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# Green Space Assessment

Land at Hither Green Lane, Redditch

On Behalf of David Wilson Homes (Mercia) Ltd

December 2021

**Green Space Assessment  
Land at Hither Green Lane, Redditch**

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## 1.0 INTRODUCTION

- 1.1 This Green Space Assessment has been prepared by Barton Willmore LLP on behalf of David Wilson Homes (Mercia) Ltd ('the Applicant') in support of the planning application submitted in respect of land at Hither Green Lane, Redditch ('the Site') as shown on the submitted Site Location Plan.
- 1.2 The Site is located in the administrative area of Redditch Borough Council.
- 1.3 This report has been prepared to support the submission of a planning application for the development of the Site providing 216 dwellings (65 affordable), together with public open space, landscaping, parking and access.
- 1.4 This report demonstrates that there is a surplus of green space within the area, focusing on the Abbey Ward and more specifically, a catchment area of 800m from the Site. Therefore, the development of the Site would not lead to a lack of green space provision. The assessment has been undertaken as a desk-based assessment utilising the Council's Open Space Needs Assessment.
- 1.5 This report sets out the assessment of the identified sites within the catchment area, based on the Council's assessment contained within its Open Space Needs Assessment ('OSNA'). The report is structured as follows:
- **Section 2.0** sets out the policy background;
  - **Section 3.0** sets out the Site and its background;
  - **Section 4.0** sets out details of the scoping process, proposals, feedback and amendments/responses;
  - **Section 5.0** sets out the assessment of the sites; and
  - **Section 6.0** summarises the above sections and sets out the conclusions with regard to the green space provision within the area and the Site itself.

## 2.0 POLICY BACKGROUND

2.1 This Section sets out the planning policy background relating to the supply of green space.

### **National Planning Policy Framework ('NPPF')**

2.2 The NPPF was adopted in February 2019 and sets out the Government's planning policies for England and is a material consideration in all planning decisions.

2.3 The NPPF (Paragraph 92) sets out that planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

2.4 The NPPF (Paragraph 96) sets out that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.

2.5 In terms of the loss of open space, sports and recreational buildings and land, including playing pitches the NPPF (Paragraph 97) advises that such sites can be built on where:

- a) **"An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or**
- b) **The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or**
- c) **The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."**

### **National Planning Policy Guidance ('NPPG')**

2.6 The NPPG provides further guidance and builds on the provisions of the NPPF.

2.7 The NPPG sets out that Sport England's guidance should be followed in relation to assessing the need for sports and recreation facilities (Paragraph: 002 Reference ID: 37-002-20140306).

### **Borough of Redditch Local Plan No.4 (Adopted January 2017)**

2.8 Policy 13 'Primarily Open Space' states that open space will be protected and, where appropriate, enhanced to improve quality, value, multifunctionality and accessibility. Proposals which would result in the loss or partial loss of Primarily Open Space will not

normally be granted planning permission unless it can be demonstrated that the need for the development outweighs the value of land as open area.

2.9 The policy goes on to advise that in assessing applications for development on Primarily Open Space the following will be taken into account:

- i. **“The environmental and amenity value of the area;**
- ii. **The recreational, conservation, wildlife, historical, visual and community amenity value of the Site;**
- iii. **The merits of retaining the land in its existing open use, and, the contribution or potential contribution the Site makes to the Green Infrastructure Network, character and appearance of the area;**
- iv. **The merits of protecting the Site for alternative open space uses;**
- v. **The location, size and environmental quality of the Site;**
- vi. **The relationship of the Site to other open space areas in the locality and similar uses within the wider area;**
- vii. **Whether the Site provides a link between other open areas or as a buffer between incompatible uses;**
- viii. **That it can be demonstrated that there is a surplus of open space and that alternative provision of equivalent or greater community benefit will be provided in the area at an appropriate, accessible locality; and**
- ix. **The merits of the proposed development to the local area or the Borough generally”**

2.10 Paragraph 13.4 of the policy advises that proposals for development on Primarily Open Space land that contributes to both the Green Infrastructure Network in the Borough and the nature and purpose of the open space may be deemed acceptable by the Borough Council.

#### **Redditch Borough Open Space Needs Assessment (2009) (OSNA) and Addendum (2014)**

##### Open Space Needs Assessment (2009)

2.11 The OSNA incorporates several key audits and assessments in relation to open space such as a policy review; quality audit; quantity and accessibility audit and community consultation. It identifies 288 formally designated open spaces within the Borough, across nine different types (allotments, amenity open space, churchyard and cemeteries, civic

square, parks, play areas, schools and school grounds, semi-natural and sports facilities) and assesses them using the Green Flag assessment criteria as well as 'Specific Site Assessments'.

- 2.12 The OSNA sets out that against the Objectively Assessed Need ('OAN') there is a surplus provision of allotments, amenity open space, churchyard and cemeteries, civic square, parks, schools and school grounds and sports facilities in the Abbey Ward. An under provision was identified in respect of play areas and semi-natural open space.

**Table 2.1: Type and Amount of Green Space in Ward Area**

Type	Size (Ha)
Allotments	0.75
Amenity Open Space	1.18
Churchyard and Cemeteries	1.56
Civic Square	0.33
Parks	12.28
Play Areas	0.07
Schools and School Grounds	1.05
Semi-Natural	1.03
Sports Facilities	13.59

Red = under provision against Borough standard

Green = surplus provision against Borough standard

- 2.13 Within the ONSA (2009), the Abbey Ward is identified as having 23 open spaces, of which 16 have unrestricted access. These are listed below and identified in the map at **Appendix 1**.

**Table 2.2: Details of the Open Spaces in the Abbey Ward**

Site Number	Typology	Site Name	Access	Hierarchy	Hectares in Ward	Total Size of Site (ha)
266	Parks	Arrow Valley Country Park (north)	Unrestricted	Sub-regional	64.6	64.6
16	Amenity Open Space		Unrestricted	Local	0.03	0.03
72	Amenity Open Space		Unrestricted	Local	0.88	0.88

Site Number	Typology	Site Name	Access	Hierarchy	Hectares in Ward	Total Size of Site (ha)
163	Amenity Open Space		Unrestricted	Local	0.01	0.02
169	Amenity Open Space		Unrestricted	Local	0.26	0.26
173	Amenity Open Space		Unrestricted	Local	0.43	0.43
190	Amenity Open Space		Unrestricted	Local	3.1	3.1
251	Amenity Open Space		Unrestricted	Local	1.48	1.48
268	Play Area Provision		Unrestricted	Local	0.33	0.33
269	Play Area Provision		Unrestricted	Local	0.02	0.02
193	Churchyard and Cemeteries		Unrestricted	Neighbourhood	8.19	8.19
258	Semi-Natural		Unrestricted	Neighbourhood	1.1	1.83
151	Semi-Natural		Unrestricted	Neighbourhood	1.59	1.59
149	Semi-Natural		Unrestricted	Local	0.54	0.54
192	Semi-Natural		Unrestricted	Neighbourhood	2.2	2.2
168	Civic Square		Unrestricted	Neighbourhood	1.74	1.74
191	Allotments		Limited		1.4	1.49
252	Allotments		Limited		2.57	2.57
132	Schools and School Grounds		Limited		4.43	4.43
73	Schools and School Grounds		Limited		1.11	1.11
253	Sports Facilities		Limited		3.41	3.41
259	Sports Facilities		Limited		66.3	66.3
300	Sports Facilities		Limited		1.76	1.76



Open Space Needs Assessment Addendum (March 2014)

2.14 Within the Addendum to the Open Space Needs Assessment (March 2014), corrections to the Open Space contained within each ward of the borough is provided. The following changes to the Abbey Ward were recorded:

- Loss of 0.094ha Primarily Open Space Typology "Sports Facilities", at the rear gardens of 187, 189, 191 & 193 Hither Green Lane through planning permission for change of use to garden area (2005/437/COU);
- Loss of 0.004ha Primarily Open Space Typology "Sports Facilities" through planning permission for a single storey side extension at 115 Hither Green Lane (2008/332/FUL);
- Loss of 0.004ha Primarily Open Space Typology "Sports Facilities" through planning permission for extensions to the existing leisure complex (2007/494/FUL and 2010/236/EXT);
- Loss of 0.312ha Primarily Open Space Typology "Semi-Natural" through planning permission for reserved matters (2006/484/S73 and 2006/541/S73). The application also resulted in a gain in "Amenity Open Space";
- Gain of 1.538ha Primarily Open Space Typology "Amenity Open Space" through planning permission for reserved matters (2006/484/S73 and 2006/541/S73) involving some loss of Semi-Natural open space to access the Site;
- Gain of 0.090ha Primarily Open Space Typology "Play Area Provision" through planning permission (2003/258/FUL) and play area installation.

2.15 As a result of these losses and gains, within the March 2014 addendum there were 25 open spaces in the Abbey Ward rather than 23. Of these open spaces, 18 had unrestricted access. In overall gross terms, the following losses and gains have been recorded for Abbey Ward:

**Table 2.3: Overall Open Space Gains and Losses for Abbey Ward (2014 OSNA Addendum)**

Gross Open Space Loss	-0.414ha
Gross Open Space Gain	+1.628ha
Net Open Space Change	+1.214ha

### 3.0 THE SITE

- 3.1 The boundary of the Application Site ('the Site') is identified in red on the Site Location Plan which is provided at **Appendix 2** of this Statement.
- 3.2 The Site forms part of the wider complex of the Abbey Hotel and Golf Club. It is bounded to the north by Dagnell End Road, beyond which sits linear residential development. To the east is Hither Green Lane and the main complex of the hotel and golf course. To the south are a number of large, detached dwellings that border the golf course, and to the west lies the Travelodge hotel and public house, separated by an area of open space.
- 3.3 The Site itself is comprised predominantly of low-level grassland, and also includes part of the existing golf course. There are no public footpaths crossing the application site. The nearest public rights of way is footpath 628C, to the north of the site and Dagnell End Road. There is also a footway along Dagnell End Road and Hither Green Lane, to the east of the site, and a permissive footpath to the south of the site.
- 3.4 The whole Site is covered by a blanket TPO (Redditch New Town No. 1 TPO 1965).

## 4.0 SCOPE OF ASSESSMENT

- 4.1 The Council's Open Space Needs Assessment was first published in 2005. It was then updated in 2009, with an Addendum also being prepared in 2014. As such, this assessment has been carried out on a desk-based basis by reviewing the available evidence, primarily consisting of the OSNA which provides an audit and assessment of sample sites through the Borough. Site visits were also carried out on the 22nd of April and 1<sup>st</sup> of November 2021 and some photos of the Site are provided at **Appendix 3**.
- 4.2 In order to understand the impact of the proposal on the quality and quantity of green space provided within the area a catchment area was drawn. The catchment area was drawn 800m from the boundary of the Site, within the Council's administrative area. This is because the Council's OSNA explains that local residents would expect areas of 'local' open space to be accessible within a 5-10 minute walk. Based on a walking speed of 3mph, this would equate to 400-800m. The Plan showing the Green Space within an 800m catchment of the Site is provided at **Appendix 4**.
- 4.3 Whilst Sports Facilities are included as part of the OSNA, this document should be read in conjunction with the Golf Pitch Report which has been submitted in support of this planning application.
- 4.4 In terms of assessing the quality of green space, the OSNA uses criteria derived from the national standard for Greenspace quality – the Green Flag Award, and as such we have used this approach to maintain consistency. Within the Green Flag Award a scoring line is used to correlate a given score with a measure of quality, as follows:

**Table 4.1: Grading System**

Score	0	1	2	3	4	5	6	7	8	9	10
Quality	Very Poor		Poor			Fair		Good	Very Good	Excellent	Exceptional

- 4.5 The OSNA identifies the 20 of the 27 criteria derived from the national standard for Green Space quality. These were used as they were deemed to be the most relevant criteria for the field assessment exercise.

