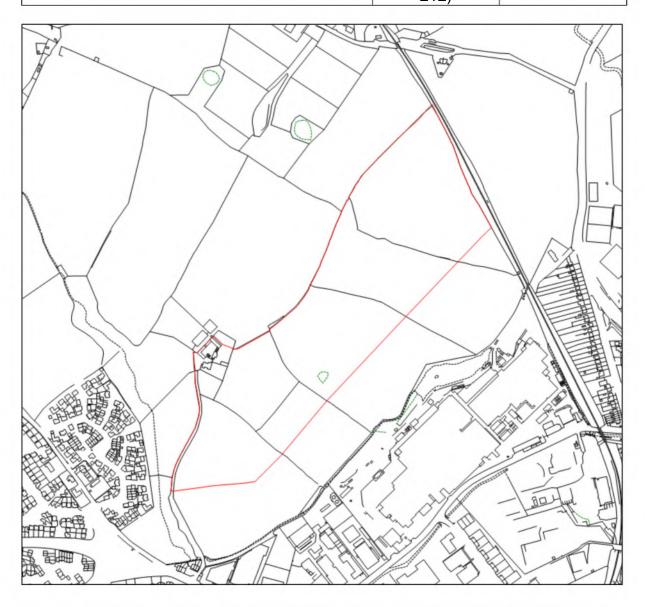
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	3x
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER indicates high sensitivity which may require further investigation prior to development
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	1,
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:	<u> </u>
Less than 1.5km	
Between 1.5km and 3km	√
Over 3km	
Walking distance to nearest local retail facilities:	1
Less than 800m	
Between 800m and 1600m	√
Over 1600m	
Walking distance to nearest health facilities: Less than 800m	T
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?	Ç.
No	<u> </u>

Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	V W TDO. W
	✓ Warwick TPO No.s 2, 3, 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	√
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	
res. No possibility of replacement provision	
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	
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	√
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 Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	Johnson
·	V
Access to unadopted road/track	
No access	

Compatibility with adjoining uses	Data ila
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 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	✓ ✓
Possibly, or with issues which can be resolved within 10	
vears	
No, issues which cannot be resolved	
	D 1 1
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	✓
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
rippropriate Deficity	- Total Harrison of Dwellings

HOUSING SITE ANALYSIS FORM

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



Ownership Details:	Site Area: 16.4 ha	
West of railway – Persimmon Homes	Grid Ref: SP0363 6891	
Current Land Use:		
ADR – agricultural uses		
Surrounding Land Uses:		
Green Belt, employment, open space, residentia	الج	
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, 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)	
Diadivaraity Candivaraity O Haritana	
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 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	V
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	Deteile
How would the site affect the setting and character of a	Details
Listed Building or Conservation Area? How would the site	HER indicates high
impact on the existing character of the Settlement?	sensitivity which may
	require further investigation
	prior to development
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport Is the site well related to a bus stop (or railway station)?	Details
	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:	- <u> </u>
Less than 1.5km	
Between 1.5km and 3km	✓
Over 3km	
Walking distance to nearest local retail facilities:	120 m a 1
Less than 800m	
Between 800m and 1600m	\checkmark
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:	.6
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 TDOs on all of	
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	\checkmark
Open Space & Recreation	(- 0
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	D : "
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	
Infractructure Conscitu	
Infrastructure Capacity Is the site considered adequately served by existing	Details
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	pro application proparations
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	

Details
\checkmark

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	Release of this ADR in years 0-5 will enable development of IN67
Green Belt	
Therefore available beyond 10 years	

Details
\checkmark

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

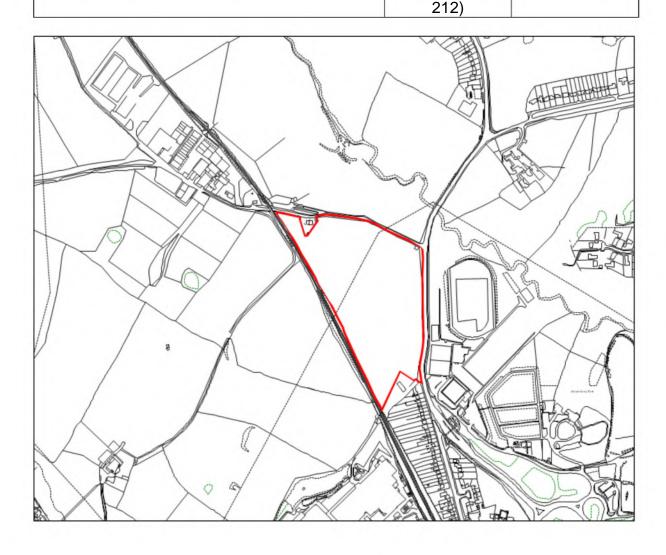
Site Address:

Brockhill ADR – East of the railway

Site Ref:

2010/11 (BORLP4 site 5/9/2011

Survey Date:



Ownership Details:	Site Area: 8 ha
East of railway – Gallagher Estates	Grid Ref: SP0385 6910
Current Land Use:	
ADR – agricultural uses	
Surrounding Land Uses:	
Green belt, residential, major road network, edg	e of urban fringe
Character of Surrounding Area: Urban fringe/ agricultural setting on the edge of	Redditch's urban area
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	ission 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	ils:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/site notes: Potentially expecting to submit planning applicat	ion for this site autumn 2011

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	5
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not	
subject to statutory protection?	
No: No significant adverse impact on biodiversity	✓
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	
Yes:	
Zone 1 – Little or no risk	√
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be	
demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	<u></u>
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER indicates high sensitivity which may require further investigation prior to development
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	√
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	✓ ✓
Between 400m and 800m (walking distance)	
Over 800m (walking distance) or ineffective service	
	<u> </u>
Access to services and facilities	
Walking distance to nearest first school:	V
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	√
Constraints to Delivery	7
Level of Contamination on Site:	
None	\checkmark
Contamination that can be overcome through land	F T
remediation	
High level of contamination that cannot be realistically mitigated	

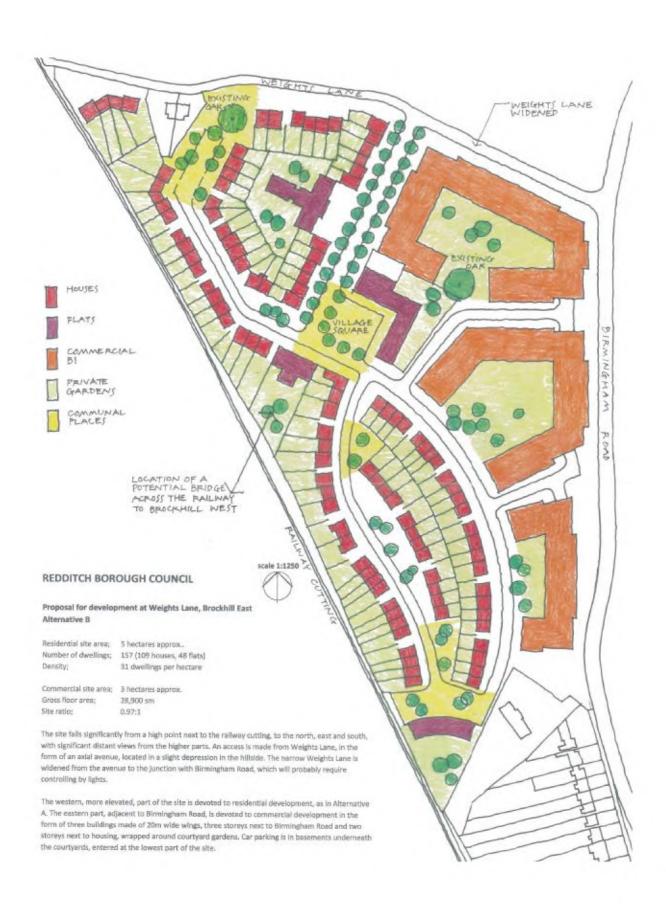
Are there any Physical Constraints on site?	20
No	
Yes, but can be overcome	Consideration needs to be given to connectivity with land to the west of the railway
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	✓
Group TPO	
Is there a Public Right of Way on the site?	
No	\checkmark
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	
<u> </u>	
Employment Land	D
Would development of the site result in the loss of employment land?	Details
No	However, the site is
	expected to meet mixed
	use development needs
Yes - <u>demonstrated</u> that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses	
Tes - Iana 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	Need for major junction
overcome but can probably be addressed by developer contributions	upgrades at A441/ Weights Lane and future provision of Bordesley Bypass needs to be integrated into the scheme
Significant infrastructure constraints, i.e. strategic	
infrastructure required which may require Government	
l grants	

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? No compatibility issues Insignificant or moderate compatibility issues	Details √ Details
Compatibility with adjoining uses Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses? No compatibility issues	Details
Compatibility with adjoining uses Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses? No compatibility issues	Details
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses? No compatibility issues	Details
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses? No compatibility issues	Details
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses? No compatibility issues	Details
compatible with existing and/or proposed adjoining uses? No compatibility issues	20140
No compatibility issues	
1 1	
Insignificant or moderate compatibility issues	v
Residential development considered incompatible (discount	
site for residential)	
01	
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	\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	<u> </u>
	v
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 +	

Redditch Borough Council – Strategic Housing Land Availability Assessment 2011
212 - Brockhill ADR – East of the railway

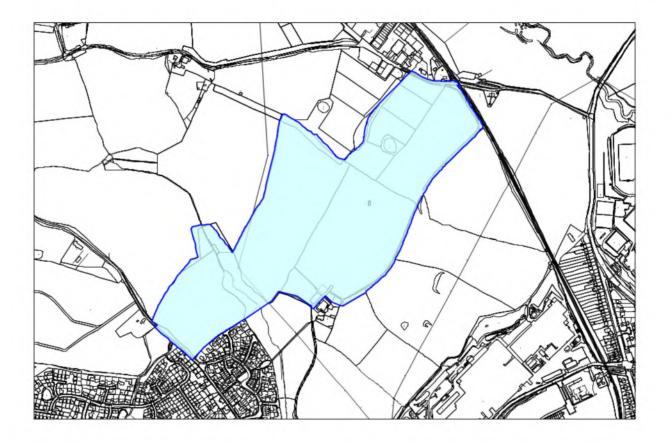
Appropriate Density

Total number of Dwellings 200



HOUSING SITE ANALYSIS FORM

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



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 to ADR, and Brockhill estate and employment.					
Character of Surrounding Area:					
Located at the edge of the town's built form, offering one of the main access points into the town. Nearby employment areas comprise aging buildings, predominantly smaller industrial units plus large drop-forge company. Residential units mainly comprise the new Brockhill development (completed early 2000's) and Batchley – 1950's council housing estate – both providing a mix of public and private tenures.					
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)	
Diadhanaite Oadhanaite O Haitean	
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 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	V
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

