

# Bromsgrove District Council and Redditch Borough Council **Planning**



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# Housing Growth Sustainability Appraisal (SA)

**Full Report**



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# **Housing Growth Sustainability Appraisal (SA)**

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## **Executive Summary**

This document comprises of an assessment of the sustainability impacts of all realistic growth options around the edge of Redditch Town and supplements the Housing Growth Development Study. The aim of the SA has been to ensure that the principles of sustainable development are fully integrated into the housing growth work and the associated emerging Bromsgrove District Plan and Redditch Local Plan.

The SA process has been divided into a number of key stages which follow a logical sequence and are as follows:

- 1) Comparison of Strategic Objectives against SA objectives
- 2) Comparison of Area Assessment Principles against SA objectives
- 3) Sustainability Appraisal of Redditch Growth Broad Area Options
- 4) Sustainability Appraisal of Scenarios for Alternative Growth Locations

### *Stage 1: Comparison of Strategic Objectives against SA objectives*

Each Strategic Objective was assessed against each of the SA objectives and it was then possible to determine which Strategic Objective performed best in terms of sustainability. All the Strategic Objectives would have a positive outcome on development if they were met, as shown by their positive scores, but some are more sustainable than others. Against the SA objectives strategic objective 7 proved to be the most sustainable. This objective was *“to improve the accessibility of people in both Bromsgrove District and Redditch Borough to employment opportunities and all other facilities and to reduce their need to travel; together with the promotion of safer and more sustainable travel patterns and integration of communities”*. This scored highly due to its balanced nature and ability to address social, economic and environmental factors alike. Whereas Strategic Objective 1 *“to provide sufficient homes to meet the housing needs of both Bromsgrove District and Redditch Borough”* scored the lowest score (although still positive), due to its limited nature in only addressing some social issues.

### *Stage 2: Comparison of Area Assessment Principles against SA objectives*

Each Area Assessment Principle was assessed against each of the SA objectives to determine which Strategic Objective performed best in terms of sustainability. All of the objectives achieved an overall positive score, due to the constructive nature the principles were designed to have on sustainability. The highest performing Area Assessment Principle was principle 1, which stated *“development should be able to address green infrastructure in a comprehensive manner enabling the delivery of a high quality multi-functional green space network”*. This was mainly due to the overwhelming impact the principle would have on sustainability objectives regarding the environment compared with other objectives, as well as some social aspects.

### *Stage 3: Sustainability Appraisal of Redditch Growth Broad Area Options*

In order to better understand the implications of the Redditch Growth options, a Sustainability Appraisal of each of the areas needed to be undertaken. For the clarity an SA has been undertaken on the following areas: 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19 and 20. Areas 3a, 7 and 18 have not been assessed for the reasons set out within Chapter 5 of the Housing Growth Development Study.

The outcomes from each of the assessed areas were compared against each other to identify those which perform best. This assessment assisted in the decision making process to determine which of the identified areas around Redditch would deliver the most sustainable form of development for future growth.

Guidance provided by the DCLG states that the SA should aim to improve on the effects of the existing saved plan, and to test this, options such as ~~no~~ ~~plan~~ and ~~business as usual~~ should be explored. In this case, these (in reality unlikely) scenarios have been deemed to constitute the independent progression of both the Bromsgrove District Plan and Redditch Local Plan No.

4 without the element of cross-boundary growth with Redditch Borough thereby proposing 3,400 fewer new homes over the plan period.

There are potentially a number of social, environmental and economic consequences of this approach. It is clear that if growth needs are not met it is unlikely that the Development Plans of either authority will be found sound by an Inspector. Without up-to-date Development Plans it would create a great deal of uncertainty and potentially lead to greater pressures on affordable housing, increased prices for market housing and planning by appeal. It is quite clear that this approach is unlikely to lead to the most sustainable form of development.

The conclusion from assessing each area against the SA objectives indicated that a number of potential development areas would have a negative impact in sustainability terms or just have a neutral effect. These areas (1, 2, 9, 10, 11, 13, 16, 17, 19 and 20) can be discounted without any further consideration. Areas 3, 12, 14 and 15 achieved positive scores in sustainability terms but are not considered further within Chapter 6. This is because in most cases there is a fundamental reason that makes the sites unsuitable for further consideration which cannot be fully expressed within the SA scoring matrix. For example if Area 14 were developed it would lead to coalescence between Redditch and Studley. This is a major issue which cannot be overcome, yet can only achieve a score of -2 when assessed against objective E2 relating to Green Belt.

Areas 12, 14 and 15 performed well primarily due to the close relationship with Studley. However, it is necessary to remember that it is important for the proposed developments to have strong relationships with Redditch Town Centre and other local centres within the Borough of Redditch to ensure that economic gains are maximised. Development of this scale could greatly increase the vitality and viability of range of services and facilities in the town centre if well located. Area 3 did achieve a positive score, although modest in comparison to the best performing sites. Due to the poor access to facilities and public transport and potentially prominent nature of development within

the Green Belt it was confirmed that site 3 would not be considered further. A detailed analysis of why Areas 3, 12, 14 and 15 were not considered further is provided within Chapter 5 of the Housing Growth Development Study.

The remaining Areas (4, 5, 6, 8 and the reduced area of 11) were considered to be the most sustainable in social, environmental and economic terms and were therefore considered in more detail within Chapter 6 of the Housing Growth Development Study.

#### *Stage 4: Sustainability Appraisal of Scenarios for Alternative Growth Locations*

In order to achieve the required housing target of 3,400 it was identified that in most instances a combination of areas would be required and therefore scenarios were tested. As the broad and focused area appraisals indicate, Areas 4, 5, 6, 8 and the reduced area 11 were considered further. The following combinations of areas have been tested:

- Areas 4 and 6
- Areas 4 and 5
- Reduced Areas of 4 and 11 plus Areas 5 and 6
- Areas 6 and 8

As all of the most suitable areas were taken to the focused area appraisal stage, all the combined area scenarios also achieved an overall positive score against SA objectives. However, there were still varying differences in performance against each scenario. The combination of Areas 4 and 5 performed poorly in comparison to the other three scenarios, mainly due to biodiversity grounds (E1) and in relation to the historic environment (E4). Overall, the combination of Areas 4 and 6 scored slightly higher than Areas 6 and 8 due to fewer environmental constraints and the potential for greater social benefits. It is considered that the combination of Areas 6 and 8 could have a significant harmful impact on the natural landscape. Site 8 is very

visible and therefore development would be visually prominent and harmful to retaining the openness of the Green Belt. Development here would also considerably reduce the gap between Redditch and Alvechurch, as well as the strategic gap with Birmingham. Therefore, as well as achieving the highest scenario score, the combination of Areas 4 and 6 are the most suitable for development in terms of sustainability.