**Table 4.2: Criteria Derived from the National Standard for Green Space Quality**

<b>A Welcoming Place</b>
1. Welcoming
2. Good and Safe Access
3. Signage
4. Equal Access for All

<b>Healthy, Safe and Secure</b>
5. Safe equipment and facilities
6. Personal security in park
7. Dog fouling
8. Appropriate provision of facilities
9. Quality of facilities
<b>Clean and Well Maintained</b>
10. Litter and waste management
11. Grounds maintenance and horticulture
12. Building and infrastructure maintenance
13. Equipment maintenance
<b>Sustainability</b>
14. Arboriculture and woodland management
<b>Conservation and Heritage</b>
15. Conservation of natural features, wild fauna, flora
16. Conservation of landscape features
17. Conservation of buildings and structures
<b>Community Involvement</b>
18. Appropriate provision for community
<b>Marketing</b>
19. Provision of appropriate information
20. Provision of appropriate education / information

- 4.6 Each individual criterion was scored out of 10. A site score was then derived from dividing the total of all the criteria scores by the actual number of criteria scored. Criteria that did not apply to a specific site e.g., conservation of buildings on a site that had no buildings on it, were scored as 'not applicable' and were therefore not included in the total score or average calculations. The maximum score available was 100 for each site.

## 5.0 ASSESSMENT

- 5.1 The Redditch Borough Council's Open Space Needs Assessment sets out that the Borough as a whole has a diverse range of open space sites. It advises that it is important in wards where there is a deficit in open space that provision levels are increased. In wards where there is a surplus of open space it is considered important to maintain and enhance the existing levels of provision.
- 5.2 The OSNA includes a policy review; quality audit; quantity and accessibility audit and community consultation.

### Redditch Green Space Supply

- 5.3 The OSNA sets out that against the Objectively Assessed Need ('OAN') there is a surplus of provision of allotments, amenity open space, churchyard and cemeteries, civic square, parks, schools and school grounds and sports facilities in the Abbey Ward. An under provision was identified in respect of play areas and semi-natural open space.
- 5.4 The OSNA identifies the Application Site as falling within 'Sports Facilities'. In terms of the supply of Sports Facilities within the Abbey borough, the OSNA identifies that there is a surplus provision of 13.59ha. Given that the Site is 9.8ha, there would still be a surplus of sports facilities within the Abbey Ward.

### Alternative Green Space within the Abbey Ward

- 5.5 As set out in the previous section, this Report focuses on the supply of green space within an appropriate walking/cycling distance of the Site.
- 5.6 Using the Redditch Borough Council's Open Space Needs Assessment, we have identified that the catchment area has the following supply of green space including the Site (measurements are approximate):

**Table 5.1: Green Space Within the Catchment Area**

Type	Size (Ha)
Amenity Open Space	1.74
Semi-Natural	2.2
Sports Facilities	68.06
Parks	64.6
Cemeteries and Churchyards	8.19
<b>Total</b>	<b>144.79</b>

- 5.7 An assessment was undertaken of the Site itself, as well as the other sites within an 800m catchment has been undertaken below.

### **The Site**

#### ***A Welcoming Place***

- 5.8 The Site has a representative variety of entrances, appropriate to those visiting and using the Golf Course. The main entrance is located at the Hotel near to the wider complex, with several entrances also present from Hither Green Lane.
- 5.9 The Golf Course has direct sightlines in and around the Site, albeit there is some trees / vegetation present which encloses the Site from wider view.
- 5.10 There is a public bus stop outside of the entrance to the Hotel (Abbey Park Golf Club) and there is a good level of car parking provided at the Hotel which serves the members of the golf club and the users of the hotel. There is however a lack of public parking within the vicinity of the Site. This would suggest that the Site is unlikely to be used by members of public (not members of the golf course) other than those that live locally within walking distance.
- 5.11 There are no formal public rights of way within the Site, however there appeared to be some permissive pathways which it is understood are used by members of the public for walking.
- 5.12 Whilst there are signs for the Site at the main entrance, there is a lack of signage within the Site.
- 5.13 The Golf club offers a range of different memberships for all ages and a good level of facilities for those wishing to play golf e.g. a driving range, 18-hole course. However, the Site is not suitable for any alternative sports, predominantly due to the Site topography but also given that golf is being played at the course for most of the day. This limits the numbers / types of users that could capably be accommodated. The golf club is private, and membership comes at a cost. This also excludes some potential users.

#### ***Healthy, Safe and Secure***

- 5.14 The management of the golf club was unclear from the Site visit. However, when researching this online the club provides safeguarding policies for both adults and children / young people. The safeguarding policies contain multiple supporting documents relating to welfare, code of conduct etc.

- 5.15 There are clear sightlines around the course and trees and shrubbery were well maintained. Whilst no members of staff were seen whilst visiting, it can be assumed that they will be present during the opening hours (which are 7am-5pm for the golf course and 9am-10pm for the driving range) due to the nature of the facility. There is lighting present in the car park and along Hither Green Lane, however there is not any lighting around the golf course. Hazards such as ponds and uneven surfaces were marked up and had the necessary safety measures in place.
- 5.16 When visiting the Site, no dog fouling was witnessed, although there was an empty black dog foul bag located on the course edge.
- 5.17 No seating was provided within the course which suggests that public use is limited to walking through the Site. Although it wasn't visited, there is a club house that provides a bar, toilet provision and first aid facilities. The quality of the facilities was high given that it is a private member's golf club.

#### ***Clean and Well-Maintained***

- 5.18 When visiting, the Site was free from litter and dog foul. There was a dog foul bag present along the edge of the course, but other than this no other litter was present. Grass and trimmings had been left in the long grass overgrowth located to the edge of the course green.
- 5.19 Given the use of the site, it was evident that good standards of maintenance were practised, with a lack of any weeds and good, clear pathways, although they were a little muddy in places. The fairways and holes were of a high standard.
- 5.20 The inside of the hotel / club house was not accessed. An external inspection was undertaken, and the buildings appeared well-maintained.

#### ***Sustainability***

- 5.21 The course featured trees and vegetation, particularly along the peripheries of the Site. These appeared well maintained during the Site visit. The management and maintenance of the trees was unclear from the Site visit and this would need to be explored in further depth if necessary.

#### ***Conservation and Heritage***

- 5.22 There are several areas that could potentially form part of a network for wildlife, including water features, trees and open spaces that buffer and enhance the courses surrounding environment.

- 5.23 The Site is covered by a blanket Tree Preservation Order (TPO). The trees within the Site appeared well maintained although they were not identified in any way. The golf course is adjacent to a SSSI (Dagnell End Meadow). This is not accessible to the public and therefore conserved.
- 5.24 The landscape was built for the purposes of the golf and as such many of the landscape features present are appropriate for the use, for example grassed areas, woodlands and water features. The landscape has managed and naturally occurring features and the relationships between these have been made with the relevant user groups and interested parties in mind.
- 5.25 The Site is not within any specific conservation designation such as a Conservation Area.

### ***Community Involvement***

- 5.26 Whilst no formal public rights of way cross the site, it is understood that it is used by dog walkers during certain times of the day. There is therefore the potential conflict between users of the golf course and members of the public walking.
- 5.27 The site has golf provision for all ages of the community; however, it is a private facility that you have to pay to use. It is also not suitable for any other activities. As such, this limits the public usage of the site.

### ***Marketing***

- 5.28 There is online visitor information on the golf course and driving ranges, with limited provision on-site.
- 5.29 The table below summarises the scores given for the Site and shows that, whilst well maintained, the nature of the golf course as a private members facility excludes the majority of the public from using the open space.

**Table 5.2: Summary of Application Sites Scoring**

<b>Assessment Factor</b>	<b>Score</b>
Welcoming	7
Good and Safe Access	5
Signage	5
Equal Access for All	3
Safe Equipment and Facilities	8
Personal Security in the Park	7
Dog Fouling	7
Appropriate Provision of Facilities	7
Quality of Facilities	8
Litter and Waste Management	7
Grounds Maintenance and Horticulture	8



Assessment Factor	Score
Building Infrastructure and Maintenance	7
Equipment Maintenance	7
Arboriculture and Woodland Management	7
Conservation of Natural Features, Wild Fauna, Flora	8
Conservation of Landscape Features	7
Conservation of Buildings and Structures	-
Appropriate Provision for the Community	3
Provision of Appropriate Information	5
Provision of Appropriate Education / Information	-

### Alternative Sites

- 5.30 In relation to the other Green Space sites identified within the catchment, the below sets out a summary of the results. Not every site was given a score for every criterion, as not all of the criteria was considered to be relevant. **Appendix 4** shows the location of the alternative Green Space available within the catchment area, and Site Proformas for each of the sites are included at **Appendix 5**.
- 5.31 Within the catchment area six sites have been identified, not including the Site itself. Whilst the Amenity Open Space behind Forge Mill Road isn't technically within the 800m catchment, this area was also assessed / taken into consideration given its proximity and connectivity to the Arrow Valley Country Park (North).

**Table 5.3: Abbey Cemetery**

Assessment Factor	Score
Welcoming	7
Good and Safe Access	8
Signage	8
Equal Access for All	6
Safe Equipment and Facilities	6
Personal Security in the Park	7
Dog Fouling	8
Appropriate Provision of Facilities	6
Quality of Facilities	6
Litter and Waste Management	7
Grounds Maintenance and Horticulture	8
Building Infrastructure and Maintenance	8
Equipment Maintenance	6
Arboriculture and Woodland Management	7
Conservation of Natural Features, Wild Fauna, Flora	7
Conservation of Landscape Features	7
Conservation of Buildings and Structures	7
Appropriate Provision for the Community	8
Provision of Appropriate Information	6
Provision of Appropriate Education / Information	-

**Table 5.4: Abbey Stadium**

<b>Assessment Factor</b>	<b>Score</b>
Welcoming	8
Good and Safe Access	8
Signage	7
Equal Access for All	9
Safe Equipment and Facilities	7
Personal Security in the Park	7
Dog Fouling	8
Appropriate Provision of Facilities	8
Quality of Facilities	7
Litter and Waste Management	6
Grounds Maintenance and Horticulture	7
Building Infrastructure and Maintenance	8
Equipment Maintenance	7
Arboriculture and Woodland Management	7
Conservation of Natural Features, Wild Fauna, Flora	8
Conservation of Landscape Features	7
Conservation of Buildings and Structures	7
Appropriate Provision for the Community	8
Provision of Appropriate Information	7
Provision of Appropriate Education / Information	-

**Table 5.5: Open Space at the Entrance to Abbey Stadium**

<b>Assessment Factor</b>	<b>Score</b>
Welcoming	7
Good and Safe Access	3
Signage	1
Equal Access for All	7
Safe Equipment and Facilities	2
Personal Security in the Park	7
Dog Fouling	8
Appropriate Provision of Facilities	4
Quality of Facilities	-
Litter and Waste Management	5
Grounds Maintenance and Horticulture	5
Building Infrastructure and Maintenance	-
Equipment Maintenance	-
Arboriculture and Woodland Management	-
Conservation of Natural Features, Wild Fauna, Flora	-
Conservation of Landscape Features	3
Conservation of Buildings and Structures	-
Appropriate Provision for the Community	5
Provision of Appropriate Information	-
Provision of Appropriate Education / Information	-