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

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

<u> </u>	
Access to unadopted road/track	At present access only from Weights Lane. However this would alter to 'green' as site would be phased after development of the ADR and adequate /improved highway access would be provided as part of ADR development
No access	
Compatibility with adjoining uses	2.7
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	
NO	✓
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement	2 5 105
Therefore available within 0 - 5 years ADR	
Therefore available within 5 - 10 years Green Belt	
Therefore available beyond 10 years	√
A.1. 199	
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
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	√
10years +	
Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	400



Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Survey Date: 16/6/11

Site Address: Site Ref: **Brockhill East** 2011/03 (BORLP4 site 212)

Ownership Details:		Site Area:	
Private		1.0 Ha	
		Grid Ref:	
		SP0317 6833	
Current Land Use:			
Open Space			
Surrounding Land Uses:			
Residential, open space, ADR, Gre	Residential, open space, ADR, Green Belt		
Character of Surrounding Area:			
1950s former council estate, 2000s	private housir	ng and agricultural land	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer Developer	etc)		
Relevant Planning History:			
(including most recent ownership details)			
Detailed Planning Permission:	⊠ Detail	s: 10/008 – 14 dwellings	
Outline Planning Permission:			
Previous Local Plan Allocation:			

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	
163. One will be discounted	
No: Does the site fall within or significantly affect any ot	her site of
designated international, regional or local value, or affect	
flora or fauna? Does the site affect trees, hedgerows or	
woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	Biodiversity issues dealt with at planning appeal
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted	
unless it can be demonstrated that mitigation can be	
successfully introduced	
Land at risk of Flooding	D. C. T.
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 i – Little of no fisk	2
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	Details
a Listed Building or Conservation Area? How would	HER
the site impact on the existing character of the	Protected – No
Settlement?	Sensitivity - Unknown
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Custoinabilitus	
Sustainability:	
Access to Public Transport	Details
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 complete and facilities	
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	
Between 800m and 1600m	✓
Over 1600m	

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

Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	✓ Will form part of a larger strategic site, which will include open space enhancements adj. to this site
Yes. No possibility of replacement provision	

Employment Land	
Would development of the site result in the loss of	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	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	
TP-dA	
Highway Access	Detelle
Can the site be accessed by vehicle from the	Details
highway?	
Direct access to main/adopted road	
Access to unadopted road/track	
Access to unadopted road/track	
No page 2	
No access	✓ Access route
	included in planning

appeal

Compatibility with adjoining uses	çe
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	
The second secon	
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	- Johano
settlement	'
Therefore available within 0 - 5 years	
ADR	
Therefore available within 5 - 10 years	
Green Belt	
Therefore available beyond 10 years	
	2
Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Too, or record with a fear so record with the fear	•
Possibly, or with issues which can be resolved within	
10 years	
No increase which connect be provided	
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	f Dwellings

14

Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Site Address:

Lowans Hill Farm, Brockhill

Site Ref:

2012/02 (BORLP4 site

212)

Survey Date:

14/5/2012



Ownership Details:	Site Area: 0.52 ha	
Private	Grid Ref: SP0327 6868	
Current Land Use:		
Former farm buildings		
Surrounding Land Uses:		
Green Belt, ADR, agricultural uses and resident	ial	
Character of Surrounding Area:		
Located on the edge of the towns built form and surrounded by farmland. The nearby residential units mainly comprise the new Brockhill development (completed early 2000s) and Batchley – 1950s council housing estate – both providing a mix of public and private tenures.		
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)	
New Source: (e.g. landowner, developer etc)		
Landowner		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: ✓ Deta		
	11/087 – 6 dwellings. Barn conversions and rebuild farmhouse following demolition due to fire	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes:		

Ctore A	
Stage A Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	Botallo
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	\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?	HER indicates that there are undesignated heritage assets on site, for which there is an opportunity to enhance
Opportunity to enhance/no adverse impact	✓
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)? Less than 400m (walking distance)	Details
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	\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	\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 employment land?	Details
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	
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	\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	

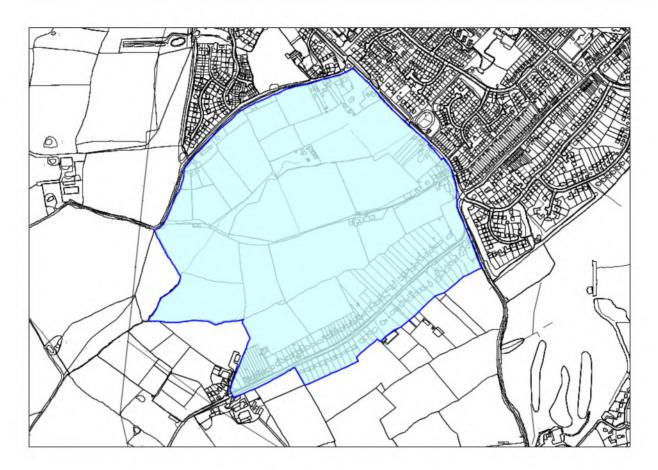
Total number of Dwellings 6

Appropriate Density

Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

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



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 R agricultural use. The site is characterised by its mature trees and hedgerows situated throughout situated throughout the site. Residential propert southern boundaries and comprises mainly of ne properties.	undulating rural landscape with it the site. Residential property is ty is situated to the north, east and
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission 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	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)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	Phase 1 Habitat Survey completed by site owner
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	
Land at risk of Flooding	Detaile
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	Details HER
impact on the existing character of the Settlement?	Protected – No Sensitivity - Unknown
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	7.
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	✓ Biodiversity
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A cingle TDO	
A single TPO Group TPO	
	▼ BOR TPO No.72
Is there a Public Right of Way on the site?	1
No Yes	
Tes	√
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 proposar
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?	Details
No	
	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	
100 land to likely to come forward for employment doco	
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	
ounicient initiastructure 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 would need to be
CONTRIBUTIONS	addressed by the
i	developers as part of pre-
Olari Caratin faratana tana arang bisa da	application preparation
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government	
grants	
Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	\checkmark
Access to unadonted road/track	

Compatibility with adjoining uses	<u> </u>
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 avademinant land two on the site?	Details
What is the predominant land type on the site? Brownfield or Greenfield within or adjacent to a settlement	Details
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	
	<u> </u>
Appropriate timeframe for development?	Details
0-5 years	√ ₍₂₃₄₎
5-10 years	√ ₍₃₆₆₎
10years +	
Potential Residential Yield	Le -
Appropriate Density	Total number of Dwellings

No access

234 & 366

Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Site Address:

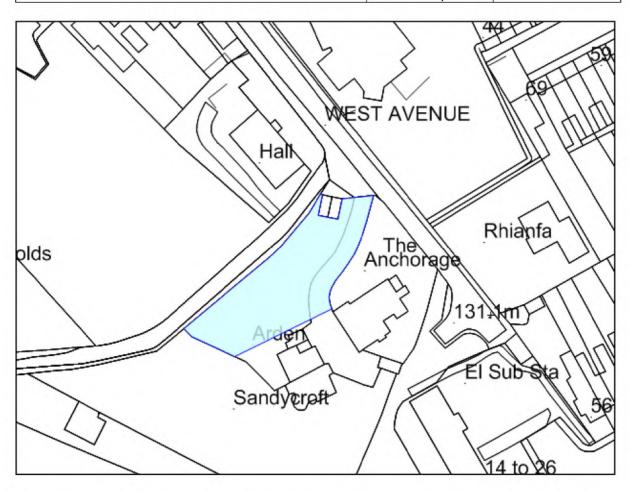
Land adjacent 'Sandycroft', West Avenue

Site Ref:

2010/27 (BORLP4 site 217)

Survey Date:

03/9/10







Site Area: 0.07 ha
Grid Ref: SP0419 6705
residential care home
ch at the end of a quiet no-through s. This part of Redditch runs along d is therefore quite steep. This is
mission site, other)
ails:
onfigured.

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoining a settlement and is within Redditch Borough	✓
Greenfield or Green Belt site which is within or adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoining any settlement and is within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary which may form part of a direction of growth for Redditch needs beyond the Redditch Borough Boundary (site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details - No
Yes: Site will be discounted	
No: Does the site fall within or significantly affect any other	
site of designated international, regional or local value, or	
affect habitat for protected flora or fauna? Does the site	
affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	√
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact – site will be discounted unless it	
can be demonstrated that mitigation can be successfully	
introduced	
Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	√
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
7 0 18 1 1 1 09 39 1	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage P	
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	
opportainty to orinarios/no advorce impact	V
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	
g state of the sta	
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	\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	
	V

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	\checkmark
Yes	
Open Space & Recreation	D (1)
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	
Infractive Consoits	
Infrastructure Capacity Is the site considered adequately served by existing	Details
infrastructure (e.g. utilities and highways) or can it be	Details
adequately served?	
Sufficient infrastructure in place to serve development	√
Cumolorit illingui detare illi piace te conte development	V
	V
Infrastructure constraints that would require investment to	V
	V
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer	•
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	V
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	V
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	, and the second
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
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	
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
\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	$\overline{\hspace{1cm}}$
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	\checkmark
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
30 dwellings per hectare	9



Redditch Borough Council Strategic Housing Land Availability Assessment

HOUSING SITE ANALYSIS FORM

Survey Date: 9/8/11

Site Address: Site Ref: Birchfield Road 2011/06 (BORLP4 site 215)

Ownership Details:	Site Area:	
Private	0.86 ha	
	Grid Ref:	
	SP0162 6740	
Current Land Use: Green Belt		
Surrounding Land Uses: Green Belt, residentia	al, major road network	
Character of Surrounding Area: Established re	esidential area on the urban	
fringe of the Borough		
Previous Source: (e.g. BORLP3, UCS, WYG Report, om	ission site, other)	
New Source: (e.g. landowner, developer etc) Core Strategy boundary reviews		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Detail	ls:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Comments:		
Green Belt land that is currently the subject of a Green Belt boundary review.		
It is anticipated that redefining the Green Belt boundary in this area will leave this land as an anomaly in terms of a defensible boundary and may result in		
this land being de-designated as Green Belt land	, ,	