## 1. Introduction

- 1.1 This document comprises of an assessment of the sustainability impacts of all realistic growth options around the edge of Redditch Town and supplements the Housing Growth Development Study. The SA meets the requirements of the SEA Directive<sup>1</sup>, which was transposed directly into UK law in July 2004 through the English<sup>2</sup> SEA Regulations. The aim of the SA has been to ensure that the principles of sustainable development are fully integrated into the Redditch Growth work and the associated emerging Bromsgrove District Plan and Redditch Local Plan.
- 1.2 Both Redditch BC and Bromsgrove DC have updated their SA Scoping Reports in 2012. These set the scope and context for the SA and also set an SA Framework comprising sustainability objectives, indicators and targets to be used as a yardstick to assess the effects of sustain development on emerging planning documents developed by both planning authorities.
- 1.3 The SA process has been divided into a number of key stages which follow a logical sequence and are as follows:
- 1) Comparison of Strategic Objectives against SA objectives
  - 2) Comparison of Area Assessment Principles against SA objectives
  - 3) Sustainability Appraisal of Redditch Growth Broad Area Options
  - 4) Sustainability Appraisal of Scenarios for Alternative Growth Locations

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<sup>1</sup> European Commission (2001): Strategic Environmental Assessment Directive 2001/42/EC (on the assessment of the effects of certain plans and programmes on the environment)

<sup>2</sup> HMSO (2004): S.I. 2004 No. 1633 The Environmental Assessment of Plans and Programmes Regulations 2004, HMSO, London



- 1.4 At each stage of analysis the SA outcomes from each of the areas (or combination of areas) will be compared against each other to identify those which perform best. This assessment will assist in the decision making process to determine which of the identified areas around Redditch will deliver the most sustainable form of development for future growth.

## **2. Stage 1- Comparison of Strategic Objectives against SA objectives**

2.1 Both previous draft development plans for Bromsgrove District and Redditch Borough Councils have included a set of Strategic Objectives which build upon National Policy and local challenges. To ensure this cross boundary growth will contribute to the Strategic Objectives of both development plans, the two Councils have worked together and agreed on a set of joint Strategic Objectives which are outlined as follows:

1. To provide sufficient homes to meet the housing needs of both Bromsgrove District and Redditch Borough.
2. To provide support and encouragement for the achievement of a strong and diverse economic base for both Bromsgrove District and Redditch Borough.
3. To support and to enhance the vitality and viability and, where appropriate, the regeneration of Town Centres, District Centres, and other centres in both Bromsgrove District and Redditch Borough.
4. To enhance the visitor economy and the provision of leisure and cultural facilities in both Bromsgrove District and Redditch Borough.
5. To focus all new development in sustainable locations with suitable infrastructure provision including green infrastructure.
6. To minimise the loss of Green Belt and areas of high landscape quality.
7. To improve the accessibility of people in both Bromsgrove District and Redditch Borough to employment opportunities and all other facilities and to reduce their need to travel; together with the promotion of safer and more sustainable travel patterns and integration of communities.

8. To ensure that both Bromsgrove District and Redditch Borough are equipped to mitigate against and adapt to the causes and impacts of climate change.
9. To safeguard and enhance the natural resources for both Bromsgrove District and Redditch Borough such as soil, water and air quality.
10. To minimise waste and increase recycling, including reuse of land, buildings and building materials, where possible.
11. To protect and enhance the distinctive character, quality and appearance of both the natural environment and historic environment in both Bromsgrove District and Redditch Borough.
12. To improve quality of life and sense of well being and to reduce crime and fear of crime.
13. To promote high quality design of new developments and use of sustainable building materials and techniques.

2.2 Each Strategic Objective was then assessed against each of the SA objectives and it was then possible to determine which Strategic Objective performed best in terms of sustainability. This proved to be strategic objective 7 and this appears to be due to its balanced nature and ability to address social, economic and environmental factors alike. All of the objectives however achieved an overall positive score. The scoring system used throughout is described table 1.

Alignment	Description	Symbol	Or / =	Number
Major Positive Impact	The proposed development contributes significantly to the achievement of the objective	++	=	2
Positive Impact	The proposed development contributes to the achievement of the objective but not significantly	+	=	1
No Impact/ Neutral	There is no clear relationship between the proposed development and/or the achievement of the objective or the relationship is negligible	0	=	0
Negative Impact	The proposed development detracts from the achievement of the objective but not significantly	-	=	-1
Major Negative Impact	The proposed development detracts significantly from the achievement of the objective	--	=	-2
Uncertain impact . more information required	The proposed development either has both a positive and negative relationship to the objective or the relationship is dependant on the way in which the aspect is managed. Insufficient information may be available to enable an assessment to be made.	?	=	?

Table 1: Scoring system used throughout appraisal

2.3 Table 2 shows the results of this assessment.

## Assessment of Strategic Objectives against SA Objectives

<i>Strategic objectives</i>	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13
<b>Sustainability Objectives</b>													
S1	2	1	1	0	0	-1	0	0	0	0	0	1	0
S2	1	0	1	0	1	0	1	0	1	0	1	2	1
S3	0	1	2	0	1	0	1	0	0	1	1	1	0
S4	0	0	1	1	0	0	1	0	0	0	1	2	1
S5	0	0	1	0	2	0	2	1	1	1	0	0	0
S6	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub-total	<b>3</b>	<b>2</b>	<b>6</b>	<b>1</b>	<b>4</b>	<b>-1</b>	<b>5</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>6</b>	<b>2</b>
E1	0	0	0	0	1	2	0	0	1	1	1	1	1
E2	0	0	1	0	1	2	0	1	2	2	2	1	0
E3	0	0	2	2	1	2	0	0	0	0	2	1	2
E4	0	0	1	1	0	1	0	1	1	1	2	1	2
E5	0	0	0	0	0	1	0	1	2	2	1	0	1
E6	0	0	0	0	1	0	0	2	1	0	1	0	1
E7	0	0	0	0	1	0	2	2	1	2	0	0	1
E8	0	0	0	0	1	1	1	1	2	1	1	0	1
E9	0	0	1	0	1	1	2	2	1	1	0	0	1
Sub total	<b>0</b>	<b>0</b>	<b>5</b>	<b>3</b>	<b>7</b>	<b>10</b>	<b>5</b>	<b>10</b>	<b>11</b>	<b>10</b>	<b>10</b>	<b>4</b>	<b>10</b>
EC1	0	2	1	1	1	0	2	0	0	0	0	1	0
EC2	0	2	1	1	1	0	2	1	1	1	0	0	1
EC3	0	2	0	1	1	0	2	0	0	0	0	1	0
Sub-total	<b>0</b>	<b>6</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>6</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>1</b>
<b>Grand Total</b>	<b>3</b>	<b>8</b>	<b>13</b>	<b>7</b>	<b>14</b>	<b>9</b>	<b>16</b>	<b>12</b>	<b>14</b>	<b>13</b>	<b>13</b>	<b>12</b>	<b>13</b>

Table 2: Assessment of Strategic Objectives against SA Objectives

### **3. Stage 2- Comparison of Area Assessment Principles against SA objectives**

- 3.1 In order to provide further detail on how areas should be selected/ developed, more specific guidance was then generated via a set of jointly agreed Area Assessment Principles as follows:
1. Development should be able to address green infrastructure in a comprehensive manner enabling the delivery of a high quality multi-functional green space network;
  2. Developments should be accessible to a wide range of services and facilities including key centres (Town Centre(s) and/or District Centres) and employment opportunities;
  3. Development should enhance the vitality and viability of key centres, and improve economic prosperity;
  4. Development should not occur in areas of high flood risk and should not adversely impact on fluvial or surface water flooding elsewhere;
  5. Effective use of existing infrastructure should be made and new proposals should be capable of being supported by new infrastructure where appropriate;
  6. Development options should be considered against the five purposes of the Green Belt (para 80 of NPPF) and defensible boundaries identified;
  7. There is a need to plan to ensure that effective and efficient use of land resources is achieved in order to minimize new land take with Development enhancing the built environment, protect historic

assets and integrating successfully into surrounding urban and rural landscapes; and

8. Development should mitigate the impact on the transport network through the provision of new infrastructure where needed.