**Table 5.6: Open Space Behind Mill Forge Road**

<b>Assessment Factor</b>	<b>Score</b>
Welcoming	3
Good and Safe Access	5

Assessment Factor	Score
Signage	3
Equal Access for All	6
Safe Equipment and Facilities	-
Personal Security in the Park	5
Dog Fouling	8
Appropriate Provision of Facilities	2
Quality of Facilities	-
Litter and Waste Management	5
Grounds Maintenance and Horticulture	5
Building Infrastructure and Maintenance	-
Equipment Maintenance	-
Arboriculture and Woodland Management	7
Conservation of Natural Features, Wild Fauna, Flora	7
Conservation of Landscape Features	7
Conservation of Buildings and Structures	-
Appropriate Provision for the Community	5
Provision of Appropriate Information	3
Provision of Appropriate Education / Information	-

**Table 5.7: Arrow Valley Country Park (North)**

Assessment Factor	Score
Welcoming	5
Good and Safe Access	7
Signage	8
Equal Access for All	7
Safe Equipment and Facilities	7
Personal Security in the Park	6
Dog Fouling	8
Appropriate Provision of Facilities	8
Quality of Facilities	-
Litter and Waste Management	7
Grounds Maintenance and Horticulture	6
Building Infrastructure and Maintenance	7
Equipment Maintenance	-
Arboriculture and Woodland Management	6
Conservation of Natural Features, Wild Fauna, Flora	6
Conservation of Landscape Features	6
Conservation of Buildings and Structures	8
Appropriate Provision for the Community	7
Provision of Appropriate Information	8
Provision of Appropriate Education / Information	8

**Table 5.8: Semi-Natural Open Space Within the Golf Course**

Assessment Factor	Score
Welcoming	3
Good and Safe Access	2
Signage	3
Equal Access for All	-
Safe Equipment and Facilities	-
Personal Security in the Park	-

<b>Assessment Factor</b>	<b>Score</b>
Dog Fouling	-
Appropriate Provision of Facilities	-
Quality of Facilities	-
Litter and Waste Management	5
Grounds Maintenance and Horticulture	5
Building Infrastructure and Maintenance	-
Equipment Maintenance	-
Arboriculture and Woodland Management	4
Conservation of Natural Features, Wild Fauna, Flora	5
Conservation of Landscape Features	6
Conservation of Buildings and Structures	-
Appropriate Provision for the Community	-
Provision of Appropriate Information	3
Provision of Appropriate Education / Information	2

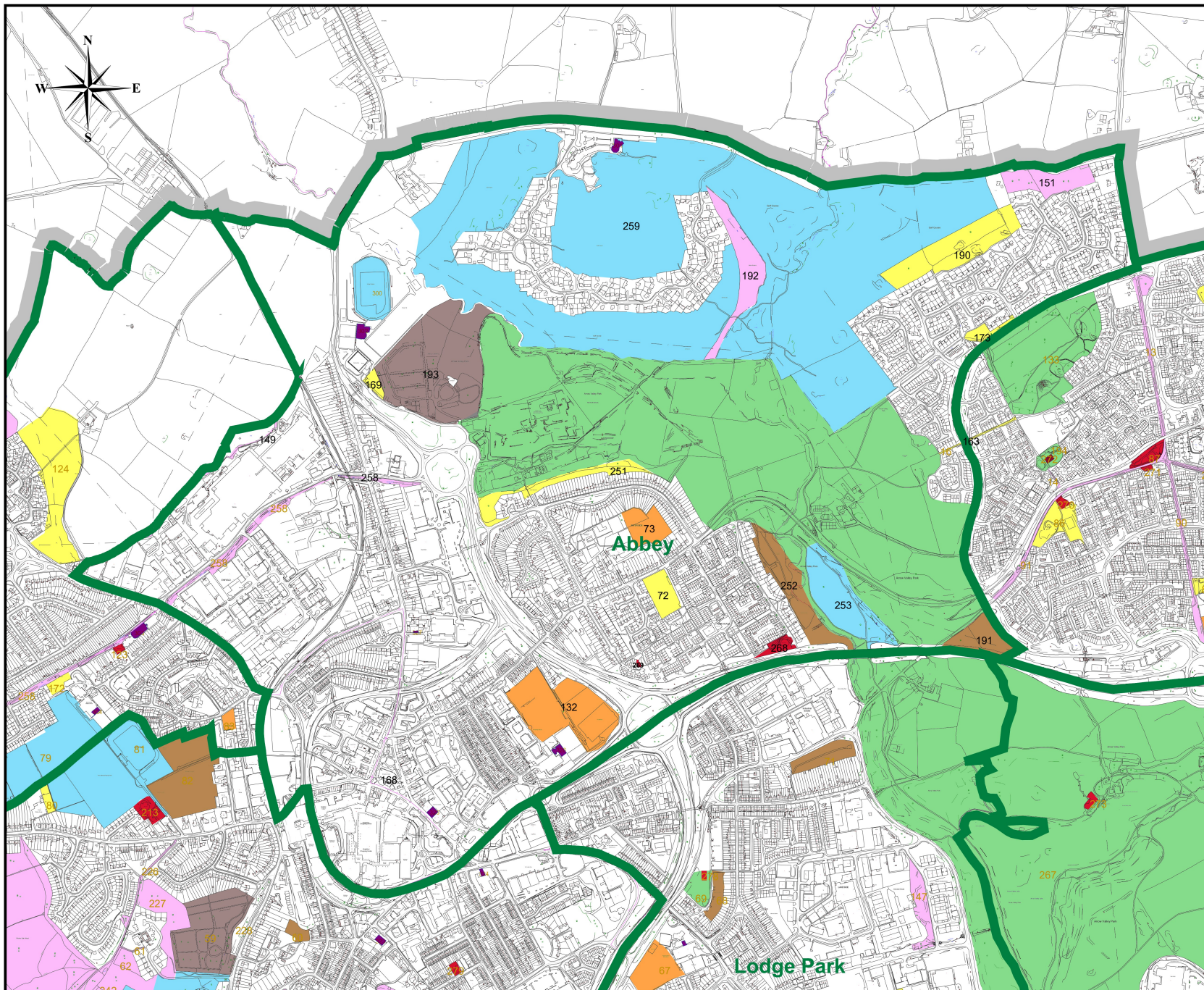
## 6.0 CONCLUSION

- 6.1 This report has set out the assessment of green space within an appropriate walking distance of the Site.
- 6.2 The Redditch Borough Council Open Space Needs Assessment identifies the Site as a Sports Facility and sets out that there is a surplus of this type of space within the Abbey Ward (which the Site is within). In wards where there is a surplus of open space, the OSNA advises that the levels of provision should be maintained and **enhanced** (our emphasis added).
- 6.3 In total it has been found that the catchment area has approximately 144.79ha of green space of which 55.98ha is Sports Facilities (excluding the 9.8ha Application Site).
- 6.4 It is considered that there is an appropriate provision of green space for the area and therefore the of space on the Site would not have an unacceptable impact on amenity with regard to access to green space for either existing or proposed residents. Further, the enhancements proposed will be of public benefit.
- 6.5 The proposal, whilst developing a section of the golf club land, includes the provision of 3.4ha of publicly accessible Open Space. This space will be an attractive area that is well maintained and accessible to the community. Further the landscaping of the Site will be retained where possible and enhanced. This is considered to be an improvement to the Site which presently is a private facility, which does not benefit from any public rights of way and thus is largely inaccessible.
- 6.6 Notwithstanding the above, the wider site will continue to operate as a golf course, with the Development enabling the existing golf club to make significant investment to secure changes and enhancements to its facilities.
- 6.7 In terms of the overall quality of green space within the area, whilst the Site itself is well maintained (as would be expected for a golf course), the nature of the facility means that a large percentage of the community is currently excluded from using the space.
- 6.8 Arrow Valley Country Park is within walking distance of the development, and provides an easily accessible public open space which is well-used by the public, mostly for informal activities such as walking. Abbey Park Sports stadium also provides a wide range of formal sporting facilities which serve the wider community.
- 6.9 As such, it is concluded that there is a surplus of green space within the area, the majority of which is more accessible / inclusive than the Application Site. In addition, the Site

would remain to be used as a golf course. It is therefore considered that it could be released for development without unacceptably impacting the communities' provision of Open Space.

## **APPENDIX 1**

Map of Open Spaces Within the Abbey Ward



**Redditch Borough Council  
Open Space Needs Assessment  
2009**

**Landscape Framework Map  
Abbey Ward**

- Legend
- Typology
- Allotments
  - Amenity Open Space
  - Church / Churchyard / Crematoria
  - Civic Square
  - Parks
  - Play Area Provision
  - School Grounds
  - Semi Natural
  - Sports Facilities
  - Indoor Sports
  - Ward Boundaries
  - Borough Boundary

Scale: 1/15000 Date: 2009

**Planning Services**  
Town Hall  
Walter Stranz Square  
Redditch  
Worcs B98 8AH



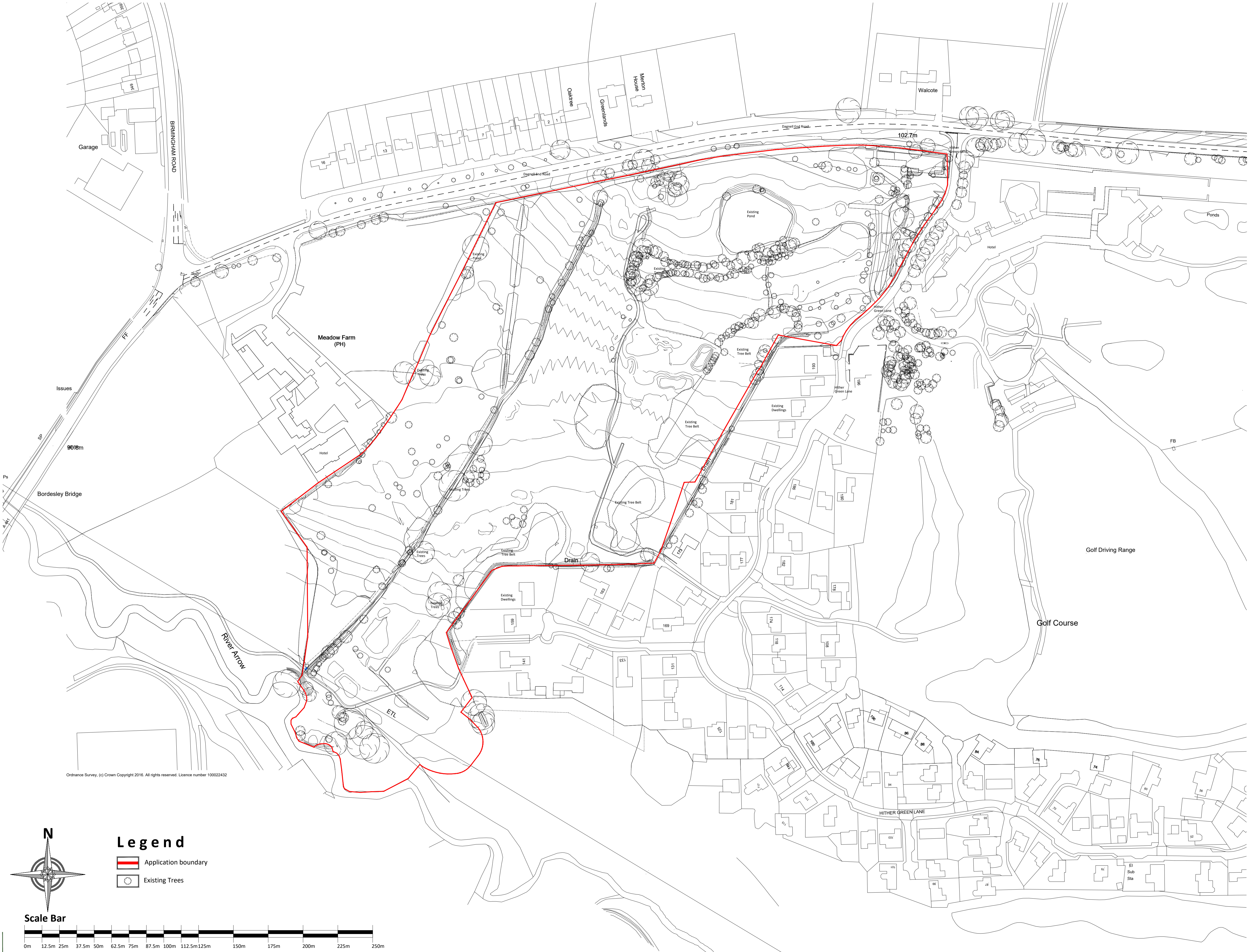
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Redditch Borough Council LA100024252 2009