Stage A		
Conformity with Strategic Policy for Development	Details	
Distribution/Settlement Hierarchy		
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	D	
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		
designated international, regional or local value, or affect		
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	✓	
No: No significant adverse impact on biodiversity	✓	
No: No significant adverse impact on biodiversity Yes:	✓	
Yes:	√	
Yes: Opportunity to enhance/no significant adverse impact	✓	
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)	✓	
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted		
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		
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted		
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	Details	
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	
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	Details	
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	✓ Details	
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:	✓ Details	
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	Details ✓	
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: Zone 1 – Little or no risk	Details 🗸	
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: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	Details 🗸	
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: Zone 1 – Little or no risk	Details ✓	
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: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	Details 🗸	
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: 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	Details 🗸	
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: 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	Details	
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: 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	Details 🗸	

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

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?	= 13
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	T
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	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?	
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 Assass	
Highway Access	Details
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	√
Insignificant or moderate compatibility issues	
Residential development considered incompatible	
(discount site for residential)	

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

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 10 years	✓ No LOQ at time of publication but landowner has shown previous interest in bringing this site forward
No, issues which cannot be resolved	

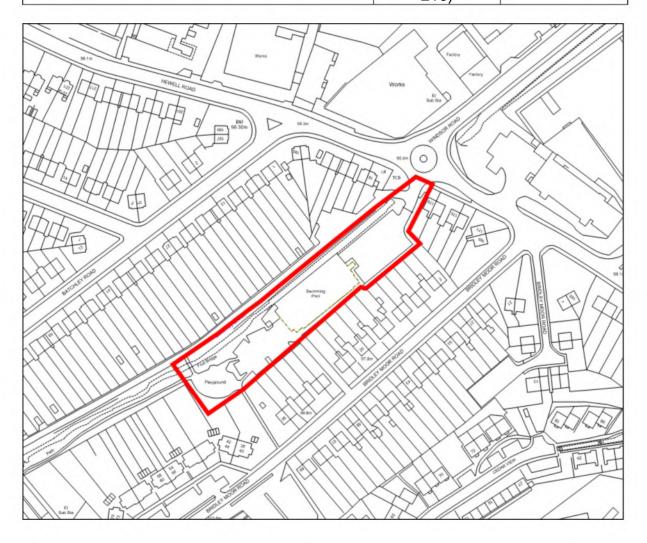
Appropriate timeframe for development?	Details
0-5 years	
5-10 years	
10years +	✓

Potential Residential Yield	
Appropriate Density	Total number of Dwellings
	28



HOUSING SITE ANALYSIS FORM

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



Ownership Details: RBC	Site Area : 0.56 ha Grid Ref : SP0489 6837	
Current Land Use: Former public swimming baths		
Surrounding Land Uses: Residential and employment		
Character of Surrounding Area: 1950s council housing estate and aging industrial estate		
Previous Source: (e.g. BORLP3, UCS, WYG Report, or New Source: (e.g. landowner, developer etc) Landowner	nission site, other)	
Relevant Planning History: (including most recent ownership details) Detailed Planning Permission: Outline Planning Permission: Previous Local Plan Allocation:	iils:	
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 Redditc 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	Botano
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	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	Alterations to watercourse have been investigated and mitigation measures identified

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

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

Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	\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	

Would development of the site result in the loss of 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 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	Employment Land	
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 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
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 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	l l	Details
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 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	1 7	
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 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
Yes - land is not likely to come forward for employment uses Yes - land is likely to come forward for employment uses	Yes - demonstrated that land will not come forward for	
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 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	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 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	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 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		
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 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	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 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	Infrastructure Capacity	
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 Can the site be accessed by vehicle from the highway? Details Direct access to main/adopted road		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		Botano
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	, , , , , , , , , , , , , , , , , , , ,	
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? Direct access to main/adopted road		√
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? Direct access to main/adopted road	Infrastructure constraints that would require investment to	
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? Direct access to main/adopted road	· ·	
infrastructure required which may require Government grants Highway Access Can the site be accessed by vehicle from the highway? Direct access to main/adopted road ✓		
grants Highway Access Can the site be accessed by vehicle from the highway? Details Direct access to main/adopted road ✓	Significant infrastructure constraints, i.e. strategic	
Highway Access Can the site be accessed by vehicle from the highway? Direct access to main/adopted road ✓	infrastructure required which may require Government	
Can the site be accessed by vehicle from the highway? Direct access to main/adopted road ✓	grants	
Direct access to main/adopted road ✓		
· ·		Details
	Direct access to main/adopted road	\checkmark
Access to unadopted road/track	Access to unadopted road/track	
7.00035 to diladopted foad/track	7 tocos to unadopted roda/track	
No access	No access	
110 000000	110 00000	
Compatibility with adjoining uses		
Would development of the site for residential uses be Details	Would development of the site for residential uses be	Details
compatible with existing and/or proposed adjoining uses?	compatible with existing and/or proposed adjoining uses?	
No compatibility issues	No compatibility issues	$\overline{\hspace{1cm}}$
Insignificant or moderate compatibility issues	Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount		
site for residential)	site for residential)	

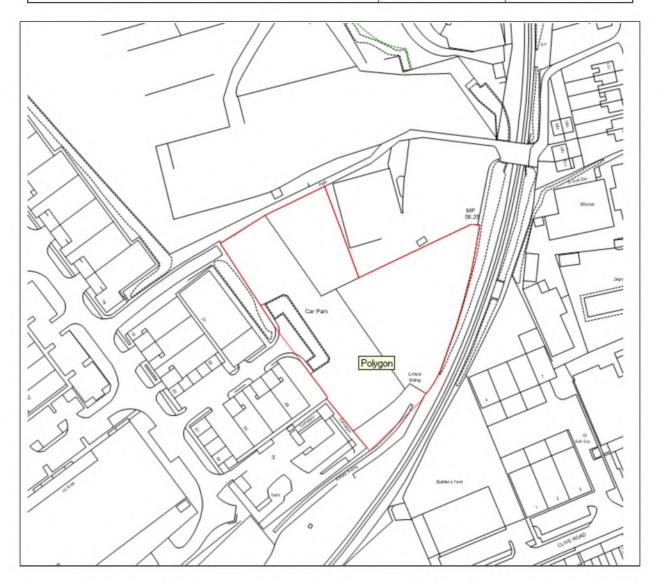
Otage C	<u></u>
Availability	
Is the site immediately available for development?	
Yes	
No	√
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	\checkmark
ADR	
Therefore available within 5 - 10 years	
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?	Dotoilo
Appropriate timeframe for development?	Details
0-5 years	√
5-10 years	

10years +	
Potential Residential Yield	



HOUSING SITE ANALYSIS FORM

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



Ownership Details:	Site Area: 0.91	ha
Private	Grid Ref: SP03	97 6822
Current Land Use:		
Derelict former employment land		
Surrounding Land Uses:		
New residential development adjacent, predom employment uses in 1960s units	inantly surrounded l	by small scale
Character of Surrounding Area:		
Primarily industrial, older part of Redditch. Existing residential is mainly older development, however new residential development has regenerated a formerly derelict, run-down area		
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	mission site, other)	
New Source: (e.g. landowner, developer etc)	,	
BORLP3 IN24		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Detail	s:	
	Allocated as an em since BORLP1	ployment site
Outline Planning Permission:		
Previous Local Plan Allocation: √		
Additional Information/site notes: Extract from 2012 ELR: This site has been iden 1986 (BORLP1). It was recently put up for auct		

Extract from 2012 ELR: This site has been identified as an employment site since 1986 (BORLP1). It was recently put up for auction for employment uses but failed to secure a sale. Land adjacent this site, within the Enfield Industrial Estate, has been developed for residential use and access into this site is readily available. Residential development on this site is considered to be a suitable alternative use for this site (subject to SHLAA assessment)

0(
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)	
Diadiversity Condiversity & Heritage	
Biodiversity, Geodiversity & Heritage Is 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	V
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	

0.	
Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a	
Listed Building or Conservation Area? How would the site	
impact on the existing character of the Settlement?	
Opportunity to enhance/no adverse impact	√
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	\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:	
Less than 800m	
Between 800m and 1600m	✓
Over 1600m	

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

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	
Yes - demonstrated that land will not come forward for	
employment uses	,
Yes - land is not likely to come forward for employment uses	\bigvee
	Assessed in 2012 ELR and removed for consideration for residential use
Yes - land is likely to come forward for employment uses	

Infrastructure Capacity	
Is the site considered adequately served by existing	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	

Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	
Insignificant or moderate compatibility issues	A noise survey would need to be undertaken to determine possible impacts on the site from neighbouring employment uses. Existing uses cannot be compromised by a residential proposal on this site, and as such, residential development would be considered inappropriate in this location if noise levels were excessive
Residential development considered incompatible (discount site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	✓
No	
What is the predominant land type on the site?	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	→ Details
5-10 years	

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

HOUSING SITE ANALYSIS FORM

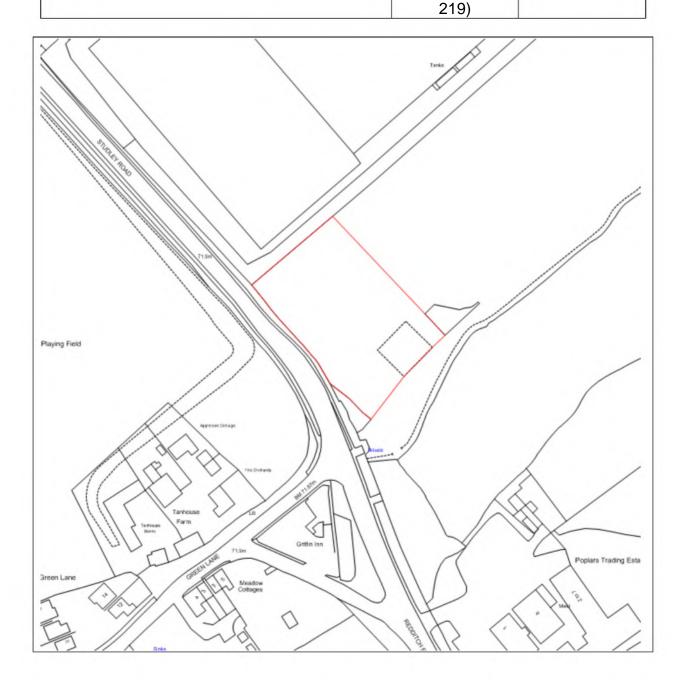
Site Address:

Studley Road/ Green Lane (former IN61)

Site Ref:

2013/02 (BORLP4 site **Survey Date:**

20/3/2013



Ownership Details:	Site Area: 0.39 ha	
Private	Grid Ref: SP0667 6468	
Current Land Use:		
Vacant employment land		
Surrounding Land Uses:		
Some industrial uses, high school, small amoun	nt of residential, open countryside	
Character of Surrounding Area:		
Semi rural		
Previous Source: (e.g. BORLP3, UCS, WYG Report, on	nission site, other)	
New Source: (e.g. landowner, developer etc)		
Considered appropriate for SHLAA analysis as a result of ELR 2012 update		
Relevant Planning History: (including most recent ownership details)		
9	ails: 06/397 – B1 uses (lapsed)	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/site notes: Extract from 2012 ELR: Planning consent for B1 expired. Planning consent has been associated considered unlikely that it is capable of delivery location on the Studley Road is in the vicinity of development. Therefore residential development suitable alternative use (subject to SHLAA asse	with this site since 2000 and it is for employment uses. The site's other small scale residential at on this site is considered to be a	

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)	
Diadiranity Condinguity 9 Houtens	
Biodiversity, Geodiversity & Heritage Is 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:	
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 viet of Flooding	
Land at risk of Flooding Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	Details ✓
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 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	./
Sportarity to ormanoomo davoros impact	V
Adverse impact/impact but could be mitigated	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Significant adverse impact that cannot be miligated	
Sustainability:	
Sustainability:	
Access to Public Transport	Details
Is the site well related to a bus stop (or railway station)?	Details
Less than 400m (walking distance)	\checkmark
Detuges 400m and 000m (welling distance)	
Between 400m and 800m (walking distance)	
Over 000 or (velling distance) or instruction and	
Over 800m (walking distance) or ineffective service	
A	
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	\checkmark
	·
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 No.25
Is there a Public Right of Way on the site?	
No ✓	
Yes	

Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	\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 employment land?	Details	
No		
Yes - <u>demonstrated</u> that land will not come forward for employment uses		
Yes - land is not likely to come forward for employment uses	Assessed in 2012 ELR and removed for consideration for residential use	
Yes - land is likely to come forward for employment uses		

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	\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	

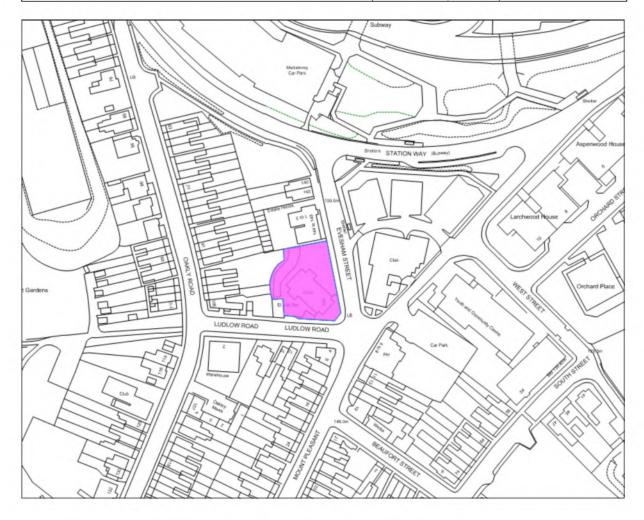
Compatibility with adjoining uses	V
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	
Insignificant or moderate compatibility issues	A noise survey would need to be undertaken to determine possible impacts on the site from neighbouring employment uses. Existing uses cannot be compromised by a residential proposal on this site, and as such, residential development would be considered inappropriate in this location if noise levels were excessive
Residential development considered incompatible (discount site for residential)	

Stage C	
Availability	
Is the site immediately available for development?	
Yes	\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	

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

HOUSING SITE ANALYSIS FORM

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



Ownership Details:	Site Area: 0.01 ha
Private	Grid Ref: SP0402 6720
Current Land Use:	
Vacant/ cleared for development	
Surrounding Land Uses:	
Minor business uses, some land cleared for rede	evelopment opportunities,
Character of Surrounding Area:	
Older part of town close to Town Centre	
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)
New Source: (e.g. landowner, developer etc)	
Developer	
Relevant Planning History: (including most recent ownership details)	
	ails: 12/307 – consent for 14 flats and 3 retail units
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	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	\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	-4
How would the site affect the setting and character of a	HER
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	74
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	
Loss 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	√
Between 800m and 1600m	
Over 1600m	

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

Would development of the site result in the loss of	Details
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?	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	\checkmark
Access to unadopted road/track	
No access	
Compatibility with adjaining uses	
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	\checkmark
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount	

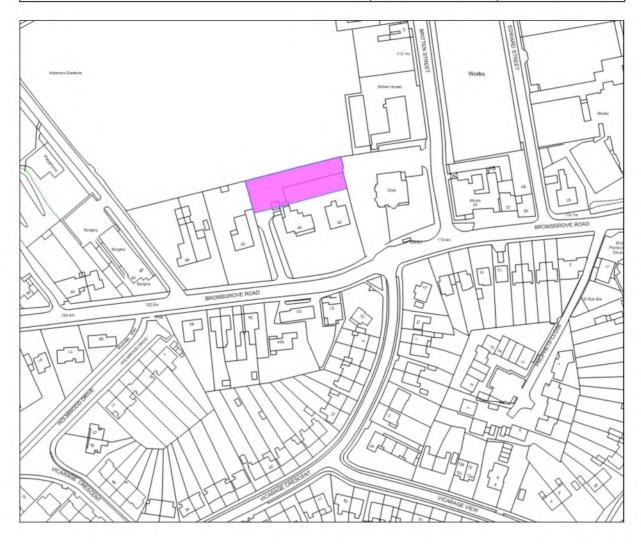
site for residential)

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	√
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	

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

HOUSING SITE ANALYSIS FORM

Site Address:Site Ref:Survey Date:The Elms, Bromsgrove Road2013/0824/4/2013



Ownership Details:	Site Area: 0.10 ha	
Private	Grid Ref: SP0360 6755	
Current Land Use:		
Garden land		
Surrounding Land Uses:		
Predominantly residential, close proximity to Tov	wn Centre	
Character of Surrounding Area:		
Older part of town, close to Town Centre facilities	es	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)		
New Source: (e.g. landowner, developer etc)		
Developer		
Relevant Planning History: (including most recent ownership details)		
Detailed Planning Permission: Details: 12/161 – consent for 7 flats		
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	2 otalio
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	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 environment	-4
How would the site affect the setting and character of a	HER
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	74
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	
Loss 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	√
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 ✓	
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
	· ·
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	./
	V
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)

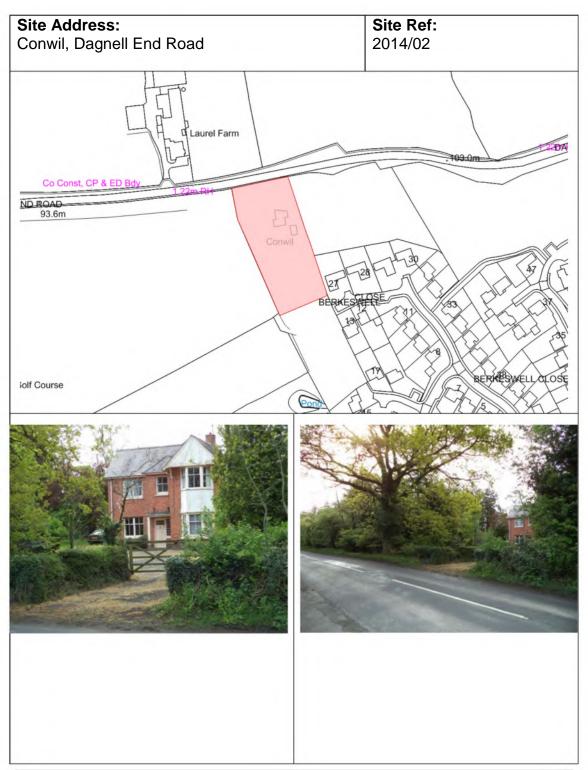
0(
Stage C	
Availability	
Is the site immediately available for development?	
Yes	√
No	
What is the predominant land type on the site?	Details
Brownfield or Greenfield within or adjacent to a settlement Therefore available within 0 - 5 years	\checkmark
ADR Therefore available within 5 - 10 years	
Green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

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



HOUSING SITE ANALYSIS FORM

Survey Date: 7.5.2014



Ownership Details:	Site Area:	
l	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	
Private	0.44 ha (gross)	
	Grid Ref:	
	SP0591 6936	
Current Land Use:		
Residential		
Surrounding Land Uses:		
Residential, open space, green belt, parkland		
Character of Surrounding Area:		
Located on rural/ urban fringe. Isolated site, well	screened from neighbouring	
properties by dense foliage	ociocinoa ironi noignocaning	
properties by derise rollage		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omis	ssion site, other)	
New Source: (e.g. landowner, developer etc)		
Current planning application		
- Carrette Francisco		
Relevant Planning History:		
(including most recent ownership details)		
Detailed Planning Permission: □ Details:		
Detailed Planning Permission: Details	5.	
Outline Planning Permission: √		
Cumilo : lamining : cimilosicim		
Bussians Land Blan Allegations		
Previous Local Plan Allocation:		
Additional Information/ site notes:		
Access and turning space for large vehicles such as refuse trucks may limit		
the capacity for this site	21212 11211 0 1110 1	
the dapadity for this site		

Stage A		
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details	
Brownfield (previously developed) site that is within or		
adjoining a settlement and is within Redditch Borough		
Greenfield or Green Belt site which is within or	✓	
adjoining a settlement and is within Redditch Borough		
Any site (either brownfield, Greenfield or Green Belt)		
that is not within, or adjoining any settlement and is		
within Redditch Borough – site will be discounted		
Any site which falls within the WYG Study Boundary		
which may form part of a direction of growth for		
Redditch needs beyond the Redditch Borough		
Boundary		
(site to be assessed under separate study)		
Biodiversity, Geodiversity & Heritage		
Is a scheduled Ancient Monument located on the site?	Details	
Yes: Site will be discounted	Details	
res. Site will be discounted		
No: Does the site fall within or significantly affect any oth		
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	Dotailo /	
140. Ettile/Ho Hak of Hooding	V	
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		

Stage B		
Other Environmental Issues:		
Impact on the historic, cultural and built environment		
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details HER: The site is located adjacent to a saltway in addition to being within a possible medieval deer park. There is unknown potential for archaeological remains, therefore should this site go forward to application, a programme of archaeological work would be recommended.	
Opportunity to enhance/no adverse impact	✓	
Adverse impact/impact but could be mitigated		
Significant adverse impact that cannot be mitigated		
Overtain ability		
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	1	
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 No	✓
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	✓
Is there a Public Right of Way on the site?	
No	√
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	✓
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	
Yes. No possibility of replacement provision	