3.2 Each Area Assessment Principle was assessed against each of the SA objectives to determine which Area Assessment Principle performed best in terms of sustainability.

3.3 The highest performing Area Assessment Principle was principle number 1 due to its balanced nature of addressing all 3 sustainability parameters of social, environmental and economic factors. All of the objectives however achieved an overall positive score. Table 3 shows the results of this assessment:

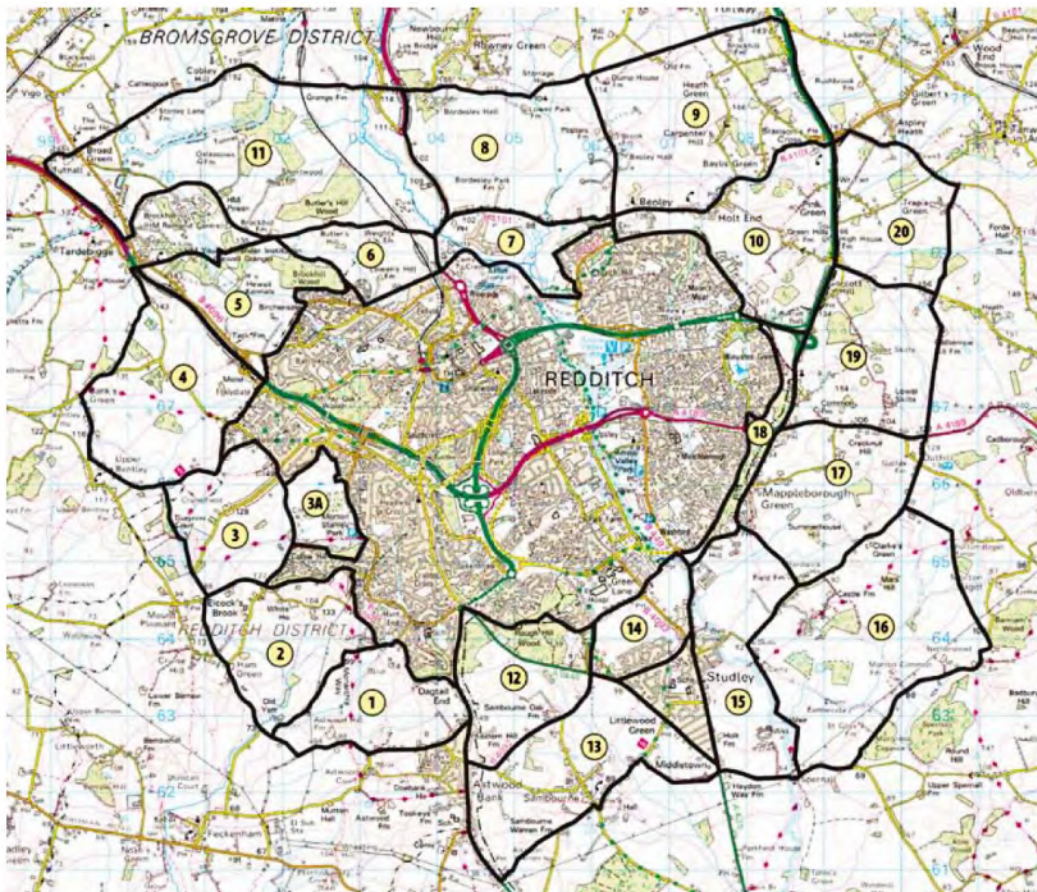
	<b>Area Assessment Principles</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>Sustainability Objectives</b>									
S1		1	0	0	1	1	0	0	1
S2		1	1	1	1	1	0	0	0
S3		1	2	2	0	0	0	0	1
S4		0	0	0	0	0	0	0	0
S5		1	2	2	0	?	0	0	0
S6		0	0	0	0	0	0	0	0
<b>Sub-total</b>		4	5	5	2	2	0	0	2
<b>E</b>									
E1		2	0	0	0	0	0	0	0
E2		0	0	0	0	1	2	2	1
E3		1	0	0	0	0	1	1	0
E4		1	0	0	0	0	0	2	0
E5		0	0	0	0	0	0	0	0
E6		1	0	0	2	0	0	0	0
E7		1	0	0	0	0	0	0	0
E8		1	1	1	2	0	0	0	-1
E9		1	1	1	2	1	1	0	?
<b>Sub total</b>		8	2	2	6	2	4	5	0
<b>EC</b>									
EC1		0	0	0	0	1	1	1	1
EC2		0	1	0	0	0	0	0	0
EC3		0	0	0	0	1	0	0	0
<b>Sub-total</b>		0	1	0	0	2	1	1	1
<b>Grand total</b>		12	8	7	8	6	5	6	3

Table 3: Comparison of Sustainability Objectives against Area Assessment Principles



#### 4. Stage 3- Sustainability Appraisal of Redditch Growth Broad Area Options

4.1 In order to better understand the implications of the Redditch growth options, a Sustainability Appraisal of each of the areas needs to be undertaken. For the clarity an SA has been undertaken on the following areas: 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19 and 20. Areas 3a, 7 and 18 and have not been assessed for the reasons set out within the Housing Growth Development Study. All of the sites assessed can be identified on Map 1.



Map 1: Map of Redditch Identifying the Areas Assessed

4.2 The outcomes from each of the assessed areas will be compared against each other to identify those which perform best. The

assessment will help to determine which areas could deliver the most sustainable form of development for Redditch.