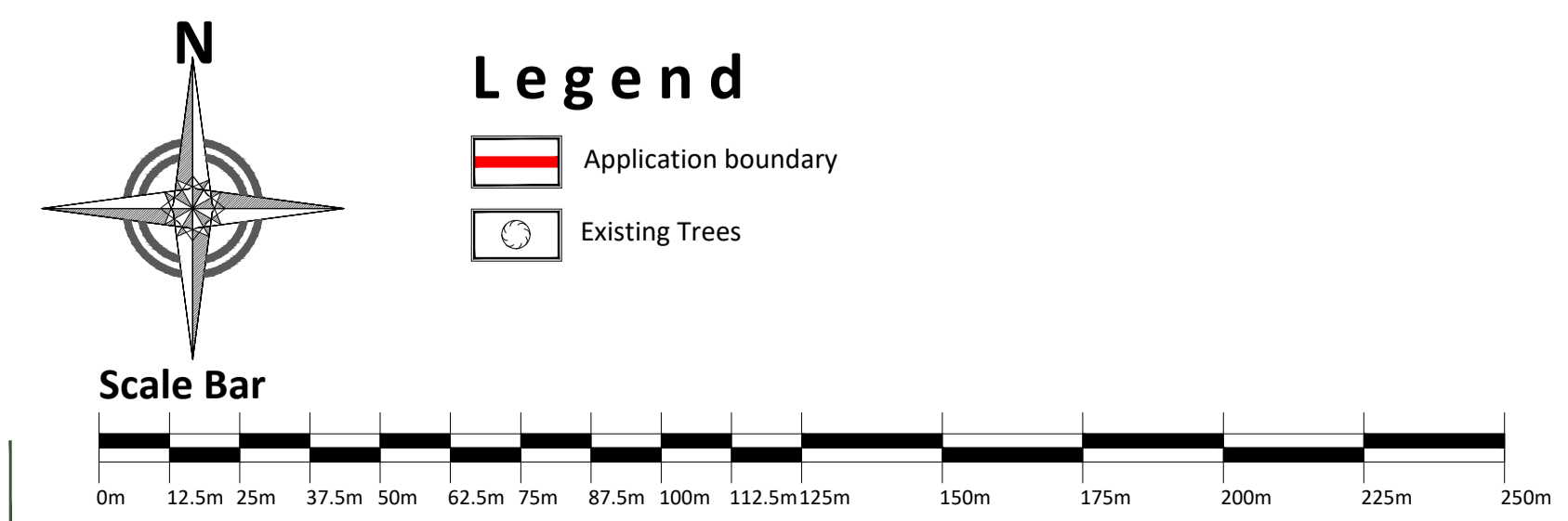
## **APPENDIX 2**

Site Location Plan

**Disclaimer**  
 Images, layouts and plans are intended for illustrative purposes only and should be treated as general guidance only.  
 Plans and layouts including parking arrangements, social / affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your Solicitor to whom full details of any planning consents including layouts and plans will be available.  
 Plans, layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.  
 The name of this development is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.



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Rev	Description	Date	Drawn	Chk'd
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Urban Design  
 Barratt House  
 Forest Business Park  
 Bardonia Hill  
 Leicestershire  
 LE67 1UB  
 01530 276276

Project  
**Hither Green**  
 Land off Hither Green Lane  
 Redditch

Drawing Title  
**Site Location Plan**

Scale  
**1:1250 @ A1**  
 Date  
**18.08.2021**  
 Drawn By  
**BG**

Drawing Ref  
**ME-24-41**  
 DAVID WILSON HOMES  
 WHERE QUALITY LIVES

## **APPENDIX 3**

Site Photos

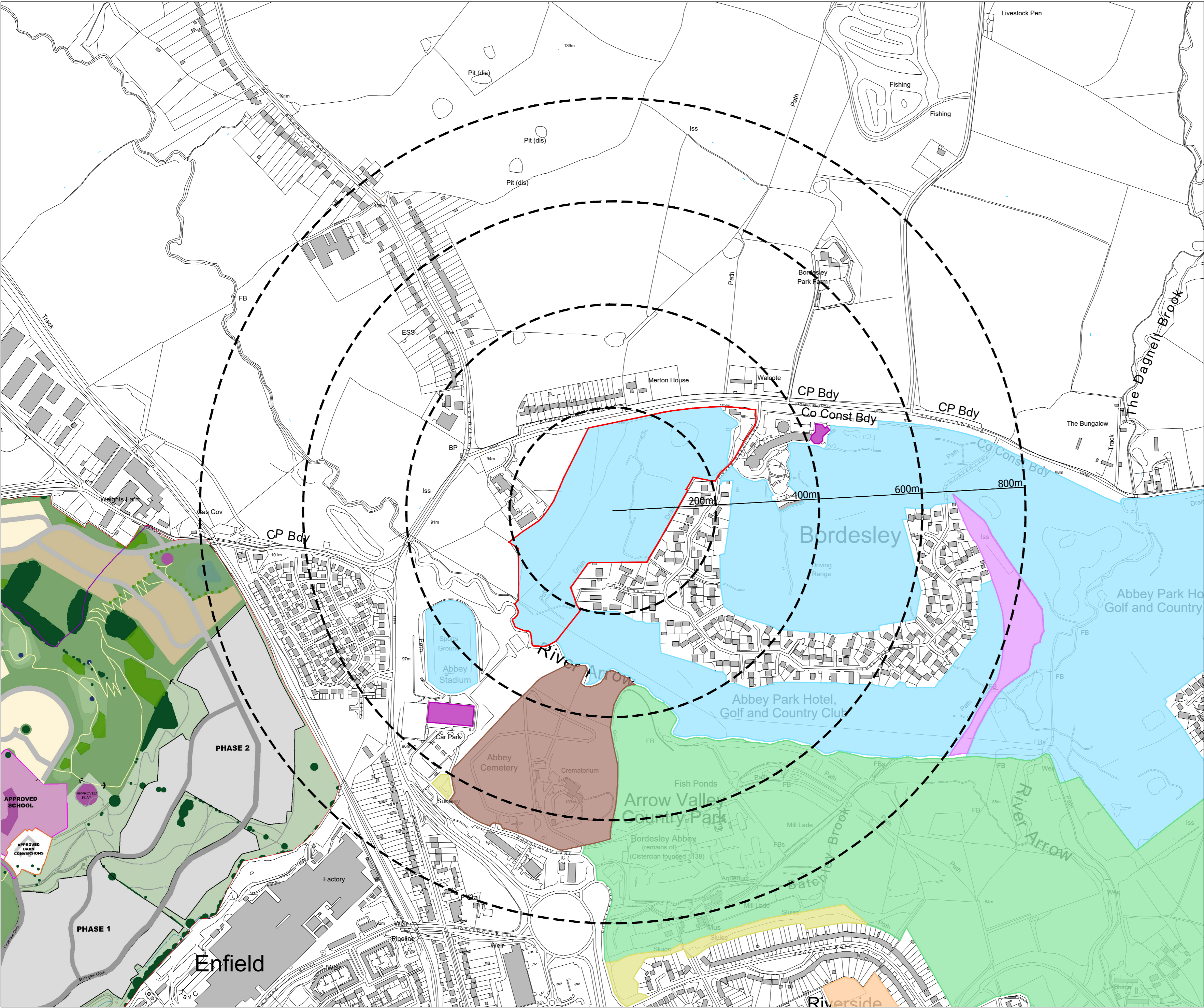






## **APPENDIX 4**

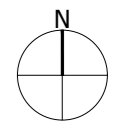
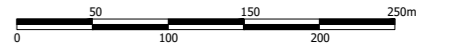
Open Space Within Walking Catchment



- Site Boundary
- Amenity Open Space
- Church / Churchyard / Crematoria
- Parks
- School Grounds
- Semi Natural
- Sports Facilities
- Sports Facilities

Project  
**Hither Green Lane,  
 Redditch**  
 Drawing Title  
**Open Space Plan**

Date 27.10.21 Scale 1:5,000@A2 Drawn by MS Check by BW  
 Project No 26273 Drawing No BM-M-01 Revision -

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## **APPENDIX 5**

Site Proformas

<b>Site Reference:</b> 193	<b>Site Address:</b> Abbey Cemetery and Redditch Crematorium, Bordesley Lane, Redditch
<b>Site Plan:</b>	<b>Site Photograph:</b> 
<b>Current Use:</b> Cemetery/ Crematorium	<b>Site Size:</b> Approximately 8.19 ha


A Welcoming Place	Score	Comment
1. Welcoming	7	<ul style="list-style-type: none"> <li>The site is welcoming for those who require access and has a main entrance and exit</li> <li>The site is enclosed by hedges/fencing around the perimeter and doesn't feel welcoming for the wider general public</li> <li>The welcome given is appropriate for the site as sensitivity needs to be shown towards its use</li> </ul>
2. Good and Safe Access	8	<ul style="list-style-type: none"> <li>Access in and out the site is through an entrance only and exit only driveway, with correct signs in place to show this</li> <li>The access provides clear sightlines in and out the site, allowing good and safe public and vehicle access</li> <li>The closest public transport (Abbey Stadium) is located approximately 0.8km away from the cemetery entrance</li> <li>A pedestrian route is provided into the site, with the entrance located alongside the main gate access</li> <li>Cyclists are not permitted through the site</li> <li>Parking for vehicles is provided within the site</li> <li>Public access is only permitted through the entrance of the site and along the formal pathways</li> </ul>