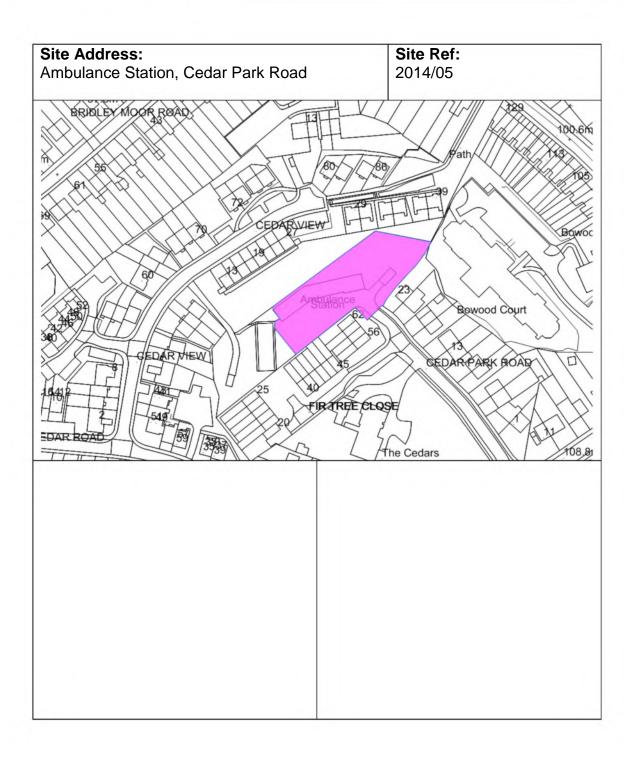
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	√
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment	
uses	
Infrastructure Capacity	
Is the site considered adequately served by existing	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	
Highway Access Can the site be accessed by vehicle from the	Details
highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	1 =
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 site for residential)	

Stage C		
Availability		
Is the site immediately available for dev	/elopment?	
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		√
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		√
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density Total number of Dwellings		Dwellings
16 dph 6		6



HOUSING SITE ANALYSIS FORM

Survey Date: 20.5.2014



Ownership Details:	Site Area:
Private	0.23 ha (gross)
(former NHS)	,
	Grid Ref:
	0356 6795
Current Land Use:	
Ambulance response station	
Surrounding Land Uses:	
Residential	
Character of Surrounding Area:	
1950s former Council housing estate	
Previous Source: (e.g. BORLP3, UCS, WYG Report, omi	ssion site, other)
Now Source (a sales described as also	
New Source: (e.g. landowner, developer etc) RBC enquiries and Developer Pre-App	
NBC enquines and Developer Fre-App	
Relevant Planning History:	
(including most recent ownership details)	
Detailed Planning Permission: Detail	s:
Outline Planning Permission:	
Previous Local Plan Allocation:	
Additional Information/ site notes:	
Pre-App advice indicates that this site would be a	acceptable for residential
development in principle	•

Stage A			
Conformity with Strategic Policy for Development	Details		
Distribution/Settlement Hierarchy			
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)			
(one to be accessed affact coparate 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	ner site of		
designated international, regional or local value, or affect habitat for protected			
flora or fauna? Does the site affect trees, hedgerows or			
woodland not subject to statutory protection?			
No: No significant adverse impact on biodiversity	√		
No: No significant adverse impact on biodiversity Yes:	√		
	√		
Yes:	√		
Yes: Opportunity to enhance/no significant adverse impact	✓		
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)	√		
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted			
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			
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		
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	✓ Details		
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 ✓		
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	Details 🗸		
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: Zone 1 — Little or no risk	Details 🗸		
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: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	Details		
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: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	Details		
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: 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	Details		
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: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	Details		

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environme	ent
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:	6
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
l No	./

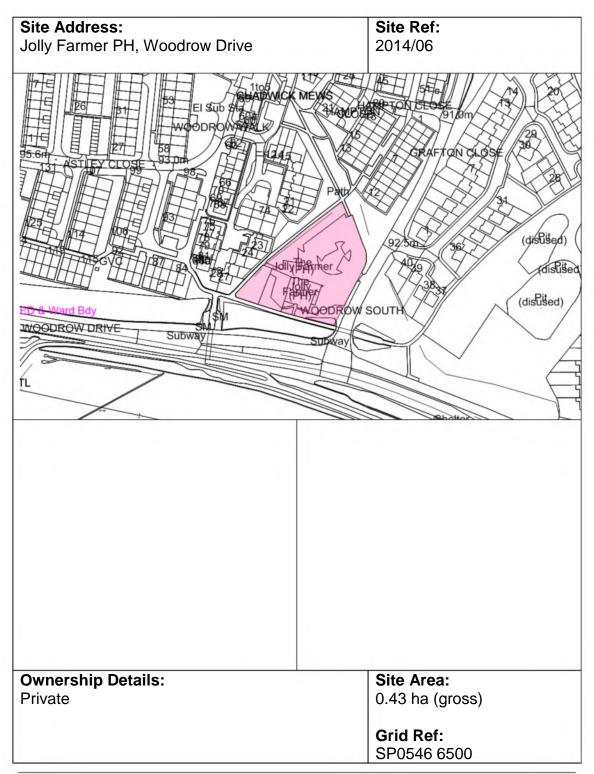
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	√
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment	
uses	
Infrastructure 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	Detelle
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	√
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		\checkmark
No		
What is the predominant land type on t	he site?	Details
Brownfield or Greenfield within or adjace		Dotano
settlement		V
Therefore available within 0 - 5 years		
ADR		
Therefore available within 5 - 10 years		
Green Belt		
Therefore available beyond 10 years		
Achievability		D ()
Willingness of landowner to progress site for		Details
development		
Yes, or issues which can be resolved within 5 years		✓
Possibly, or with issues which can be re	esolved within	
10 years	esolved within	
To yours		1
No, issues which cannot be resolved		
The field of the field for the field from the field		
Appropriate timeframe for development?		Details
0-5 years		─
5-10 years		
5-10 years 10years +		
1 Toyotto 1		
Potential Residential Yield		
Appropriate Density Total number of Dw		f Dwellings
Tage spring 2 strong		10
	1	



HOUSING SITE ANALYSIS FORM

Survey Date: 20.5.2014



Current Land Use: Public House		
Surrounding Land Uses:		
Residential, open space and hospit	tal	
Character of Surrounding Area:		
_		1
Mid to late 1960s Development Co	rporation	on nousing
Previous Source: (e.g. BORLP3, UCS,	WYG R	anort omission site other)
(c.g. Borter 6, 666,	** 10 10	port, ormosion site, other)
New Source: (e.g. landowner, developer Developer	etc)	
Relevant Planning History:		
(including most recent ownership details)		
(including most recent ownership details)		
Detailed Planning Permission:		Details: 2014/096 - undetermined
_		
Outline Planning Permission:		
Outline i laining i emilission.	Ш	
Previous Local Plan Allocation:		
Additional Information/ site note:	c ·	
	_	CIII A A due to look of information
Previously dismissed from inclusion		STLAA due to lack of information
regarding landownership and delive	ery	

Stage A			
Conformity with Strategic Policy for Development	Details		
Distribution/Settlement Hierarchy			
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)			
(one to be accessed affact coparate 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	ner site of		
designated international, regional or local value, or affect habitat for protected			
flora or fauna? Does the site affect trees, hedgerows or			
woodland not subject to statutory protection?			
No: No significant adverse impact on biodiversity	√		
No: No significant adverse impact on biodiversity Yes:	√		
	√		
Yes:	√		
Yes: Opportunity to enhance/no significant adverse impact	✓		
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)	√		
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted			
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			
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		
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	✓ Details		
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 ✓		
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	Details 🗸		
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: Zone 1 — Little or no risk	Details 🗸		
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: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	Details		
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: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	Details		
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: 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	Details		
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: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	Details		

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

Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	√
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
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	$\overline{\hspace{1cm}}$

Yes, but indication of replacement provision possible

on, next to or near to the site as part of the

Yes. No possibility of replacement provision

development

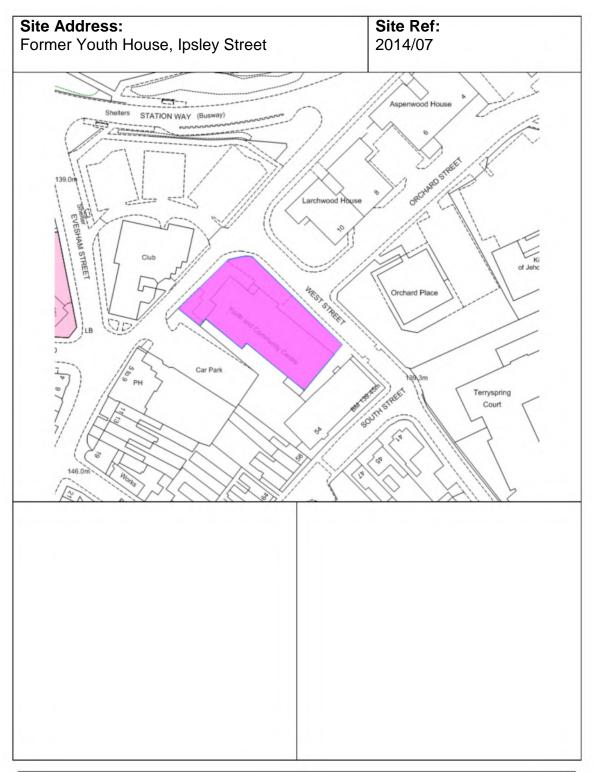
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	√
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment	
uses	
Infrastructure 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	
Highway Access Can the site be accessed by vehicle from the	Details
highway?	Details
Direct access to main/adopted road	✓
Access to unadopted road/track	
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	1 =
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 site for residential)	

Stage C			
Availability			
Is the site immediately available for dev	elopment?		
Yes		✓	
No			
What is the predominant land type on the	ne site?	Details	
Brownfield or Greenfield within or adjact settlement	ent to a	\checkmark	
Therefore available within 0 - 5 years			
ADR			
Therefore available within 5 - 10 years	- 4		
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 o		•	
		14	



HOUSING SITE ANALYSIS FORM

Survey Date: 21.5.2014



Ownership Details:	Site Area:	
Private	0.14 ha (gross)	
(Former WCC)	,	
, ,	Grid Ref:	
	SP0410 6719	
Current Land Use:		
Former youth activity centre		
Surrounding Land Uses:		
Residential, commercial, retail, close proximity to	o town centre	
The second secon		
Character of Surrounding Area:		
Older part of the town, Victorian/turn of the cent	urv housina	
	,	
Previous Source: (e.g. BORLP3, UCS, WYG Report, or	nission site, other)	
(0.3 - 0.1 - 0.5 - 0.1 -	,,	
New Source: (e.g. landowner, developer etc)		
Developer (Pre App)		
Relevant Planning History:		
(including most recent ownership details)		
Detailed Planning Permission: Detai	ls:	
Outline Planning Permission:		
Previous Local Plan Allocation:		
Additional Information/ site notes:		