### **4.3 Assessment of 'No Redditch Growth' Scenario**

- 4.4 Guidance provided by the ODPM states that the SA should aim to improve on the effects of the existing saved plan, and to test this, options such as no plan and business as usual should be explored. In this case, these (in reality unlikely) scenarios have been deemed to constitute the independent progression of both the Bromsgrove District Plan and Redditch Local Plan No. 4 without the element of cross-boundary growth with Redditch Borough thereby proposing 3,400 fewer new homes over the plan period.
- 4.5 There are potentially a number of social, environmental and economic consequences of this approach. Firstly if both authorities progressed their Local Plans without fully meeting the housing needs of Redditch Borough it is increasingly likely that both authorities would have their plans found unsound. It would be difficult for Bromsgrove and Redditch to show how the plan had been prepared in accordance with the duty to co-operate if the authorities were not working together to address the housing issue. It is unlikely that an Inspector would consider the plans to be either positively prepared, justified or effective as the Councils would be unable to show that plans had been based on a strategy which seeks to meet assessed development requirements, including unmet requirements from neighbouring authorities. Without up to date adopted plans it would become increasingly likely that planning would become reactive rather than proactive. With the presumption in favour of sustainable development set out within the NPPF it may become increasingly difficult to control development within either local authority without an up to date development plan.
- 4.6 The consequences of failing to meet identified housing needs in Redditch are potentially severe. If reduced levels of affordable housing

are provided there could be increased levels of homelessness as new households form. An undersupply of market housing could increase demand for the housing that is available thereby leading to increased competition and price rises. Such price rises may increase the proportion of people who are unable to purchase their own home placing greater pressure on social housing stocks.

- 4.7 It is clear that if growth needs are not met it is unlikely that the Development Plans of either authority will be found sound by an Inspector. Without up to date Development Plans it would create a great deal of uncertainty and potentially lead to greater pressures on affordable housing and increased prices for market housing. It is quite clear that this approach is unlikely to lead to the most sustainable form of development.

## **4.8 Area 1**

### **4.9 Area Description**

4.10 This parcel of land, within Redditch Borough, adjoins the south western edge of Redditch's urban area at Crabbs Cross and extends as far south as Astwood Bank. The A441 provides the boundary to the east, Blaze Lane and Feckenham Road provide the boundary to the west, whilst Crofts Lane, Astwood Lane and Church Road provide the southern-most boundary. Some watercourses run through the area, including Wixon Brook. Nearly all of this location consists of large open fields which are used for agricultural purposes.

### **4.11 Key Strengths**

4.12 The area has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all areas. This area, like any of the other nineteen, could follow the waste hierarchy and also include renewable forms of energy generation.

4.13 Astwood Bank and its facilities are within 1km of some parts of the area. There is nearby access to Astwood Bank First School, the Ridgeway Middle School, and St. Augustine's High School, as well as The Ridgeway GP Surgery. The proximity to the local centre could potentially improve the vitality and viability.

### **4.14 Key Weaknesses**

4.15 Although there is a District Centre with associated facilities nearby, Redditch Town Centre is some 6.8km away. There is a bus stop adjacent to area 1 along the A441, however the Redditch to Worcester service runs every three hours and the Redditch to Astwood Banks Service is every forty minutes. Due to this limited access to services there is likely to be a reliance on the car. There are also unlikely to any economic advantages associated with this area as it is a considerable

distance from employment opportunities (4.5km to Park Farm Industrial Estate and 5.2km from Washford Industrial Estate).

4.16 There are no accessible open spaces within area 1. The Redditch Borough Open Space Needs Assessment (2009) indicates that a small proportion of the area to the northeast and east has access to one area of unrestricted open space, which is a semi natural site. The majority of area 1 has no access to this and the area as a whole has no access to any play areas, neighbourhood parks or local parks.

4.17 As with all the areas there will be a loss of greenfield land, however this location is designated Green Belt and there could be coalescence with Astwood Bank. There would also be a reduction in the Green Belt gap between Redditch and Feckenham. This could potentially adversely affect the character of the settlement. The steep nature of the topography, especially close to the Ridgeway offers no visual containment to development. There are five listed buildings in the area and development could impact on their historic value.

4.18 Another major weakness of this location is flood risk. The SFRA Level 1 indicates that Wixon Brook runs throughout this area and some of the area is within flood zone 2. There are also major and minor misalignments identified. There are also smaller ordinary watercourses such as Plack Brook running within the area and therefore flooding is likely across this location. Although there are no SSSIs, New Coppice SWS is nearby, as well as the numerous watercourses combined with mature hedgerow, and this could result in development impacting on biodiversity.

#### **4.19 Recommendations for Mitigation**

4.20 A Flood Risk Assessment would be required to determine the potential flood risk of the numerous watercourses in this particular location. An ecological survey would also be required to assess any biological impacts, especially in regards to the watercourses and mature

hedgerows. Due to the increased reliance on the car, transport modelling would be required to assess the impact on the strategic highway network. Detailed design guidance would need to be provided to protect and enhance the setting of the listed buildings.

#### **4.21 Area 2**

#### **4.22 Area Description**

4.23 This parcel of land, within Redditch Borough, adjoins the south western edge of Redditch's urban area, within the Parish of Feckenham, with residential development at Callow Hill and Hunt End located on the northern and eastern boundaries. Ham Green Lane and Clayfields provide the boundary to the south west whilst Blaze Lane and Feckenham Road provide the boundary to the south east. This area contains some woodland (Fox Covert) and several watercourses, including Swans Brook and Thickwithey Brook.

#### **4.24 Key Strengths**

4.25 The area has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all areas. This area, like any of the other nineteen, could follow the waste hierarchy and also include renewable forms of energy generation.

#### **4.26 Key Weaknesses**

4.27 Although there are no SSSIs, the area contains the Swans Brook SWS as well as other watercourses and a small woodland area. All of these features will have biodiversity value, which could be at risk from development.

4.28 There are no local facilities in walking distance. There is a parade of shops on Crabbs Cross Lane, which is approximately 2km from the area, which would create a reliance on the use of a car. Redditch Town Centre is 5.8km from area 2 and the railway station is a similar distance. Although the nearest bus service runs frequently to Redditch (every twenty minutes), the bus stop is 2.1km from the area, which is beyond a feasible walking distance. The nearest school is 3.4km and the nearest GP surgery 3.5km. There are also unlikely to be any economic advantages associated with this area as it is a considerable distance from employment opportunities (5.3km to Park Farm Industrial

Estate and 6km from Washford Industrial Estate). As there are limited facilities and services in close proximity to the area, the location is somewhat unsustainable and has very restricted accessibility.

- 4.29 There are no accessible open spaces within area 2. The Redditch Borough Open Space Needs Assessment (2009) indicates that a very limited proportion of the area to the north has access to one area of unrestricted amenity open space. The majority of area 2 has no reasonable access to this and the area as a whole has no access to any play areas, neighbourhood parks or local parks.
- 4.30 As with all the areas there will be a loss of greenfield land, however this location is designated Green Belt and there would be a reduction in the gap between Redditch and Feckenham. Development could potentially adversely affect the character of the settlement and would lead to urban sprawl of the countryside. The steep nature of the topography, especially along Callow Hill ridge offers no visual containment to development and would be extremely prominent. There are twelve listed buildings within the area and development could impact on their historic value.
- 4.31 Another major weakness of this location is flood risk. The SFRA Level 1 indicates that Swans Brook runs throughout this area and some of the area is within flood zone 2. There are also small amounts of major and minor misalignments identified along this course. There are also smaller ordinary watercourses such as Thickwithey Brook running within the area and therefore flooding is likely across this location.
- 4.32 Recommendations for Mitigation**
- 4.33 A Flood Risk Assessment would be required to determine the potential flood risk of the numerous watercourses in this particular location.