3. Signage	8	<ul style="list-style-type: none"> <li>The cemetery has a clear and well-presented sign attached to the gateway entrance of the site</li> <li>It is in keeping with the design and overall feel of the cemetery</li> <li>An additional sign is located off the A441 roundabout, leading onto Bordesley Lane</li> <li>The signs are clear and sited at appropriate heights and angles</li> <li>Sign design was coherent and complimentary to the site</li> <li>The information on the signs provided the relevant and appropriate information</li> </ul>
4. Equal Access for All	6	<ul style="list-style-type: none"> <li>The cemetery does consider its placement of facilities and how the community use the site</li> <li>Although the site is only accessible for those visitors who need to use the cemetery, the Green Flag Guidelines emphasise that not all areas have to be made physically accessible to all visitors</li> <li>The placement of the Cemetery facilities is appropriate and provides sufficient space during busier and quieter periods</li> <li>There did not appear to be any staff members present within the grounds themselves during the site visit</li> </ul>
<b>Healthy Safe and Secure</b>		
5. Safe Equipment and Facilities	6	<ul style="list-style-type: none"> <li>The cemetery facilities appeared to be safe with good facilities and equipment</li> <li>It is unclear if the Cemetery follows a management plan as they do not have a website. Further enquires would need to be made</li> </ul>
6. Personal Security in the Park	7	<ul style="list-style-type: none"> <li>Based on views from the perimeter boundary, the site appeared to have well maintained shrubbery and trees and there was not any vandalism present</li> <li>There did not appear to be any issues of vandalism, vagrancy, and graffiti etc that would cause fear for different members of the community</li> <li>It is not clear if a community support officer monitors the area</li> </ul>
7. Dog Fouling	8	<ul style="list-style-type: none"> <li>None seen</li> </ul>
8. Appropriate Provision of Facilities	6	<ul style="list-style-type: none"> <li>The site included the provision of seating</li> <li>It is unknown if there is the provision of toilet facilities or first aid facilities onsite and this would need to be looked into further</li> </ul>
9. Quality of Facilities	6	<ul style="list-style-type: none"> <li>The provision of seating and litter bin facilities appeared to be of a good standard.</li> </ul>
<b>Clean and Well Maintained</b>		
10. Litter and Waste Management	7	<ul style="list-style-type: none"> <li>Bins were provided for on the site and there was a lack of litter</li> </ul>
11. Grounds Maintenance and Horticulture	8	<ul style="list-style-type: none"> <li>It appeared that the cemetery grounds were well maintained and looked after to a high quality</li> <li>Grassed areas were well kept and well managed</li> <li>It is unclear if the cemetery has staff in place that maintain the green space and grounds regularly, or if the cemetery requires voluntarily assistance from those who regularly visit</li> </ul>

12. Building and Infrastructure Maintenance	8	<ul style="list-style-type: none"> <li>• The Sites boundary had well maintained fencing and hedges</li> <li>• The Site appeared to be free of graffiti or vandalism and from afar the crematoria building appeared to be well kept and in good condition</li> <li>• The crematoria building is used in connection with the purpose of the grounds</li> </ul>
13. Equipment Maintenance	6	<ul style="list-style-type: none"> <li>• It is unknown whether there are grounds keepers who maintain the cemetery with their own equipment or if visitors bring their own equipment and maintain their own spaces.</li> <li>• The public facilities such as paths and grassed areas appeared well kept and maintained efficiently for visitor use</li> </ul>
<b>Sustainability</b>		
14. Arboriculture and Woodland Management	7	<ul style="list-style-type: none"> <li>• The boundary trees appeared to be healthy and well kept</li> <li>• It is unclear if there are regular informal inspections for the trees or if there is a management plans in place for their maintenance</li> <li>• On this basis it is assumed that the site is well managed however further information would be required in relation to this</li> </ul>
<b>Conservation and Heritage</b>		
15. Conservation of Natural Features, Wild Fauna, Flora	7	<ul style="list-style-type: none"> <li>• The cemetery is surrounded by the Arrow Valley Country Park which is considered to form part of a network for wildlife</li> <li>• It is unknown if there are any protected or ancient trees on Site, this would have to be looked into further</li> </ul>
16. Conservation of Landscape Features	7	<ul style="list-style-type: none"> <li>• There is an obvious connection/relationship between the landscape and the local history of the sites purpose as a cemetery</li> <li>• The landscape features and trees/plantings are an identifiable feature of the site providing a boundary around the cemetery grounds</li> <li>• The landscape also has important view lines which allow visitors to navigate and locate specific elements around the cemetery</li> <li>• The trees and the maintained grass areas have a working relationship with one another</li> <li>• There are no conservation areas or landscape designations located on the site</li> <li>• The activities onsite relate to the relevant relationships made with the relevant user groups</li> </ul>
17. Conservation of Buildings and Structures	7	<ul style="list-style-type: none"> <li>• The entirety of the estate and its setting is recognised for its significance in providing a specific service</li> <li>• The conservation of the building and landscapes significance is identifiable</li> </ul>
<b>Community Involvement</b>		
18. Appropriate Provision for the Community	8	<ul style="list-style-type: none"> <li>• The site has appropriate provision for the community when they visit the cemetery and provides fair provision for all ages and sectors of the community</li> </ul>

		<ul style="list-style-type: none"> <li>• There appears to be minimal potential for conflicts between user groups</li> <li>• The site provides space for community events relating to its purpose as a crematoria and cemetery</li> </ul>
<b>Marketing</b>		
19. Provision of Appropriate Information	6	<ul style="list-style-type: none"> <li>• For additional information direct contact would needs to be made with the crematoriums manager</li> <li>• The Green Flag guidelines do state that the marketing of the cemeteries and crematoria has to be carried out in a sensitive way</li> </ul>
20. Provision of Appropriate Education / Information		N/A

<b>Score</b>	0	1	2	3	4	5	6	7	8	9	10
<b>Quality</b>	Very poor		Poor			Fair		Good	Very Good	Excellent	Exceptional

<b>Site Reference</b> : 259	<b>Site Address:</b> Abbey Hotel and Golf Course, Hither Green Lane, Redditch
<b>Site Plan:</b>	<b>Site Photographs:</b>  



	
<b>Current Use:</b> Golf Course	<b>Site Size:</b> Approximately 66.3 ha

A Welcoming Place	Score	Comment
1. Welcoming	7	<ul style="list-style-type: none"> <li>The site has a representative variety of entrances and had an appropriate welcome to those visiting and using the Golf Course</li> </ul>
2. Good and Safe Access	5	<ul style="list-style-type: none"> <li>The Golf Course has direct sightlines in and around the Site, albeit there is some trees / vegetation present which encloses the Site from wider view.</li> <li>There is a public bus stop (Abbey Park Golf Club) located at the hotels entrance</li> <li>There are soft and hard paths located around the course</li> <li>There is car parking provided for at the Hotel which serves the members of the golf course and the users of the hotel. There is however a lack of public parking within the vicinity of the site</li> <li>There are no formal public rights of way within the site, however there are some permissive paths within the area which it is understood are used by members of the public</li> <li>There are several entrances to the course from Hither Green Lane</li> </ul>
3. Signage	5	<ul style="list-style-type: none"> <li>There is a sign for the site off the A441/B4101 crossroad junction, with two large signs at the entrance of Hither Green Lane</li> <li>A smaller sign was also located at the Hotel entrance and another sign was also located at the Golf Range entrance. The signs were sited at appropriate angles and heights, although the font was quite small on some occasions which some visitors may struggle to read</li> </ul>



		<ul style="list-style-type: none"> <li>The signage provided the necessary site information</li> </ul>
4. Equal Access for All	3	<ul style="list-style-type: none"> <li>The Golf course offers a range of different memberships for all ages and a good level of facilities for users e.g. a driving range, 18-hole course</li> <li>However, the site is not suitable for any alternative sports, predominantly due to the site topography but also given that golf is being played at the course for most of the day. This limits the numbers / types of users</li> <li>The golf club is private, and membership comes at a cost. This excludes some potential users</li> <li>During the site visit no staff or contractors were present on the Course</li> </ul>
<b>Healthy Safe and Secure</b>		
5. Safe Equipment and Facilities	8	<ul style="list-style-type: none"> <li>The Golf Course management plan was unclear from the Site visit. However, when researching this online the Club provides safeguarding policies for both adults and children/young people</li> <li>The criterion examines whether the equipment and facilities provided on Site are safe to use and that any events or activities held on the Site are safely managed</li> <li>The safeguarding policies provide multiple supporting documents relating to guidelines, welfare, and code of conduct</li> </ul>
6. Personal Security in the Park	7	<ul style="list-style-type: none"> <li>The Golf Course has operating hours from 7:00am-5:00pm for the Course and the Driving Range from 9:00am-10:00pm. It is unclear what times staff are present or their working hours, however, with a Hotel located on Site there is the likelihood that staff will be present at most times.</li> <li>It is unlikely that staff will always need to be present on the Golf Course</li> <li>There are clear sightlines in and out the Site and around the course</li> <li>Trees and shrubbery are well maintained, especially near to pathways that connect places</li> <li>There is lighting available in the car park and the driving range, but there is no lighting around the Golf Course. Although, the Course is only operational during the day when it is light</li> <li>During the site visit, there were no issues such as vandalism etc that could cause fear for different members of the community</li> <li>It is unclear if the Golf Course is covered by a community support officer. However, this is highly unlikely as it is privately owned</li> <li>Hazards such as ponds and uneven surfaces were marked up and had the necessary safety measures in place</li> </ul>
7. Dog Fouling	7	<ul style="list-style-type: none"> <li>No dog foul was present in the parts of the Site visited</li> <li>In one area an empty black dog foul bag was located on the Course edge</li> </ul>

8. Appropriate Provision of Facilities	7	<ul style="list-style-type: none"> <li>• When walking around the course no seating provision was identified</li> <li>• Although not visited, there is a club house that it has a bar, toilet provision and first aid facilities</li> <li>• Life-rings were located by the water features on site</li> <li>• The facilities on offer are appropriate to the use of the site as a golf course</li> </ul>
9. Quality of Facilities	8	<ul style="list-style-type: none"> <li>• The facilities available on site were of a high quality and standard</li> </ul>
<b>Clean and Well Maintained</b>		
10. Litter and Waste Management	7	<ul style="list-style-type: none"> <li>• When visiting the golf course, it was free from litter and fouling. There was an empty black dog foul bag located on the edge of the course, but other than this there was no litter present</li> <li>• Grass and trimmings had been left in the long grass overgrowth located to the edge of the course green</li> </ul>
11. Grounds Maintenance and Horticulture	8	<ul style="list-style-type: none"> <li>• It was evident that good standards of horticultural practice are being maintained across all areas of the site</li> <li>• The Water bodies appeared to be appropriately managed</li> <li>• Given the use of the site as a private golf course, it is well managed by staff members who have knowledge and experience of maintaining the site specifically for its sporting purpose</li> </ul>
12. Building and Infrastructure Maintenance	7	<ul style="list-style-type: none"> <li>• The site was well maintained and clear of graffiti and weeds</li> <li>• The pathways on site were well maintained if not muddy in places</li> <li>• Whilst the inside of the hotel / clubhouse was not accessed, upon external inspection the buildings appeared well-maintained</li> </ul>
13. Equipment Maintenance	7	<ul style="list-style-type: none"> <li>• The fairways and holes seemed well maintained</li> <li>• No other equipment is located within the site</li> </ul>
<b>Sustainability</b>		
14. Arboriculture and Woodland Management	7	<ul style="list-style-type: none"> <li>• The course featured trees and wooded areas on site, especially towards the edges of the site</li> <li>• The trees appeared healthy and well maintained during the site visit</li> <li>• The management of the trees and their maintenance is unclear with no information relating to this available on Abbey Golfs website. Thus, further information would be required</li> </ul>
<b>Conservation and Heritage</b>		
15. Conservation of Natural Features, Wild Fauna, Flora	8	<ul style="list-style-type: none"> <li>• The golf course provides direct areas that could potentially form part of a network for wildlife. These include water features, trees or open spaces that buffer and enhance the courses surrounding environment.</li> <li>• There is a designated special wildlife site within the wider course</li> <li>• The site is covered by a blanket TPO. The trees within the site appeared well maintained but are not identified in any way</li> </ul>