Stage A			
Conformity with Strategic Policy for Development	Details		
Distribution/Settlement Hierarchy			
Brownfield (previously developed) site that is within or	\checkmark		
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 oth	ner 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	Details		
No: Little/no risk of flooding	Details √		
No: Little/no risk of flooding Yes:	Details		
No: Little/no risk of flooding	Details ✓		
No: Little/no risk of flooding Yes: Zone 1 – Little or no risk	Details ✓		
No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	Details ✓		
No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	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	Details		
No: Little/no risk of flooding Yes: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	Details		

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

Constraints to Delivery	
Level of Contamination on Site:	©
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	✓
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	
No	✓
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	√
Yes	
Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	

Yes, but indication of replacement provision possible

on, next to or near to the site as part of the

Yes. No possibility of replacement provision

development

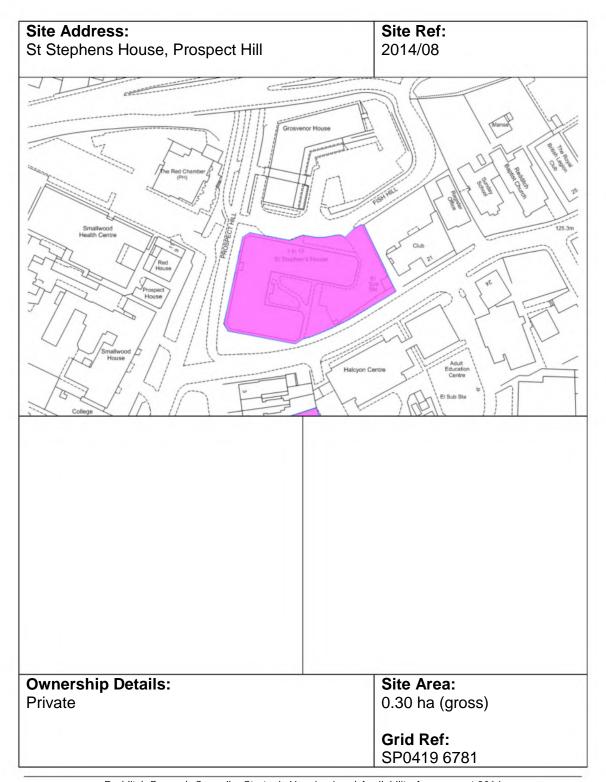
Employment Land	
Would development of the site result in the loss of employment land?	Details
No	√
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	
uses	
Yes - land is likely to come forward for employment	
uses	
Infrastructure 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	
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	√
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		
What is the predominant land type on t	he 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		√
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		
<u> </u>		٧
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density Total number of		Dwellings
Appropriate Density Total number of		10
		10



HOUSING SITE ANALYSIS FORM

Survey Date: 21.5.2014



Current Land Use: Partially vacant office building			
Surrounding Land Uses: Building within the town centre and adjacent to the Conservation Area			
Character of Surrounding Area: Mix of uses and ages of buildings associated with a town centre environment			
Previous Source: (e.g. BORLP3, UCS,	WYG Re	port, omission site, other)	
New Source: (e.g. landowner, developer Developer (Prior Notification)	etc)		
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:		Details:	
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/ site note: Prior notification lodged for COU to 31 x 1 bed flats 16 x 2 bed flats 7 x 3 bed flats		ntial comprising:	

Stage A					
Conformity with Strategic Policy for Development	Details				
Distribution/Settlement Hierarchy					
Brownfield (previously developed) site that is within or	\checkmark				
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 oth	ner 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					
Zana O. Laurta madium viels (militarii an ta ba					
Zone 2 – Low to medium risk (mitigation to be					
explored) Zono 2. High right. Site will be discounted upless it.					
Zone 3 – High risk – Site will be discounted unless it					

Stage B		
Other Environmental Issues:		
Impact on the historic, cultural and built environme	ent	
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?	COU only so no ground works expected which would need investigatio	
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	Q.	
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:	7	
Less than 1.5km	√	
Between 1.5km and 3km		
Over 3km		
Walking distance to nearest local retail facilities:		
Less than 800m	✓	
Between 800m and 1600m		
Over 1600m		
Walking distance to nearest health facilities:		
Less than 800m	√	
Between 800m and 1600m		
Over 1600m		

Constraints to Delivery	
Level of Contamination on Site:	
None	√
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there any Physical Constraints on site?	
No	√
Yes, but can be overcome	
Yes and cannot be overcome	
Are there TPOs on site?	= 1
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	√
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?	
INO	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	√
uses	loss of vacant office space
Yes - land is likely to come forward for employment uses	9,000
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 Acces	
Highway Access Can the site be accessed by vehicle from the	Details
highway?	Details
Direct access to main/adopted road	√
Access to unadopted road/track	
No access	
Compatibility with adjoining uses	Detelle
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
No compatibility issues	./
	V
Insignificant or moderate compatibility issues	
Residential development considered incompatible	

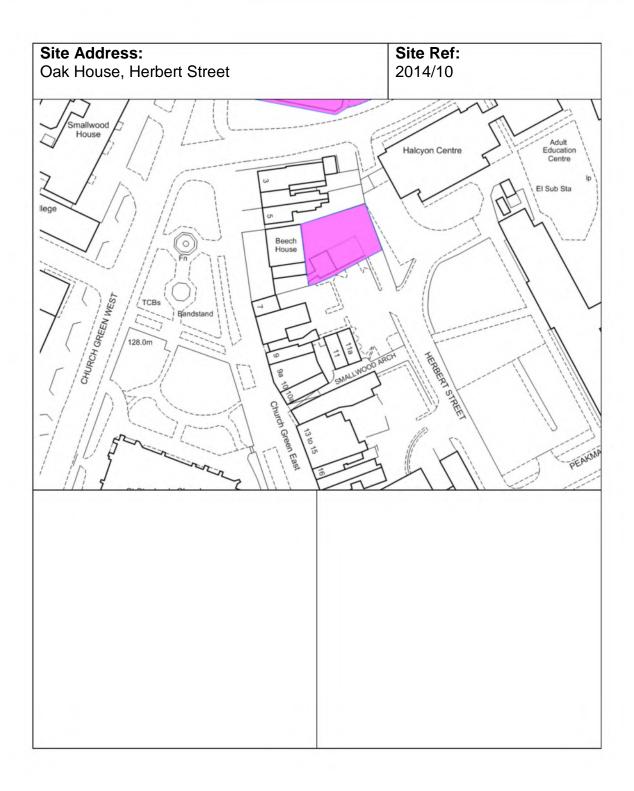
liscount site fo	r residential)	 	

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 adjace settlement	cent to a	\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 w	vithin 5 years	\checkmark	
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			
<u> </u>		V	
5-10 years			
10years +			
Potential Residential Yield			
Appropriate Density Total number of			
		54	



HOUSING SITE ANALYSIS FORM

Survey Date: 21.5.2014



Ownership Details:	Site Area:		
Private	0.05 ha (gross)		
	Grid Ref:		
	SP0419 6770		
Current Land Use:			
Vacant office building			
Surrounding Land Uses:			
Building within the town centre and the Conserva	tion Area		
Character of Surrounding Area:			
Mix of uses and ages of buildings associated with	n a town centre environment		
Previous Source: (e.g. BORLP3, UCS, WYG Report, omis	ssion site, other)		
New Source: (e.g. landowner, developer etc) Developer			
Relevant Planning History:			
(including most recent ownership details)			
Detailed Planning Permission: ✓ Deta	ils: 2013/327		
Outline Planning Permission:			
Previous Local Plan Allocation: □			
Additional Information/ site notes:			
Planning recommendation - approval			

Stage A	
Conformity with Strategic Policy for Development	Details
Distribution/Settlement Hierarchy	
Brownfield (previously developed) site that is within or	\checkmark
adjoining a settlement and is within Redditch Borough	COLL only so no ground
	COU only so no ground works expected which
	would need investigation
Greenfield or Green Belt site which is within or	
adjoining a settlement and is within Redditch Borough	
Any site (either brownfield, Greenfield or Green Belt)	
that is not within, or adjoining any settlement and is	
within Redditch Borough – site will be discounted	
Any site which falls within the WYG Study Boundary	
which may form part of a direction of growth for	
Redditch needs beyond the Redditch Borough	
Boundary	
(site to be assessed under separate study)	
Biodiversity, Geodiversity & Heritage	· P
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 ot	her site of
designated international, regional or local value, or affe	
flora or fauna? Does the site affect trees, hedgerows or	areas or ancient
woodland not subject to statutory protection?	
No. No significant advance impact on bindiversity.	
NO. NO SIGNIFICANT SUVERSE IMPACT OF PROJUCEITA	
No: No significant adverse impact on biodiversity	√
Yes:	√
	√
Yes:	√
Yes: Opportunity to enhance/no significant adverse impact	√
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored)	✓
Yes: Opportunity to enhance/no significant adverse impact Significant adverse impact (mitigation to be explored) Significant adverse impact – site will be discounted	
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	
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	
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	Details
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	Details
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
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:	Details ✓
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:	Details
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	Details
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: Zone 1 – Little or no risk	Details
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: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be	Details
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: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	Details
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: 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	Details
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: Zone 1 – Little or no risk Zone 2 – Low to medium risk (mitigation to be explored)	Details

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environmen	nt
How would the site affect the setting and character of	Details
a Listed Building or Conservation Area? How would	
the site impact on the existing character of the	
Settlement?	
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	
Sustainability:	
Access to Public Transport	
Is the site well related to a bus stop (or railway	Details
station)?	Dotailo
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:	6
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	
Onen Space & Bearcation	
Open Space & Recreation Would the site result in the loss of these facilities?	Details
No	Details
INU	✓