- 4.34 An ecological survey would also be required to assess any biological impacts, especially in regards to the watercourses and Swans Brook SWS.
- 4.35 Due to the increased reliance on the car, transport modelling would be required to assess the impact on the strategic highway network.
- 4.36 Detailed design guidance would need to be provided to protect and enhance the setting of the listed buildings.

#### **4.37 Area 3**

#### **4.38 Area Description**

4.39 Area 3 is located to the west of Redditch's urban area partially within the Parish of Feckenham. The area abuts Morton Stanley Park on its eastern boundary. Swans Brook provides the boundary to the west with Angel Street located to the north and Sillins Lane providing the boundary to the south. Two tributaries of the Swans Brook that are unnamed watercourses flow through the area, the first from the vicinity of Norgrove Court to the northern parts of Church Road and the second in the vicinity of the Monarchs way footpath towards the south of the area.

4.40 It is important to note that the area currently designated as the Webheath ADR is located within Area 3. The ADR is designated within the Redditch Local Plan No.3 to provide a reserve of land for housing beyond 2011. The principle of future development on the ADR was therefore tested at the public inquiry into the Local Plan. In addition, the ADR site has been assessed within the Redditch SHLAA and is considered to be suitable, available and capable of delivering housing within the plan period. On this basis no further assessment of this particular ADR parcel within the area is required as it already forms part of the housing capacity identified within Redditch Borough. The assessment of Area 3 refers only to the land outside the ADR to the south and west.

#### **4.41 Key Strengths**

4.42 Many of the strengths of development on this area are those that are applicable to all of the other areas. These include the ability to deliver affordable housing and the opportunity to design out crime. The area, like any of the other areas could include renewable forms of energy generation.

4.43 In addition there are some positive aspects in terms of sustainability. Area 3 is close to local facilities including Morton Stanley Park and the Golf Club which could provide health benefits for residents. Limited everyday facilities are available in Webheath approximately 1.5km away, including a post office, convenience store and Webheath First School.

#### **4.44 Key Weaknesses**

4.45 The area performs poorly against a number of the environmental objectives due to the development being on greenfield land but this is applicable to all of the areas. Whilst area 3 contains no statutory environmental designations there are a number of trees, mature hedgerows and areas of woodland. Further work will therefore be required to fully assess the impact on biodiversity.

4.46 The area is within the designated Green Belt and development could lead to sprawl into the wider countryside due to the topography of the land. The close relationship with Morton Stanley Park is also a concern as existing green infrastructure networks could be harmed and it may be difficult to integrate development into the existing built form of Redditch due to proximity of the park.

4.47 It is not considered that development on this area will encourage a modal shift away from car based travel. There are no bus services available within a reasonable walking distance meaning that there would be a major reliance on private transport to access the Town Centre and employment opportunities.

4.48 Development could have a harmful impact on the historic environment due to the presence of listed buildings, one of which is Norgrove Court (Grade 1 listed).

4.49 The Swans Brook flows through the area and has an area of flood risk associated with it.

#### **4.50 Recommendations for mitigation**

- 4.51 Detailed design guidance would need to be provided to protect and enhance the setting of historic assets in the area, in particular Norgrove Court.
  
- 4.52 The interrelationship of any development with Morton Stanley Park and the Redditch Golf Club would need careful consideration in order to maintain visual amenity and green infrastructure networks. This could potentially be mitigated by sensitive location of development, careful design and strategic landscaping if necessary.
  
- 4.53 A detailed Flood Risk Assessment would be required to consider the implications of development on the Alders Brook and Swans Brook. Appropriate buffer zones may need to be provided as part of any mitigation.
  
- 4.54 An ecological survey would also be required to assess any biodiversity impacts.

#### **4.55 Area 4**

#### **4.56 Area Description**

4.57 Area 4 is located to the north western side of Redditch's urban area within the Parish of Bentley Pauncefoot in Bromsgrove District. The Bromsgrove Highway the A448, borders the north eastern edge of the area. A number of roads bound the area including Holyoakes Lane, Copyholt Lane and Banks Green to the west, Angel Street and Pumphouse Lane to the south. Gypsy Lane and Cur Lane bisect the area from northwest to southeast. Spring Brook and Swans Brook also run through the area. There are three named wooded areas within the area; Hennals Wood, Bartles Wood and Cocksian Covert.

#### **4.58 Key strengths**

4.59 The area has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all areas. Development on the area could also follow the waste hierarchy and include zero or low carbon energy generation. In addition the area has the potential to connect with the existing urban form of Redditch at Webheath.

4.60 There are three bus services available within 1km from the area. These services (142, 143, X3) have an hourly service (Monday to Saturday) between Redditch and Bromsgrove. Whilst the X3 offers an additional two journeys on Sunday. The eastern part of the area is within 4km from Redditch Train Station and Town Centre and thus performs strongly in objectives such as improving the vitality and viability of centres, equitable access to services and moving towards more sustainable travel patterns. In addition there is potential to connect the area to the A448 which would provide good access between Redditch and Bromsgrove.

#### **4.61 Key weaknesses**

4.62 Area 4 contains a number of ordinary watercourses including Swans Brook as well as Spring Brook. The majority of the area falls within flood zone 1 however a small area of land bounding Spring Brook falls within flood zone 2 from Pumphouse Lane to Cur Lane. The northern extent of Spring Brook terminates at the rear of Springhouse Farm where the watercourse ends with a spring, although it is not thought that this spring would affect development delivery. There is no historic flooding within area 4.

4.63 As with all areas there would be a loss of Green Belt Land and in area 4 a reduction in the gap between the potential extended area of Redditch and the settlement of Finstall. Area 4 is a greenfield site and development there is likely to have a negative impact on the landscape character.

4.64 The area contains two SWSs (Swans Brook and Callow Farm Meadow) and two further SWS (Brotherton Wood and Banks Green) are located adjacent to the boundary of the area, meaning that there are some environmental constraints in this locality. There are also several additional wooded areas that would act as constraints to development; however they could provide buffers for views into and out of the potential development areas. Bartles Wood and Hennals Wood are areas of ancient woodland.

4.65 There are limited retail facilities available in Webheath in close proximity to the eastern part of area 4. Batchley District Centre is within 3km from the area where a range of retail and community facilities are available. The eastern part of area 4 is within 4km from Redditch Town Centre where a range of retail and community facilities are available. The nearest facilities are within cycling distance, although the car is likely to be used. Educational establishments are not within walking

distance, for example, the closest school is Webheath First School which is approximately 3km away.