		<ul style="list-style-type: none"> <li>The Dagnell End Meadow SSSI is within the site, although it is not accessible to the public</li> </ul>
16. Conservation of Landscape Features	7	<ul style="list-style-type: none"> <li>The landscape was built for the purposes of golf. As such many of the landscape features present are appropriate to the use. For example, grassed areas, woodlands, water features</li> <li>The landscape has managed and naturally occurring features. The naturally occurring features include the woodlands and long grassed areas</li> <li>The landscape features and relationships have been made with the relevant user groups and interested parties in mind</li> <li>The site is not within any specific conservation designation</li> </ul>
17. Conservation of Buildings and Structures		N/A
<b>Community Involvement</b>		
18. Appropriate Provision for the Community	3	<ul style="list-style-type: none"> <li>Whilst no public rights of way cross the site, it is understood that it is used by dog walkers during certain times of the day. There is therefore potential conflict between the users of the golf course and members of the public walking</li> <li>The site has golf provision for all ages of the community</li> <li>However, it is a private facility, that you have to pay to use. It is also not suitable for any other activities</li> </ul>
<b>Marketing</b>		
19. Provision of Appropriate Information	5	<ul style="list-style-type: none"> <li>There is online visitor information on the golf course and driving ranges</li> </ul>
20. Provision of Appropriate Education / Information		N/A

Score	0	1	2	3	4	5	6	7	8	9	10
Quality	Very poor		Poor			Fair		Good	Very Good	Excellent	Exceptional

<p><b>Site Reference:</b> 300</p>	<p><b>Site Address:</b> Abbey Stadium and Racetrack, Birmingham Road, Redditch</p>
<p><b>Site Plan:</b></p>	<p><b>Site Photograph:</b></p>  <p>The top photograph shows a modern, multi-story building with a prominent green section, situated behind a parking lot. A paved road leads towards the building, and several cars are parked in the distance. The sky is overcast with grey clouds. The bottom photograph shows a red running track with a green safety net in the background. The track is bordered by a metal fence, and the surrounding area is grassy with trees in the distance under a blue sky with scattered clouds.</p>
<p><b>Current Use:</b> Gym, Swimming Pool, Sports Hall, Running Track and Football Pitches</p>	<p><b>Site Size:</b> Approximately 1.76ha.</p>

A Welcoming Place	Score	Comment
1. Welcoming	8	<ul style="list-style-type: none"> <li>• The welcome provided from the site was appropriate and well suited</li> <li>• The car park, sports stadium building, track and facilities created a welcoming feel when visiting the site</li> <li>• The sites design features were practical and encouraged people to enjoy and use the site</li> <li>• The site appeared to be well used by members of the public who were using the running track and visiting the facility</li> </ul>
2. Good and Safe Access	8	<ul style="list-style-type: none"> <li>• The site has present and clear sightlines in and out and welcoming entrances which are practical</li> <li>• The nearest public transport facility is (Abbey Stadium) approximately 0.16km from the Site located at the entrance of the car park. There is an additional public transport facility (Weights Lane) available alongside the sports track which is approximately 78yds away</li> <li>• There are logical pedestrian routes in and around the site. Pedestrians can access the sports stadiums facilities from hard and soft paths provided via the car park, soft access paths provided via the A441, and soft paths provided via the Country Park. These paths are logical and provide movement around and through the site</li> <li>• There is a concrete path bordering the track perimeter which would enable cycle access. Cyclists would be able to use the soft paths provided for pedestrians, but it is unclear if there is permitted access for cycles</li> <li>• There is a public car park at the stadium which is unrestricted</li> <li>• There is equal access provided for users who may require wheelchair access. Ramp access is provided from the car park down to the track and football pitches and into the sports building.</li> <li>• Public access is permitted through all of the site. The open space around the sports track is not enclosed by a perimeter fence and provides public access to one of the Country Park entrances. The sports track is enclosed by a metal fence boundary with two access entrances located to the south and east of the site. These appeared to be available for use by members of the public</li> </ul>
3. Signage	7	<ul style="list-style-type: none"> <li>• Signage is available for the site from the entrance and exit access form Bordesley Lane and further signage from the A441 roundabout. There is no specific signage for the sports track, but all the relevant</li> </ul>

		<p>information can be found in the Abbey Stadium building or website</p> <ul style="list-style-type: none"> <li>• The signs are placed in places where needed and at sufficient angles and heights</li> <li>• The sign design is coherent and complementary to the overall feel of the sports track and facilities</li> <li>• The information provided is sufficient and provides the relevant information. Further information is located towards the entrance of the sports building regarding community information and swimming lessons which are displayed as posters</li> <li>• Appropriate information can be found inside the sports building and/or online</li> </ul>
4. Equal Access for All	9	<ul style="list-style-type: none"> <li>• The space creates a sense of inclusivity and considers the whole community and who would use the available facilities</li> <li>• The placement of the facilities is well thought out and provides multiple opportunities during quieter and busier times</li> <li>• Dogs are permitted on the green space around the track and the football pitches which lead to the Country Park entrance</li> <li>• The green and open space around the sports track is physically accessible to all visitors</li> <li>• During the Site visit there were no present staff members outside on the open space or sports track. Staff are available in the sports building to help with any queries/issues</li> </ul>
<b>Healthy Safe and Secure</b>		
5. Safe Equipment and Facilities	7	<ul style="list-style-type: none"> <li>• The facilities appeared to be safe for public use. When visiting the site there were two runners using the track</li> <li>• The Abbey Sports Stadium regularly hosts events and activities</li> <li>• Due to the nature of the facility and the services it offers for public use, it is considered that sufficient policies and procedures are in place to ensure the safe use of equipment and facilities, although this would require further investigation in order to be confirmed</li> </ul>
6. Personal Security in the Park	7	<ul style="list-style-type: none"> <li>• There are always staff members present in the sports building when it is open</li> <li>• Floodlighting around the track provides a sense of personal security, particularly when dark</li> <li>• There are clear sightlines in and out of the site. The sports track and adjoining football pitch are very open and enable users to view all of their surrounding space when using the facilities</li> </ul>

		<ul style="list-style-type: none"> <li>• Trees and shrubbery are located along the boundary of the green space that the sports track and football pitches are located within. This creates a better sense of safety within the site and when using the facilities.</li> <li>• When visiting the site there did not appear to be any issues present relating to drugs, vandalism, or vagrancy</li> <li>• It is unknown whether the site is covered by a police or community support officers beat</li> <li>• During the site visit no identified or marked out hazards were observed</li> </ul>
7. Dog Fouling	8	<ul style="list-style-type: none"> <li>• When visiting the site there was no dog foul present on the football pitches that adjoins to the sports track</li> <li>• Dog foul bins were present alongside the sports track</li> </ul>
8. Appropriate Provision of Facilities	8	<ul style="list-style-type: none"> <li>• There is a good level of facilities present including the sports track, football pitches and indoor facilities, although during the site visit it was noted that there were no goals in place</li> <li>• There was a small amount of seating provided towards the south of the sports track behind the sports building</li> <li>• There is a café onsite that provides coffees, cold drinks, snacks, and limited hot food</li> <li>• There are first aid and toilet facilities available in the sports building</li> </ul>
9. Quality of Facilities	7	<ul style="list-style-type: none"> <li>• The facilities provided in the sports building were not visited</li> <li>• The quality of the sports track appeared to be good and well maintained.</li> <li>• The grass was well maintained but did not provide any goals. When visiting the site, it appeared that the green open space had recently been used more as an open amenity for walkers, dog walkers, and open space</li> </ul>
<b>Clean and Well Maintained</b>		
10. Litter and Waste Management	6	<ul style="list-style-type: none"> <li>• During the site visit there was a small amount of litter (food wrappers) present on the football pitches near to the sports track</li> <li>• The sports track did not appear to have any litter present</li> <li>• When visiting the site, no signage could be seen that informed users on the smoking permittance onsite. Thus, further information would be required on this</li> <li>• Litter bins were available near to the sports track and pitches</li> <li>• It is unknown who is responsible for monitoring litter onsite</li> </ul>

11. Grounds Maintenance and Horticulture	7	<ul style="list-style-type: none"> <li>• There appeared to be evidence of good standards of horticultural practice being maintained across all of the green spaces present onsite</li> <li>• It is unclear if the Abbey Sports Stadium or Council are required to maintain some of the grassed areas present onsite that are accessible to the public and further information would be required on this</li> </ul>
12. Building and Infrastructure Maintenance	8	<ul style="list-style-type: none"> <li>• The Abbey Sports Stadium building appeared to be well maintained and in good condition from the exterior</li> <li>• There were no fences or gates present onsite</li> <li>• The hard and soft paths onsite appeared to be in good working condition. The soft paths were muddy in some places due to previous rainfall and user activity</li> <li>• The roadways present in the car park were in good condition and well maintained</li> <li>• There did not appear to be any graffiti, weeds or potholes present on the site</li> <li>• The building is actively used daily</li> </ul>
13. Equipment Maintenance	7	<ul style="list-style-type: none"> <li>• There was no equipment provided for public use on the sports track or football pitch</li> <li>• The public have access to sporting equipment and facilities such as the gym, swimming pool, and other onsite activities</li> </ul>
<b>Sustainability</b>		
14. Arboriculture and Woodland Management	7	<ul style="list-style-type: none"> <li>• There are a few trees present alongside the west path near to the sports track. The majority of trees are located along the perimeter boundary of the site</li> <li>• It is unknown who is responsible for the maintenance of the trees and further information would be required on this</li> <li>• When visiting the site, the trees that were seen appeared to be healthy and in good condition</li> </ul>
<b>Conservation and Heritage</b>		
15. Conservation of Natural Features, Wild Fauna, Flora	8	<ul style="list-style-type: none"> <li>• Due to the use of the site it is considered that there is limited potential for wildlife to be present</li> <li>• It is the surrounding green and open space that acts as a wider network for wildlife, due to it adjoining the Arrow Valley Country Park, fields, the Abbey Golf Course, and the Cemetery</li> <li>• It is unclear if any of the trees onsite are ancient or protected and further information would be required on this</li> <li>• The site is not believed to have any local historical or cultural links</li> </ul>
16. Conservation of Landscape Features	7	<ul style="list-style-type: none"> <li>• There are limited landscape features present with the exception of a limited number of trees and grassed areas</li> </ul>



		<ul style="list-style-type: none"> <li>• The landscape layout/topography provides easy and direct sightlines</li> <li>• The landscape is not designated or identified as a conservation area</li> <li>• There is not believed to be any connections between the landscape and local history and culture of the site</li> <li>• The activities performed on the site are in keeping with the landscape and the users have an obvious relationship with the site</li> </ul>
17. Conservation of Buildings and Structures	7	<ul style="list-style-type: none"> <li>• There are no historic buildings or structures onsite</li> <li>• The sports building present onsite appears to be of a good quality and well maintained.</li> <li>• The building is in active use</li> </ul>
<b>Community Involvement</b>		
18. Appropriate Provision for the Community	8	<ul style="list-style-type: none"> <li>• There is a limited potential for conflict between different user groups using the site. This could occur if two different persons/groups wish to use the space for different activities at the same time. However, with effective management it shouldn't be an issue</li> <li>• There is fair provision provided from the site for all age groups, members of the community, and the variety of activities that the site encourages</li> <li>• The site does provide the option for social get-togethers or community events</li> </ul>
<b>Marketing</b>		
19. Provision of Appropriate Information	7	<ul style="list-style-type: none"> <li>• There is online visitor information available on the site</li> <li>• Abbey Sports Stadium is also present on social media</li> <li>• Any other information required that is not available online can be provided either through emailing or calling Abbey Sports Stadium</li> </ul>
20. Provision of Appropriate Education / Information		<ul style="list-style-type: none"> <li>• N/A - it is unclear if there are any direct connections between the sports facility and any local schools or educational facilities.</li> </ul>

Score	0	1	2	3	4	5	6	7	8	9	10
Quality	Very poor		Poor			Fair		Good	Very Good	Excellent	Exceptional

<b>Site Reference:</b>	<b>Site Address:</b> Arrow Valley Country Park (North), Redditch
<b>Site Plan:</b>	<b>Site Photograph:</b>  <p>The top photograph shows a wide, flat grassy field under a cloudy sky. The grass is green with some yellow leaves scattered on it. In the background, there is a line of trees. The bottom photograph shows a similar view of the grassy field, but from a slightly different angle. A person is visible in the distance, walking across the field. The sky is overcast with grey clouds.</p>