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	

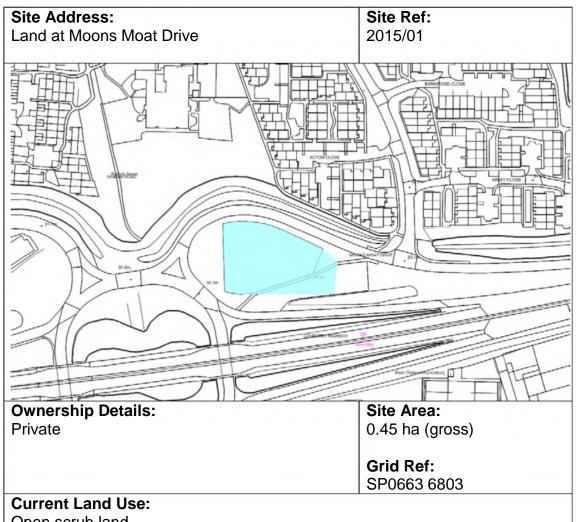
Employment Land	2
Would development of the site result in the loss of employment land?	Details
No	
Yes - demonstrated that land will not come forward for	
employment uses	
Yes - land is not likely to come forward for employment	Loss of vacant office
uses	space
Yes - land is likely to come forward for 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	
Can the site be accessed by vehicle from the	Details
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	Details
compatible with existing and/or proposed adjoining 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		\checkmark	
No			
What is the predominant land type on the	ne site?	Details	
Brownfield or Greenfield within or adjac	ent to a	\checkmark	
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		\checkmark	
5-10 years			
10years +			
Potential Residential Yield			
Appropriate Density Total number of		Dwellings	
		9	



HOUSING SITE ANALYSIS FORM

Survey Date:



Open scrub land

Surrounding Land Uses:

Residential development immediately to the north, employment uses and open space to the south

Character of Surrounding Area:

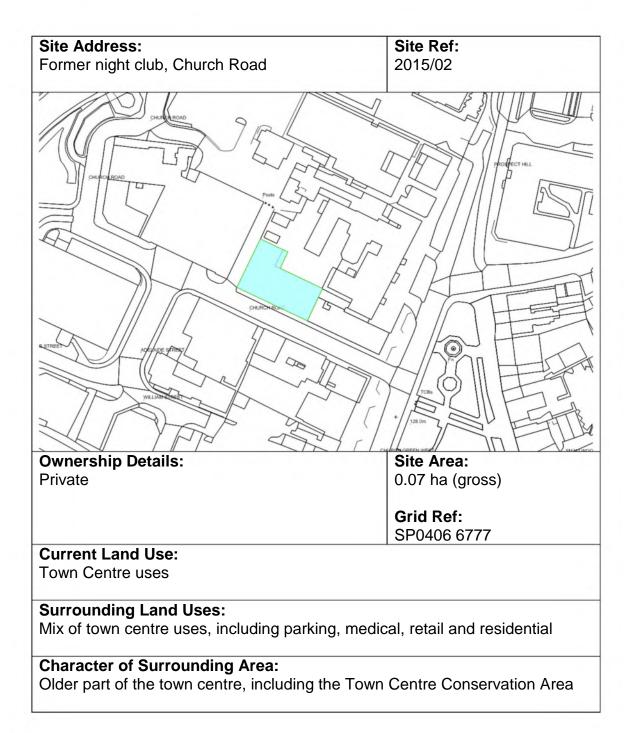
Former New Town development of industrial units and ex-Development Corporation dwellings

Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Developer			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: ✓ Details: 2014/009			
Outline Planning Permission:			
Previous Local Plan Allocation: □			
Additional Information/ site notes: Planning application pending outcome			

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 adjacent to a settlement		√	
Therefore available within 0 - 5 years		<u> </u>	
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 re 10 years	esolved within		
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 number of		Dwellings	
36.6dph		14	



HOUSING SITE ANALYSIS FORM



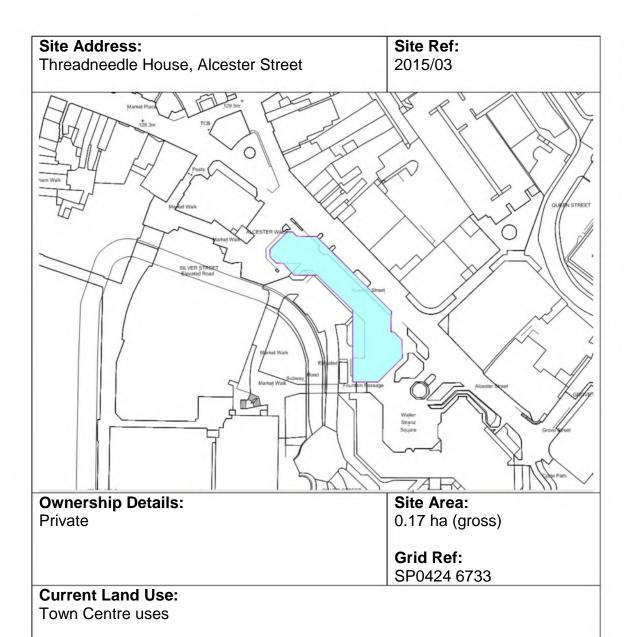
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Developer			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission: Details: 2015/043			
Outline Planning Permission:			
Previous Local Plan Allocation: □			
Additional Information/ site notes: Planning application pending outcome			

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 adjace settlement	cent to a	√	
Therefore available within 0 - 5 years		1	
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 re 10 years	esolved within		
No, issues which cannot be resolved			
Appropriate timeframe for developm	ent?	Details	
0-5 years			
<u> </u>		٧	
5-10 years			
10years +			
Potential Residential Yield		5 III	
Appropriate Density Total number of			
386dph		27	



HOUSING SITE ANALYSIS FORM

Survey Date:



Surrounding Land Uses:

Mix of town centre uses, including parking, retail, leisure and financial services

Character of Surrounding Area:

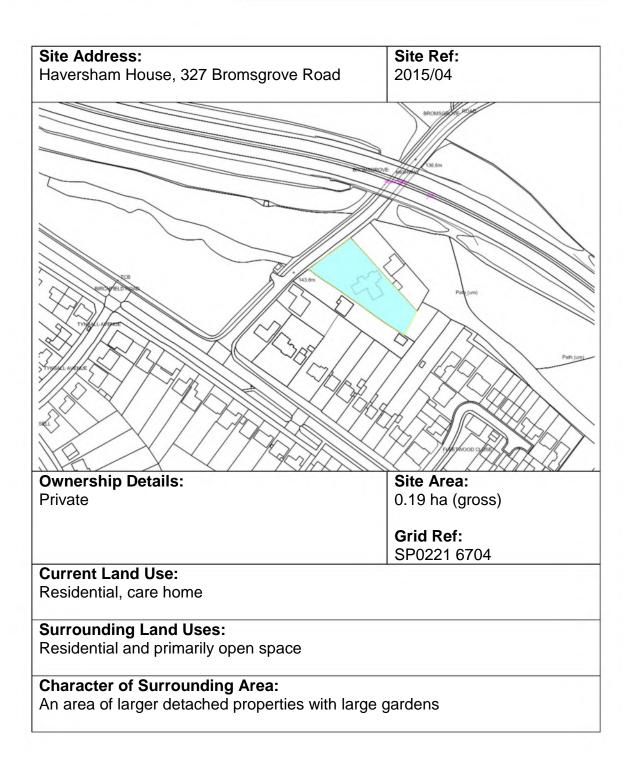
Mix of development types, styles and ages in this part of town centre, close to the Town Centre Conservation Area

Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)				
New Source: (e.g. landowner, developer Developer	etc)			
Relevant Planning History: (including most recent ownership details)				
Detailed Planning Permission:	✓	Details:	2015/099 (PN) 2015/100	
Outline Planning Permission:				
Previous Local Plan Allocation:				
Additional Information/ site note Planning application approved	s:			

Stage C	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 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 developm	ent?	Details	
0-5 years			
U-U years		V	
5-10 years			
10years +			
<u> </u>			
Potential Residential Yield	T		
Appropriate Density	Total number of		
271dph 46		46	



HOUSING SITE ANALYSIS FORM

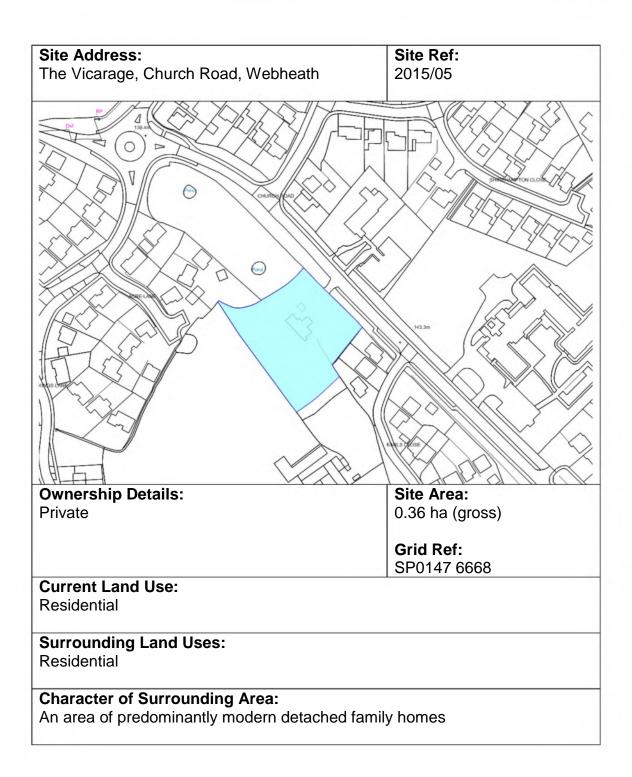


Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)
New Source: (e.g. landowner, developer etc) Developer
Relevant Planning History: (including most recent ownership details)
Detailed Planning Permission: ✓ Details: 2013/302
Outline Planning Permission:
Previous Local Plan Allocation:
Additional Information/ site notes: Planning application approved for extension to existing care home, which will provide 6 additional beds

Stage C		
Availability		
Is the site immediately available for dev	/elopment?	
Yes		\checkmark
No		
What is the predominant land type on t	he site?	Details
Brownfield or Greenfield within or adjace		Dotailo ./
settlement		V
Therefore available within 0 - 5 years		
•		
ADR		1
Therefore available within 5 - 10 years		
Green Belt		
Therefore available beyond 10 years		
Achievability		
Willingness of landowner to progress s	ite for	Details
development		Details
Yes, or issues which can be resolved within 5 years		
res, or issues which can be resolved within a years		V
Possibly, or with issues which can be re	esolved within	
10 years		
No, issues which cannot be resolved		
		100
Appropriate timeframe for developmen	ant?	Dotoilo
Appropriate timeframe for development?		Details
0-5 years		✓
5-10 years		
10years +		
Potential Residential Yield	[-	(D III
Appropriate Density	Total number o	
		6