- 4.66 The area is 5.5km from the nearest Industrial Estate at Enfield. It is therefore considered that development in this location has limited potential to deliver economic benefits.
- 4.67 The area only contains one listed building and it is therefore considered that the impact on the historic environment is likely to be limited. However, the high potential score of the Historic Environment Character Zone (HECZ147) means that there is a high probability that high quality historic assets survive in the zone. In addition Hewell Grange Conservation Area, in particular the walled garden to the north of the area, would act as a constraint to development.
- 4.68 Mitigation measures**
- 4.69 If development is proposed in this location buffer zones could be provided around the SWSs and the area of flood risk to reduce the potential for harm. The buffer zone could be determined by further ecological surveys and flood risk assessments.
- 4.70 Further work should be carried out to confirm the existence of historic assets in the area and development should protect and enhance the assets. To mitigate the impact on landscape and biodiversity, design of the development will need to take into account the Worcestershire Landscape Character Assessment and protect the green corridors along Swans Brook and Spring Brook.
- 4.71 To improve the sustainability of the area, facilities and better sustainable transport options should be provided/ enhanced.

#### **4.72 Area 4 - Reduced Capacity**

4.73 Whilst the area has a positive overall impact it is considered that focussing only on part of the area may achieve a significantly higher score. The north eastern parcel of the area does not contain any statutory environmental designations and is well located to access public transport and local facilities. It was therefore considered appropriate to undertake an SA on this smaller part of the area.

#### **4.74 Area Description**

4.75 Area 4 is located to the north western side of Redditch's urban area within the Parish of Bentley and Pouncefoot in Bromsgrove District. The Bromsgrove Highway, the A448, borders the north eastern edge of the area. Cur Lane is the southern boundary whilst Foxlydiate Lane bounds the east whilst a public bridleway bounds the area to the west. Spring Brook flows through the area partly parallel to Cur Lane and another tributary bisects the area to Foxlydiate Lane.

#### **4.76 Key strengths**

4.77 The area has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all areas. Development on the area could also follow the waste hierarchy and include zero or low carbon energy generation. In addition the area has the potential to connect with the existing urban form of Redditch at Webheath.

4.78 There are three bus services available 400m from the central point of the area. These services (142, 143, X3) have an hourly service (Monday to Saturday) between Redditch and Bromsgrove. Whilst the X3 offers two additional journeys on Sunday. The area is within 3.5km from Redditch Train Station and town centre and thus performs strongly in objectives such as improving the vitality and viability of centres, equitable access to services and moving towards more



sustainable travel patterns. In addition there is potential to connect the area to the A448 which would provide good access between Redditch and Bromsgrove.

4.79 There are no listed buildings or heritage assets within the area. There is one listed building close to the area on Cur Lane and it is considered that the impact on the historic environment is likely to be negligible. However, the high potential score of the Historic Environment Character Zone (HECZ147c) means that there is a high probability that high quality historic assets in particularly alluvial deposits survive in the zone.

4.80 There are limited retail facilities available in Webheath within 1km to Area 4; however Batchley District Centre is only 2.3km from the area where a range of retail and community facilities are available. The nearest facilities are within cycling distance, although the car is likely to be used. The closest school is Webheath First School which is approximately 1.7km away from the area.

#### **4.81 Key weaknesses**

4.82 The area contains Spring Brook. There is a small area of flood risk associated with this watercourse, although it is not thought that it would affect development delivery. The area contains part of a small watercourse meaning that there are some environmental constraints in this locality.

4.83 There are small wooded areas mainly along hedgerows would act as constraints to development; however they could provide buffers for views into and out of the potential development areas.

4.84 As with all areas there would be a loss of Green Belt land. Although area 4 reduced capacity would reduce the gap between Redditch and Finstall it is not considered to be a major impact in Green Belt terms.

Development is likely to have a negative impact on the landscape character.

#### **4.85 Mitigation measures**

- 4.86 If only the reduced area is developed it is likely that less mitigation would be required due to the overall improved performance against the objectives. Although, if development is proposed in this location buffer zones could be provided around wooded areas and the area of potential flood risk to reduce the potential for harm. The buffer zone could be determined by further ecological surveys and flood risk assessments.
- 4.87 Further work should be carried out to confirm the existence of historic assets within the area and development should protect and enhance the assets. To mitigate the impact on landscape and biodiversity, design of the development will need to take into account the Worcestershire Landscape Character Assessment and protect the green corridor along Spring Brook.

#### **4.88 Area 5**

#### **4.89 Area Description**

4.90 Area 5 is located to the north-western side of Redditch, in Bromsgrove District, and is adjacent to the existing Brockhill development in the vicinity of Appletree Lane/ Dairy Lane and Lily Green Lane. It is bounded by the Bromsgrove Highway (A448) to its south-western boundary and Brockhill Lane to the north and northeast.

#### **4.91 Key strengths**

4.92 The area has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all areas. Development on the area could also follow the waste hierarchy and include zero or low carbon energy generation.

4.93 The area is within close walking distance to two open space facilities and within cycling distance to the North East Worcestershire College and Redditch Town Centre. This will have a positive impact on the health and well-being, the skills levels and qualifications of occupants as well as the vitality and viability of Town Centres. The area is also within reasonable cycling distance to the train station and within walking distance to bus stops with frequent services running in and around Redditch, which is likely to promote sustainable travel and have a positive impact on reducing the causes of climate change.

#### **4.94 Key weaknesses**

4.95 There is a SSSI and SWS within the area and two other SWSs are nearby. Significant negative impacts on biodiversity are likely should the development in the area not be managed properly. At a minimum, greenfield runoff rate has to be maintained to ensure the risk of flooding is not increased elsewhere.

4.96 As with all the areas there will be a loss of greenfield and Green Belt land. Although the area is well contained, developing the area is likely

to have a significant negative impact on the setting of the Hewell Grange Conservation Area and Registered Park and Garden; hence the whole of this area is not suitable for development. Historic parks, such as Hewell Grange are traditionally set within the countryside and development anywhere within this area would encroach towards the historic assets causing irreversible harm to the setting of Hewell Grange Conservation Area and Registered Park and Garden.

4.97 Batchley Brook bisects the area from the west to the east and the area around the watercourse falls within flood zone 2, 3a and 3b. There is one historic flooding record next to the eastern boundary of the area. However, the majority of the area falls within flood zone 1.

#### **4.98 Mitigation measures**

4.99 If development is proposed in this location buffer zones could be provided around the SSSI, SWSs and the area of flood risk to reduce the potential for harm. The buffer zone could be determined by further ecological surveys and flood risk assessments.

4.100 To mitigate the impact on landscape, design of the development will need to take into account the Worcestershire Landscape Character Assessment and the townscape of Brockhill.

4.101 The setting and special open character of Hewell Grange Conservation Area and Registered Park and Garden is highly sensitive to development. Whilst tree planting could screen development this would still cause substantial harm to the open nature of the setting of the historic asset. Therefore it considered that there is no form of acceptable mitigation that could be provided.

## **4.102 Area 6**

### **4.103 Area Description**

4.104 Area 6 is located to the north of Redditch, within Bromsgrove District, and is bounded by Weights Lane to the north and Brockhill Lane to the south west. The boundary of the area extends along part of Hewell Road then cuts across the top of Enfield employment area to Birmingham Road (A441) which bounds the eastern part of the area.

### **4.105 Key strengths**

4.106 The area has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all areas. Development on this area could also follow the waste hierarchy and include zero or low carbon energy generation.