**Current Use**  
(Rugby /  
Football)

**Site Size:** Approximately 64.6ha

A Welcoming Place	Score	Comment
1. Welcoming	5	<ul style="list-style-type: none"> <li>Entrances to the park were not always obvious, however once in the park there was a good standard of maintenance and ease of access between field parcels which made the park welcoming</li> </ul>
2. Good and Safe Access	7	<ul style="list-style-type: none"> <li>There are lots of pedestrian routes throughout the country park present,</li> </ul>

		<ul style="list-style-type: none"> <li>• They would not be suitable for a range of users as they are informal e.g. cyclists, disabled access, pushchairs</li> <li>• There are a number of bus stops in close proximity of the park including at the Abbey Stadium and on Forge Mill Road</li> <li>• There were car parks at the Forge Mill Needle Museum and Abbey Stadium which would be appropriate for users of the Country Park</li> </ul>
3. Signage	8	<ul style="list-style-type: none"> <li>• There is a good level of signage within the park. This includes for PRoW routes, The Bordesley Abbey Meadows Grazing project and potential hazards such as the Five Tunnels</li> </ul>
4. Equal Access for All	7	<ul style="list-style-type: none"> <li>• The Park was publicly accessible and available for use by any groups of society</li> <li>• The area appeared to be well used, mainly by walkers / dog walkers</li> <li>• Whilst the size of the park makes it appropriate for use of a number of activities, there are no formal areas for sports / activities within the northern part of the park</li> <li>• Not suitable for disabled users or cyclists due to lack of any formal pathways</li> </ul>
<b>Healthy Safe and Secure</b>		
5. Safe Equipment and Facilities	7	<ul style="list-style-type: none"> <li>• Life rings / warning signs were provided by open water</li> <li>• There was no other equipment or facilities present within the Park</li> <li>• There is a public transport route for buses and emergency vehicles only which goes through the southern part of the site</li> </ul>
6. Personal Security in the Park	6	<ul style="list-style-type: none"> <li>• There are clear sightlines within the site and trees / shrubbery was fairly well maintained</li> <li>• During the site visit, there were no issues such as vandalism which could make members of the public feel uneasy</li> <li>• Hazards such as water bodies were marked up and had the necessary safety measures in place</li> <li>• There are some areas where pathways feel enclosed by trees / shrubbery</li> <li>• There is a lack of lighting within the park itself</li> </ul>
7. Dog Fouling	8	<ul style="list-style-type: none"> <li>• Little / no dog fouling visible</li> <li>• There are dog fouling bins provided around the park</li> </ul>

		<ul style="list-style-type: none"> <li>• There are signs advising dogs to be kept on leads by Bordesley Abbey Meadows</li> </ul>
8. Appropriate Provision of Facilities	8	<ul style="list-style-type: none"> <li>• There are a lack of any formal facilities in the northern part of the park, with the majority being suitable for informal activities</li> <li>• Within the wider country park there are a large variety of facilities such as a Sailing Club, Visitor Centre and Workout Area</li> <li>• There is some provision of seating</li> </ul>
9. Quality of Facilities		N/A – there were no facilities in the northern part of the park
<b>Clean and Well Maintained</b>		
10. Litter and Waste Management	7	<ul style="list-style-type: none"> <li>• There was a limited amount of litter identified within the site when visited</li> <li>• Although there were some bins provided, the provision could be improved</li> </ul>
11. Grounds Maintenance and Horticulture	6	<ul style="list-style-type: none"> <li>• The park appeared fairly well maintained if not slightly overgrown in some places</li> </ul>
12. Building and Infrastructure Maintenance	7	<ul style="list-style-type: none"> <li>• No buildings within the northern part of the park</li> <li>• Gates, pathways and bridges were all well maintained</li> </ul>
13. Equipment Maintenance		N/A – No equipment present within the northern part of the park
<b>Sustainability</b>		
14. Arboriculture and Woodland Management	6	<ul style="list-style-type: none"> <li>• There were some trees and wooded areas within the site, predominantly around the peripheries</li> <li>• The management of the trees and their maintenance is unclear. Thus, further information would be required</li> </ul>
<b>Conservation and Heritage</b>		
15. Conservation of Natural Features, Wild Fauna, Flora	6	<ul style="list-style-type: none"> <li>• The park provides direct areas that could form part of a network for wildlife and includes a number of natural features including trees / shrub and grassland</li> <li>• There is a designated special wildlife site within the park, which is not identifiable upon visiting</li> </ul>
16. Conservation of Landscape Features	6	<ul style="list-style-type: none"> <li>• The site is not within any specific landscape designation</li> <li>• The landscape consists predominantly of naturally occurring features including woodland and long grassed areas</li> <li>• The park is relatively flat and open, which conserves views in and around the site</li> </ul>
17. Conservation of Buildings and Structures	8	<ul style="list-style-type: none"> <li>• Bordesley Abbey historic site (Scheduled Monument) including the Meadows is well signposted. Metal</li> </ul>

		<p>detectors are prohibited from use within the area, with signs advising that further information is available at the visitor centre</p> <ul style="list-style-type: none"> <li>The remains of the Abbey itself are not accessible to members of the public due to their historic importance</li> </ul>
<b>Community Involvement</b>		
18. Appropriate Provision for the Community	7	<ul style="list-style-type: none"> <li>There is no restricted access to the park (other than the Abbey) which is free for use by members of the public</li> <li>The park appeared to be well used by the community, mostly as an area to walk within</li> <li>There are a good level of facilities suitable for this use e.g. well maintained pathways albeit there are no formal facilities within the north of the park</li> <li>Due to the size of the area it would be suitable for a large range of activities</li> <li>The accessibility for all could be improved e.g. for disabled users</li> </ul>
<b>Marketing</b>		
19. Provision of Appropriate Information	8	<ul style="list-style-type: none"> <li>There is a visitor centre within the wider country park which provides a good level of information about the site</li> <li>The features of significance / importance are well signposted</li> </ul>
20. Provision of Appropriate Education / Information	8	<ul style="list-style-type: none"> <li>Visitor centre within the country park.</li> <li>Educational signs within the park where appropriate e.g., Bordesley Abbey.</li> </ul>

Score	0	1	2	3	4	5	6	7	8	9	10
Quality	Very poor		Poor			Fair		Good	Very Good	Excellent	Exceptional

<b>Site Reference</b> : 169	<b>Site Address:</b> Area of Open Space at the Entrance to Abbey Stadium, Bordesley Lane, Redditch
<b>Site Plan:</b>	<b>Site Photograph:</b> 
<b>Current Use:</b> Green Space	<b>Site Size:</b> Approximately 0.26ha

<b>A Welcoming Place</b>	<b>Score</b>	<b>Comment</b>
1. Welcoming	7	<ul style="list-style-type: none"> <li>The space is very open with no perimeter boundaries enclosing the site</li> <li>The welcome given is appropriate to the site and its size</li> <li>The grass is well maintained which provides a sense of welcome</li> <li>The site size is not practical in encouraging people to actively enjoy the space. Although, it can provide a small space for relaxation</li> </ul>
2. Good and Safe Access	3	<ul style="list-style-type: none"> <li>There are direct sightlines across the space</li> <li>The site is located adjacent to the car park for the Abbey Stadium and therefore cars could cause a potential safety hazard for users of the space</li> <li>The nearest public transport link (Abbey Stadium) is approximately 0.05km away</li> <li>The site doesn't have any set pedestrian links on or through it, but due to it being so open pedestrians are free to walk across it if they choose</li> <li>Cyclists could cycle across the space if they choose to, but there are road and pavement networks around the site so this would not be logical</li> <li>There is a raised curb around the site which precludes equal access for wheelchair users and pushchairs</li> </ul>
3. Signage	1	<ul style="list-style-type: none"> <li>There was no signage which indicated the space was for amenity use</li> <li>Signage was provided for the Abbey Sports Stadium on Bordesley Lane and the A441 roundabout</li> </ul>
4. Equal Access for All	7	<ul style="list-style-type: none"> <li>The space does provide equal access for all those who wish to use it, apart from people who may require wheelchair access who would not be able to access the site</li> <li>There are no facilities located on site as it is only a small open space located by the entrance and exit to the Abbey Sports Stadium, nor is it big enough for any formal activities to take place</li> </ul>
<b>Healthy Safe and Secure</b>		
5. Safe Equipment and Facilities	2	<ul style="list-style-type: none"> <li>There is no equipment or facilities available onsite</li> <li>The space appeared to be well maintained and the surrounding roads, pavements and curbs appeared in good order</li> </ul>
6. Personal Security in the Park	7	<ul style="list-style-type: none"> <li>The site is very small, and it is believed that the presence of onsite staff is not required</li> </ul>



		<ul style="list-style-type: none"> <li>• There is a pavement available along the south, west and north boundary of the space</li> <li>• There is lighting located to the north of the site, with further lighting available in the Sports Stadiums car park</li> <li>• There did not appear to be the presence of or issues relating to drugs, vandalism, and vagrancy</li> <li>• With the site being apart of the larger space within the Abbey Sports Stadium facility, further assessment of the whole Sites movement should be considered.</li> <li>• It is unclear if the green space is included in a police or community support officers beat and further information would be required on this</li> </ul>
7. Dog Fouling	8	<ul style="list-style-type: none"> <li>• There did not appear to be any dog foul located on the site</li> </ul>
8. Appropriate Provision of Facilities	4	<ul style="list-style-type: none"> <li>• There is no seating provision provided on the site</li> <li>• Whilst the area could be enjoyed as an incidental green space for informal play, it is not large enough for any formal kind of exercise or sport</li> <li>• There is no first aid facilities available on the site but it is within close proximity to the Sports Stadium where there are first aid facilities</li> <li>• The space did not provide toilet provision, but due to its small size it would not be suitable to do so. Abbey Sports Stadium is located within close proximity to the space and toilet provision would be available there</li> </ul>
9. Quality of Facilities		N/A – The site does not have any facilities within the allocated space.
<b>Clean and Well Maintained</b>		
10. Litter and Waste Management	5	<ul style="list-style-type: none"> <li>• When visiting the site there was no litter present</li> <li>• There are no litter bins provided on the site and there are no bins provided on the Abbey Sports Stadium car park</li> </ul>
11. Grounds Maintenance and Horticulture	5	<ul style="list-style-type: none"> <li>• The grassed area of the green space was well maintained and appeared to be in good condition</li> <li>• There was no trees / shrubbery on the site</li> <li>• It is unclear who is responsible for maintaining the grassed area. Further information would be required in regard to this.</li> </ul>
12. Building and Infrastructure Maintenance		<ul style="list-style-type: none"> <li>• N/A – There are no buildings or infrastructure located on the Site.</li> </ul>
13. Equipment Maintenance		<ul style="list-style-type: none"> <li>• N/A – With no equipment available onsite, it is understood that those wishing to partake in exercising within</li> </ul>

		the space would need to bring their own equipment
<b>Sustainability</b>		
14. Arboriculture and Woodland Management		N/A – there are no trees / shrubbery present
<b>Conservation and Heritage</b>		
15. Conservation of Natural Features, Wild Fauna, Flora		N/A
16. Conservation of Landscape Features	3	<ul style="list-style-type: none"> <li>The site is not within any landscape designations</li> <li>The site has limited landscape value being a small, grassed area located within a car park</li> </ul>
17. Conservation of Buildings and Structures		<ul style="list-style-type: none"> <li>N/A – There are no buildings or structures located onsite.</li> </ul>
<b>Community Involvement</b>		
18. Appropriate Provision for the Community	5	<ul style="list-style-type: none"> <li>There is no restricted access into the space, and it can therefore be used as people please</li> <li>Due to the size and location of the site it is considered suitable for use mainly as an area for informal play or meetings</li> </ul>
<b>Marketing</b>		
19. Provision of Appropriate Information		N/A
20. Provision of Appropriate Education / Information		N/A