HOUSING SITE ANALYSIS FORM

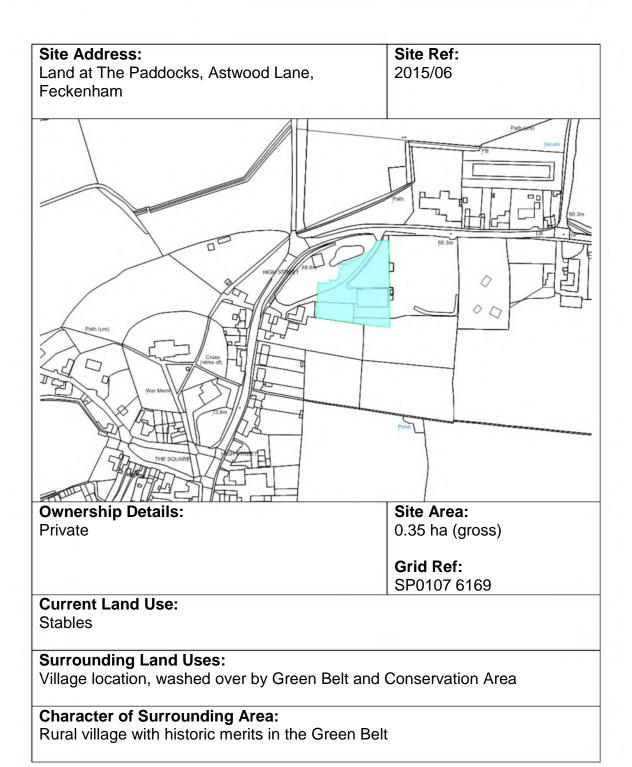


Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)	
New Source: (e.g. landowner, developer etc) Developer	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: ✓ Details: 2013/094	
Outline Planning Permission:	
Previous Local Plan Allocation: □	
Additional Information/ site notes: Planning application approved	

Stage C	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 adjacent to a settlement		√	
Therefore available within 0 - 5 years		<u> </u>	
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 developm	ent?	Details	
0-5 years		√	
5-10 years			
10years +			
Potential Residential Yield			
Appropriate Density	Total number of	Dwellings	
17dph 5 (net)		5 (net)	



HOUSING SITE ANALYSIS FORM

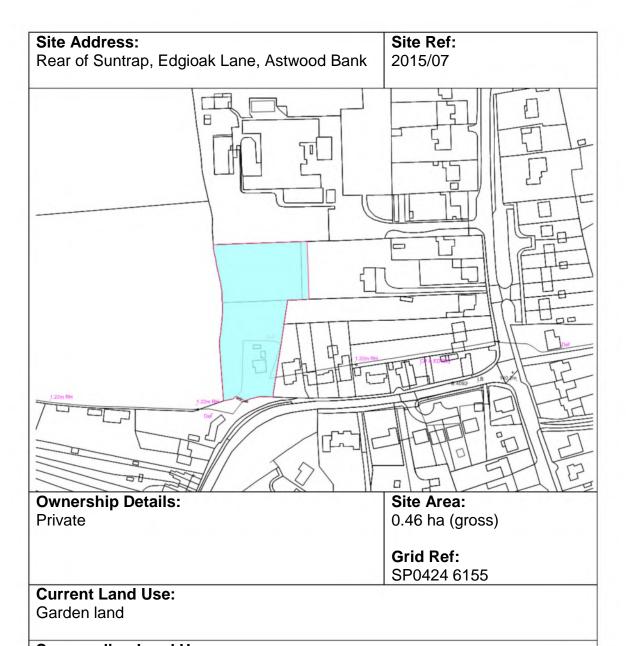


Stage C	Stage C		
Availability			
Is the site immediately available for dev	/elopment?		
Yes		✓	
No			
What is the predominant land type on t	he site?	Details	
Brownfield or Greenfield within or adjacent to a settlement		√	
Therefore available within 0 - 5 years			
ADR Therefore available within 5 - 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 developm	ent?	Details	
0-5 years			
<u> </u>		V	
5-10 years			
10years +			
Potential Residential Yield			
Appropriate Density	Total number of		
17dph		6 (net)	



HOUSING SITE ANALYSIS FORM

Survey Date:



Surrounding Land Uses:

Village location, excluded from the Green Belt range of types and ages of properties

Character of Surrounding Area:

Sustainable village location excluded from the Green Belt

Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)
New Source: (e.g. landowner, developer etc) Developer
Relevant Planning History: (including most recent ownership details)
Detailed Planning Permission:
Outline Planning Permission:
Previous Local Plan Allocation: □
Additional Information/ site notes: Planning application approved

Stage C			
Availability			
Is the site immediately available for dev	/elopment?		
Yes		\checkmark	
No			
What is the predominant land type on t	he site?	Details	
Brownfield or Greenfield within or adjace			
settlement		'	
Therefore available within 0 - 5 years			
ADR			
Therefore available within 5 - 10 years			
Green Belt			
Therefore available beyond 10 years			
Achievability			
· · · · · · · · · · · · · · · · · · ·	ite for	Details	
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 developm	ent?	Details	
0-5 years			
		V	
5-10 years			
10years +			
Potential Residential Yield			
Appropriate Density	Total number of	of Dwellings	
20.5dph 7 (net)			



HOUSING SITE ANALYSIS FORM

Survey Date:

Site Address:
Headless Cross Methodist Church, Evesham
Road

Site Ref:
2015/08

Convership Details:
Private

Site Area:
0.16 ha (gross)

Grid Ref:
SP0377 6583

Current Land Use:

Church and associated land

Surrounding Land Uses:

Predominantly residential with some local retail and public houses. In close proximity to a District Centre

Character of Surrounding Area:

Located on a main road where the residential properties are predominantly late 19th/ early 20th century terraced properties. In close proximity to 1960/70s housing estate and local retail offer

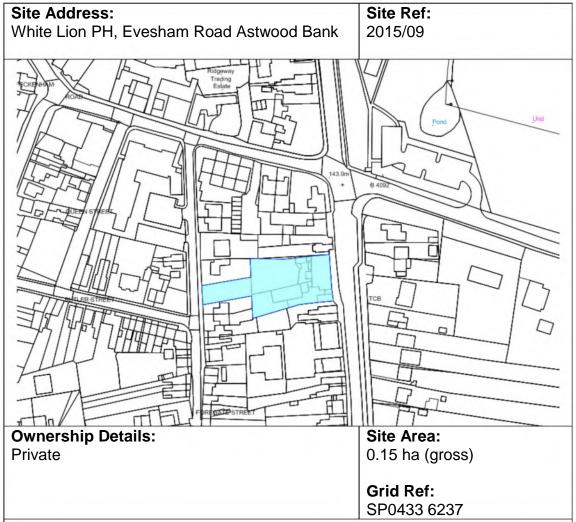
Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)
New Source: (e.g. landowner, developer etc)
Developer
Relevant Planning History: (including most recent ownership details)
Detailed Planning Permission: ✓ Details: 2014/311
Outline Planning Permission:
Previous Local Plan Allocation:
Additional Information/ site notes: Planning application approved

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 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 developm	ent?	Details
0-5 years		
U-J years		V
5-10 years		
10years +		
Potential Residential Yield		
Appropriate Density	Total number of	-
56dph 9 (net)		9 (net)



HOUSING SITE ANALYSIS FORM

Survey Date:



Current Land Use:

Former public house and associated land

Surrounding Land Uses:

Predominantly residential sustainable village. Site located within a District Centre, with a mix of local retail offer, residential, hot food takeaways and other business uses

Character of Surrounding Area:

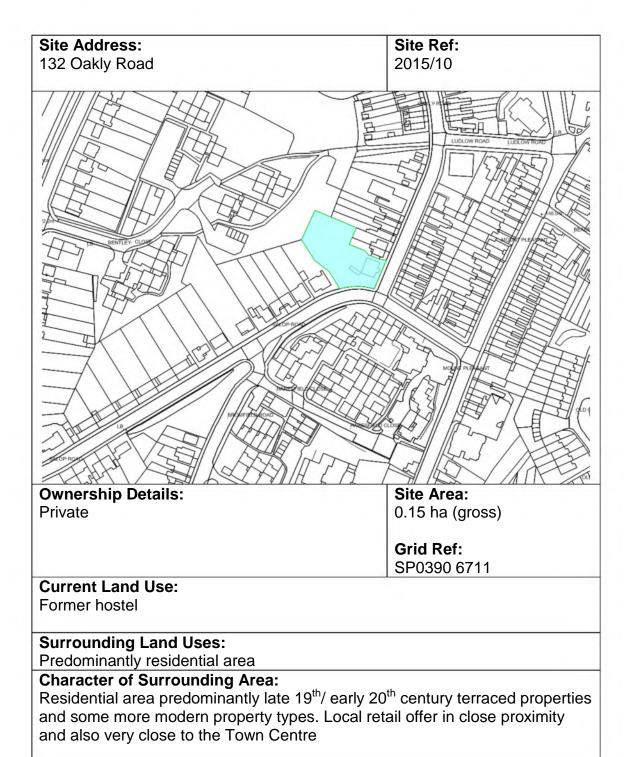
Sustainable village location which is excluded from the Green Belt

Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)
New Source: (e.g. landowner, developer etc) Developer
Relevant Planning History: (including most recent ownership details)
Detailed Planning Permission:
Outline Planning Permission:
Previous Local Plan Allocation: □
Additional Information/ site notes: Planning application approved

Stage C			
Availability			
Is the site immediately available for development?			
Yes	·	✓	
No			
What is the predominant land type on t	he site?	Details	
Brownfield or Greenfield within or adjace 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 developm	ent?	Details	
0-5 years		√	
5-10 years			
10years +			
Potential Residential Yield			
Appropriate Density	Total number of Dwellings		
40dph	6 (net)		
·			



HOUSING SITE ANALYSIS FORM



Previous Source: (e.g. BORLP3, UCS, WYG Report, omission site, other)			
New Source: (e.g. landowner, developer etc) Developer			
Relevant Planning History: (including most recent ownership details)			
Detailed Planning Permission:			
Outline Planning Permission:			
Previous Local Plan Allocation:			
Additional Information/ site notes: Planning application approved			

Stage C			
Availability			
Is the site immediately available for development?			
Yes	•	✓	
No			
What is the predominant land type on the	ne site?	Details	
Brownfield or Greenfield within or adjact settlement	ent to a	\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		√	
Possibly, or with issues which can be resolved within 10 years			
No, issues which cannot be resolved			
		B	
Appropriate timeframe for development?		Details	
0-5 years		\checkmark	
5-10 years			
10years +			
Potential Residential Yield			
Appropriate Density	Total number of Dwellings		
60dph	9 (net)		