4.107 The area is within close walking distance to two open space facilities and within cycling distance to the Weights Lane Business Park, Enfield Industrial Estate, North East Worcestershire College and Redditch Town Centre. This will have a positive impact on the health and well-being, the skills levels and qualifications of occupants as well as the vitality and viability of Town Centres. Due to the close proximity of the area to the employment area, there is the potential that the area could deliver economic benefits and promote and support new technologies of high value and low impact, too. Redditch Train Station (2km away) is considered to be within cycling distance and there could also encourage sustainable travel and reduce the causes of climate change.

### **4.108 Key weaknesses**

4.109 As with all the areas there will be a loss of greenfield and Green Belt land.

4.110 There is an unnamed watercourse and a minor tributary of Red Ditch in the area that has no flood zone definition. However, the majority of the area falls within flood zone 1.

#### **4.111 Mitigation measures**

- 4.112 If development is proposed in this location buffer zones could be provided around the SWSs and the area of flood risk to reduce the potential for harm. The buffer zone could be determined by further ecological surveys and flood risk assessments.
- 4.113 To mitigate the impact on landscape, the design of the development will need to take into account the Worcestershire Landscape Character Assessment and the townscape of Brockhill.

#### **4.114 Area 8**

#### **4.115 Area Description**

4.116 Area 8 is located to the north of Redditch urban area, within Bromsgrove District, and is bounded by the Birmingham Road (A441) to the west, the Holloway/ Storage Lane (C2035) to the north, Icknield Street (C2044) to the east, and Dagnell End Road (B4101) to the south.

#### **4.117 Key strengths**

4.118 The area has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all areas. Development on the area could also follow the waste hierarchy and include zero or low carbon energy generation.

4.119 The area is within close walking distance to the Abbey Hotel Golf Club which is likely to have a positive impact on the health and well-being of future occupants. The proximity of sustainable transportation (i.e. bus stops with frequent services and rail station within cycling distance) means that positive impact is likely on promoting sustainable travel and reducing the causes of climate change.

4.120 Bordesley Hall, with a number of small businesses, is located in the northwest of the area. North East Worcestershire College is within 4km away. The proximity of the area to employment facilities and further education establishment mean that there is potential that the area could deliver economic benefits, promote new technologies of high value and low impact as well as raise the skills levels and qualifications of occupants.

#### **4.121 Key weaknesses**

4.122 There is a lack of facilities nearby, with no schools or local centres within walking distance. As a result, the area performs poorly in providing equitable access to services.

- 4.123 The area contains the Dagnell Brook SWS and biodiversity on the areas could be adversely affected by development on area 8 if not managed properly.
- 4.124 Flood zone definition is only available for Dagnell Brook and some areas within the area along Dagnell Brook fall within flood zone 2 and 3. There were three historic flooding points in the area. The historic flooding records downstream show that the risk of flooding elsewhere may increase should development on area 8 not designed properly.
- 4.125 As with all the areas there will be a loss of greenfield and Green Belt land. As the area sits to the north of the River Arrow valley, development at area 8 will not form a logical extension to the existing settlement but will potentially block/ end the green corridor. In addition, developing area 8 will potentially create coalescence with Bordesley and reduce the strategic gap between Redditch and Birmingham, undermining an important function of Green Belt.
- 4.126 The high potential score of the Historic Environment Character Zones (HECZ133 and HECZ148) means that there is a high probability that high quality historic assets survive in the zone. There are numerous listed buildings and historic assets recorded in the Historic Environment Record and development will potentially impact on the historic field pattern and below ground archaeology associated with Ryknild Street, the largely open, relic parkland landscape and setting of Rowney Green that occupies high ground.

**4.127 Mitigation measures**

- 4.128 If development is proposed in this location buffer zones could be provided around the SWS and the area of flood risk to reduce the potential for harm. The buffer zone could be determined by further ecological surveys and Flood Risk Assessments. As a minimum,



greenfield runoff rate has to be maintained to ensure the risk of flooding is not increased elsewhere.

4.129 Given the high potential score of the zone, further survey should be carried out to confirm the existence of historic assets in the area and development should protect and enhance the assets. To mitigate the impact on landscape and biodiversity, design of the development will need to take into account the Worcestershire Landscape Character Assessment and protect the green corridor of River Arrow valley.

4.130 To improve the sustainability of the area, facilities could be provided or enhanced.

#### **4.131 Area 9**

#### **4.132 Area Description**

4.133 Area 9 is located to the north east of Redditch within the parish of Beoley situated in Bromsgrove District. The A435 provides the boundary to the east and Icknield Street to the west. Whitepits Lane provides the northern boundary to the area whilst Beoley Lane is the boundary to the south.

#### **4.134 Key strengths**

4.135 The area has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all areas. Development on the area could also follow the waste hierarchy and include zero or low carbon energy generation.

4.136 The area is within close distance to Beoley Village Hall amenity green space which is likely to have a positive impact on the health and well-being of future occupants. The proximity of Beoley First School is also likely to have a positive impact on the equitable access to local facilities.

#### **4.137 Key weaknesses**

4.138 There are no bus stops, local centres or employment areas within walking distance; the area therefore performs poorly in promoting sustainable travel patterns and reducing the causes of climate change.

4.139 The area contains four SWSs (Lion Wood, Carpenters Hill Wood and Prior Field Complex, Holt End Meadows and Branson's Cross Wood). Biodiversity on the areas could be adversely affected by development on area 9 if not managed properly.

4.140 There are a number of ordinary watercourses flowing through the area but none have flood zone definition. There were two historic flooding points on the southern and eastern boundaries.

4.141 As with all the areas there will be a loss of greenfield and Green Belt land. Development at area 9 will not form a logical extension to the existing settlement but will appear to form a new settlement in the countryside. In addition, developing area 9 will potentially create coalescence with Beoley and reduce the strategic gap between Redditch and Birmingham, undermining an important function of Green Belt.

4.142 The high potential score of the Historic Environment Character Zones (HECZ133) means that there is a high probability that high quality historic assets survive in the zone. There are numerous listed buildings and historic assets recorded in the Historic Environment Record and there are a large number of undesignated above and below ground features including the Roman road, Ryknild Street. Beoley Conservation Area also falls within the area.

**4.143 Mitigation measures**

4.144 If development is proposed in this location buffer zones could be provided around the SWSs which could be determined by further ecological surveys.

4.145 Given the high potential score of the zone, further survey should be carried out to confirm the existence of historic assets and development should protect and enhance the assets in the area. To mitigate the impact on landscape, design of the development will need to take into account the Worcestershire Landscape Character Assessment.

4.146 To improve the sustainability of the area, facilities and better sustainable transport options should be provided/ enhanced.

#### **4.147 Area 10**

#### **4.148 Area Description**

4.149 The parcel is located to the north east of Redditch, within Bromsgrove District, with the A435 providing the boundary to the east and Icknield Street to the west. Beoley Lane provides the most northern boundary to the area whilst the Coventry Highway is the boundary to the south.