Score	0	1	2	3	4	5	6	7	8	9	10
Quality	Very poor		Poor			Fair		Good	Very Good	Excellent	Exceptional

<b>Site Reference:</b> 251	<b>Site Address:</b> Open Space Behind Forge Mill Road, Redditch
<b>Site Plan:</b>	<b>Site Photograph:</b> 
<b>Current Use:</b> Open space	<b>Site Size:</b> Approximately 1.48ha

A Welcoming Place	Score	Comment
1. Welcoming	3	<ul style="list-style-type: none"> <li>The site is used as a natural greenspace where people can walk along. The Space provides entry and exit points from Park Way, the Arrow Valley Country Park, and Meadowhill Road</li> <li>There was a lack of any formal pathway to walk along, with the vegetation within and surrounding the site seeming somewhat overgrown</li> </ul>
2. Good and Safe Access	5	<ul style="list-style-type: none"> <li>During the site visit we took the entrance located from the Country Park. This did not have clear sightlines in and out of the site due to the overgrown shrubbery and grassed area at the entrance of the site, preventing users being able to view the whole space clearly</li> <li>The nearest public transport facility (Forge Mill Road) is located approximately 0.3km away from the Site.</li> </ul>

		<ul style="list-style-type: none"> <li>• There is a clear and direct pedestrian route that runs directly through the space, as shown by the photograph</li> <li>• The informal pedestrian route is capable of facilitating walkers, cyclists, and dogs. Pushchair users and wheelchair users may struggle to navigate the uneven terrain, especially if the pathway becomes muddy/slippy</li> <li>• It is unclear if the route acts as a cyclist designation, but cyclists would be able to travel through the site</li> <li>• No car parking is specifically provided for the site. Parking is available at the Forge Mill Needle Museum located down Needle Mill Lane, which is approximately 0.5km away</li> <li>• Equal access is not provided for those who may use a wheelchair. The terrain and topography of the Site is unsuitable</li> <li>• Public access is permitted through the site. The site is located to the rear of the properties located along Forge Mill Road. This poses the risk that easier access is provided for those with ill intentions to the properties. It was noted that the majority of properties had a gate along their fence perimeter providing direct access into the open space</li> </ul>
3. Signage	3	<ul style="list-style-type: none"> <li>• There are no signs to indicate that the site is an open space for the public</li> <li>• Whilst the site is not a 'honeypot' or main site, it does have direct connections from the Country Park and does provide the potential for some users to get lost</li> </ul>
4. Equal Access for All	6	<ul style="list-style-type: none"> <li>• When visiting the site, no users were noted</li> <li>• It is assumed that the main users of the space are walkers / dog walkers from the surrounding local community given the lack of signage and use of the area as a connection through to Arrow Valley Country Park</li> <li>• The site is open to the public and accessible for potential users</li> </ul>
<b>Healthy Safe and Secure</b>		
5. Safe Equipment and Facilities		N/A there is no equipment or facilities on the site
6. Personal Security in the Park	5	<ul style="list-style-type: none"> <li>• The Sites location is fairly isolated from any main urban areas, with just a row of properties gardens backing onto the space and the Country Park bordering the other side. This could</li> </ul>

		<p>appeal for those wishing to partake in anti-social activity</p> <ul style="list-style-type: none"> <li>• When visiting the Site there did not appear to be any signs of vandalism, drugs, vagrancy, or any other anti-social activity, although the area was overgrown and had been flytipped in places</li> <li>• The site does not have clear sightlines in the entrance from the Country Park and Park Way. The shrubbery around the entrance into the site is overgrown and unkept, preventing direct sightlines into the site. Once within the walkway the sightlines are clear although it feels disassociated from the wider Country Park due to the presence of separating vegetation</li> </ul>
7. Dog Fouling	8	<ul style="list-style-type: none"> <li>• During the site visit there was no signs of dog foul across the open space</li> <li>• A dog foul bin is located to the entrance at Meadowhill Road</li> </ul>
8. Appropriate Provision of Facilities	2	<ul style="list-style-type: none"> <li>• There was no provision of play facilities or equipment onsite</li> <li>• There is no seating provision available across the Site</li> <li>• To the north of the Site is Mill Ponds which were formerly the holding pools for the Forge Mill. With the shrubbery around the pools being overgrown it was unclear if any life rings by the open water were provided</li> </ul>
9. Quality of Facilities		N/A - The Site does not facilitate any onsite facilities or equipment to assess the quality of
<b>Clean and Well Maintained</b>		
10. Litter and Waste Management	5	<ul style="list-style-type: none"> <li>• When visiting the site there was evidence of littering / fly tipping in various places</li> </ul>
11. Grounds Maintenance and Horticulture	5	<ul style="list-style-type: none"> <li>• The site was not well maintained and appeared unkept / overgrown</li> </ul>
12. Building and Infrastructure Maintenance		N/A – There are no buildings or infrastructure located on the site
13. Equipment Maintenance		N/A – There is no equipment to maintain on site
<b>Sustainability</b>		
14. Arboriculture and Woodland Management	6	<ul style="list-style-type: none"> <li>• The trees appeared to be healthy but, in some places, overgrown</li> <li>• It is unclear who was responsible for the management of the trees within the site</li> </ul>
<b>Conservation and Heritage</b>		
15. Conservation of Natural Features, Wild Fauna, Flora	7	<ul style="list-style-type: none"> <li>• The Site does form part of a network for wildlife and connects with the local Arrow Valley Country Park and Mill Ponds</li> <li>• It is unknown if any of the trees located on the Site are ancient or protected, thus, further information would be required on this</li> </ul>

16. Conservation of Landscape Features	7	<ul style="list-style-type: none"> <li>The landscape features present largely consist of grasslands, trees, shrubbery, and two ponds. These features coincide with one another and have an apparent relationship</li> <li>There is no conservation designation located onsite or applied to the landscape</li> <li>The landscape of the site is naturally occurring</li> <li>The ponds north of the Site have a historic relationship with the Forge Mill Needle Museum and provide a connection to the landscapes history and previous culture</li> </ul>
17. Conservation of Buildings and Structures		N/A – There are no buildings or structures present onsite
<b>Community Involvement</b>		
18. Appropriate Provision for the Community	5	<ul style="list-style-type: none"> <li>The site does not provide any obvious potential for conflicts between different user groups</li> <li>There is fair provision for all ages and sectors of the community to use the space provided as and when they choose</li> <li>There is no play equipment available onsite nor is it suitable for any formal sports / activities due to the overgrown nature of the site and as a result of its shape</li> <li>It is assumed that people use the Site to walk or cycle through or walk their dogs</li> <li>The site can provide informal social space for play</li> </ul>
<b>Marketing</b>		
19. Provision of Appropriate Information	3	<ul style="list-style-type: none"> <li>The ponds located to the north of the site were signposted</li> </ul>
20. Provision of Appropriate Education / Information		N/A

Score	0	1	2	3	4	5	6	7	8	9	10
Quality	Very poor		Poor			Fair		Good	Very Good	Excellent	Exceptional

<b>Site Reference:</b> 192	<b>Site Address:</b> Semi Natural Open Space Within Abbey Park Hotel and Golf Course, Redditch (Dagnell End Meadow SSSI)
<b>Site Plan:</b>	<b>Site Photograph:</b> 
<b>Current Use:</b> Open Space	<b>Site Size:</b> Approximately 2.2ha

A Welcoming Place	Score	Comment
1. Welcoming	3	<ul style="list-style-type: none"> <li>The site is not welcoming to visitors or members of the public due to the fact it was inaccessible (fenced off)</li> </ul>
2. Good and Safe Access	2	<ul style="list-style-type: none"> <li>The entrance to the south of the site provides clear sightlines into the site as the above photograph demonstrates</li> <li>There are no other official entrances available across the rest of the site</li> <li>The nearest public transport facility (Abbey Park Golf Club) is approximately 0.6km from the north of the site</li> <li>There are no pedestrian routes permitted onsite. There are surrounding pedestrian routes available in the Abbey Park Golf Course and down Hither Green Lane</li> </ul>

3. Signage	3	<ul style="list-style-type: none"> <li>There was no signage present in relation to the site, which was within the grounds of the golf course and hard to identify</li> </ul>
4. Equal Access for All		N/A – There is no access provided for any members of the public.
<b>Healthy Safe and Secure</b>		
5. Safe Equipment and Facilities		N/A – There is no equipment or facilities available onsite
6. Personal Security in the Park		N/A – The site was not publicly accessible when visited
7. Dog Fouling		N/A – We were not able to get into the site to assess this
8. Appropriate Provision of Facilities		N/A – The site does not provide the provision of any facilities
9. Quality of Facilities		N/A – There are no available facilities onsite
<b>Clean and Well Maintained</b>		
10. Litter and Waste Management	5	<ul style="list-style-type: none"> <li>The parts of the site that could be seen from the entrance gateway appeared to be free of litter</li> <li>Litter bins were not provided specially for the site, but litter bins were available on the adjoining golf course</li> </ul>
11. Grounds Maintenance and Horticulture	5	<ul style="list-style-type: none"> <li>The site was slightly overgrown and did not appear to be well maintained, which is considered to be appropriate taking into consideration the site's SSSI designation</li> </ul>
12. Building and Infrastructure Maintenance		N/A – There are no buildings located on the Site.
13. Equipment Maintenance		N/A – There is no equipment provision available onsite
<b>Sustainability</b>		
14. Arboriculture and Woodland Management	4	<ul style="list-style-type: none"> <li>It is unclear as to how the site is managed and further information would need to be obtained in this regard. The trees appeared overgrown</li> </ul>
<b>Conservation and Heritage</b>		
15. Conservation of Natural Features, Wild Fauna, Flora	5	<ul style="list-style-type: none"> <li>The sites designation provides a habitat for wildlife and forms a part of a wider habitat network</li> <li>Public access was restricted which it is assumed is due to its designation</li> </ul>
16. Conservation of Landscape Features	6	<ul style="list-style-type: none"> <li>The landscape features present are trees and shrubbery, which are predominantly located around the perimeter boundary</li> <li>The landscape is naturally occurring to the area. The trees and shrubbery help to maintain a continuous landscape setting that is consistent with its surroundings</li> <li>There are no activities or specific relationships made between user groups and the space. The public are not permitted to use the space</li> </ul>
17. Conservation of Buildings and Structures		N/A – There are no buildings or structures onsite that require conservation
<b>Community Involvement</b>		



18. Appropriate Provision for the Community		N/A – There is no provision provided for the public onsite
<b>Marketing</b>		
19. Provision of Appropriate Information	3	<ul style="list-style-type: none"> <li>• When visiting the site there were no signs or any available information present to indicate that the Site was Dagnell End Meadow SSSI</li> <li>• When researching the site online, there is no sufficient information to inform the public on what species/habitats are incorporated onto the Site</li> <li>• Unless you were already aware that the site was a SSSI or were to check you would not be aware that the site was designated</li> </ul>
20. Provision of Appropriate Education / Information	2	<ul style="list-style-type: none"> <li>• There are no signage or interpretation boards onsite or online to provide information</li> </ul>

Score	0	1	2	3	4	5	6	7	8	9	10
Quality	Very poor		Poor			Fair		Good	Very Good	Excellent	Exceptional