4.150 It is important to note that the Ravensbank ADR is located within area 10. The ADR is designated within the Bromsgrove District Local Plan to provide a reserve of employment land to meet the needs of Redditch. The principle of future development in this area was therefore tested at the public inquiry into the Local Plan. In addition, the area has been assessed within the Bromsgrove Council's Employment Land Review (ELR) and the area is still considered appropriate to meet the employment needs of Redditch. On this basis no further assessment of this particular parcel of the area is required within this study. The assessment of area 10 refers only to the land outside the ADR.

#### **4.151 Key Strengths**

4.152 The area has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all areas. Area 10, like any of the other areas, could follow the waste hierarchy and also include renewable forms of energy generation.

4.153 There are hourly bus services available adjacent to the area on both Beoley Lane and Ravensbank Drive. This provides a realistic alternative to travelling by car and could therefore potentially reduce CO2 emissions thereby helping to tackle climate change.

4.154 The main strength of this location is its access to employment. Ravensbank Business Park is within the area and there could be scope for further expansion. The Employment Land Review identifies this location (the Business Park) as a suitable area to meet the future employment needs of Redditch. Moons Moat Industrial Estate is also adjacent to the area further increasing access to employment opportunities.

#### **4.155 Key Weaknesses**

4.156 This area is 2.7km from Church Hill Medical Centre and access to recreational facilities is considered to be poor. Development is therefore unlikely to improve health and well being. The area is 2.7km from Church Hill District Centre and 6km from Redditch Town Centre meaning that development is unlikely to impact upon the vitality and viability of any centres or services.

4.157 As with all the areas there will be a loss of greenfield land, however this location is designated Green Belt and there could be coalescence with Beoley. There are concerns that development in this location could adversely affect the settlements of Beoley and Holt End, which is a Conservation Area and contains a number of listed buildings.

4.158 There are also potential biodiversity concerns as there are 2 SWSs within the area, 2 further SWSs adjacent to the area and areas of woodland and mature hedgerows are also present.

#### **4.159 Recommendations for Mitigation**

4.160 Detailed design guidance would need to be provided to protect and enhance the setting of the Conservation Area and listed buildings. An ecological survey would also be required to assess any biological impacts, especially on the SWSs, hedgerows and small areas of woodland present in the area.

4.161 To improve the sustainability of the area, facilities and better sustainable transport options should be provided/ enhanced.

#### **4.162 Area 11**

#### **4.163 Area Description**

4.164 This area is located to the north west of Redditch Town Centre, within Bromsgrove District. This area is bound by Tutnall Lane, Stoney Lane and Grange Lane to the north, the Birmingham Road (A441) to the west, and the southern boundary borders HMP Hewell.

4.165 Shortwood Dingle and Butlers Hill Wood are located centrally within area 11. The River Arrow bisects the area from north to south at the eastern side of area 11. The Worcestershire and Birmingham Canal bisects the area in the north western section. There are several farms within the area including Stoney Lane Farm and Grange Farm to the north and Brockhill Farm, Oxleasows Farm, and Shortwood Farm to the South.

#### **4.166 Key strengths**

4.167 The strengths of development on area 11 are those that are applicable to other area around Redditch. These include the ability to deliver affordable housing and the opportunity to design out crime. The area, like any of the other, could follow the waste hierarchy and also include renewable forms of energy generation. With Weights Lane Business Park within the area there is considered to be good access to employment opportunities, this could deliver economic benefits for Redditch Town.

#### **4.168 Key weaknesses**

The area performs poorly against a number of the environmental objectives due to the development being on greenfield land but this is applicable to all of the areas. The area also performs poorly against E1 and E4 due to the 4 SWSs within the area, the presence of 3 listed buildings, and the proximity to Hewell Park Lake SSSI, a conservation area and a Registered Historic Park and Garden to the south of area 11. The area conflicts with environmental objective E6 due to the areas

of flood risk associated with both the River Arrow and the Birmingham to Worcester Canal which are located in the area.

4.169 Accessibility varies greatly across this large area. At the nearest point in the south west corner, area 11 is 1.7km from St. Stephens Church of England First School and 2.3km away from St. Stephens Surgery. However, from further north and west access is heavily reliant on car based travel. There are hourly bus services available on Hewell Lane and Birmingham Road although these are beyond a reasonable walking from many parts of the area, particularly the west. For those without a car there is potential for social exclusion and also health implications. If more people choose to use their car there could also be negative implications on addressing climate change locally due to a probable increase in CO<sup>2</sup> levels.

4.170 Development has the potential to create coalescence with Bordesley, Tardebigge and Tutnall settlements. The trans-boundary impact of this area is the strategic gap between Redditch and Alvechurch, and also the gap to Bromsgrove will be significantly reduced. In addition the strategic gap between Redditch and Birmingham would be reduced.

#### **4.171 Mitigation measures**

4.172 If development is proposed in this location buffer zones could be provided around the SWS $\phi$  and the area of flood risk to reduce the potential for harm.

4.173 Detailed design guidance would need to be provided to protect and enhance the setting of the listed buildings and the impact to the adjoining conservation area, the Registered Park and Garden and Hewell Park Lake SSSI.

4.174 Many of the above mentioned constraints are located in the western part of the area and the south eastern area is also clearly the most sustainable part of the area. It is therefore considered appropriate to



re-assess the area based only on the land between the railway line and A441 and the parcel between Butlers Hill Wood and the railway line.

#### **4.175 Area 11 – Reduced Area**

4.176 The extensive nature of the area makes it difficult to appraise as a single entity but it is clear from an initial assessment that the land between the railway line and A441 and the parcel between Butlers Hill Wood and the railway line are worthy of further consideration within the focussed area appraisal. This is due to this areas higher sustainability credentials, the potential for the creation of defensible Green Belt boundaries and the reduced number of environmental designations. For this reason this smaller area has also been tested against the SA objectives.

#### **4.177 Area Description**

4.178 The area analysed for the purposes of the focused appraisal covers land to the east, mainly to the east of the Redditch to Birmingham railway line including a smaller section of land to the south of Butlers Hill Wood SWS. The River Arrow bisects this part of the area from the north to the south eastern corner with the A441 close to Weights Lane, which is the southern boundary and Grange Lane to the north. The reduced area is in two Parishes; Tutnall and Cobley to the west of the River Arrow and Alvechurch Parish to the east.

#### **4.179 Key strengths**

4.180 Some of the strengths of development on area 11 are those that are applicable to all areas around Redditch. These include the ability to deliver affordable housing and the opportunity to design out crime. The area, like any of the other, could follow the waste hierarchy and also include renewable forms of energy generation. With Weights Lane Business Park within the area there is considered to be good access to employment opportunities, this could deliver economic benefits for Redditch Town.

4.181 The reduced area is considered to have good access to public transport with hourly services to Redditch available on both Hewell

Lane and the Birmingham Road. With appropriate improvements facilitated by new development these services could provide a realistic alternative to the car.

4.182 Area 11 is considered to have good access to sports and recreation facilities as it is located 1.44km to the Athletics Track and Abbey Stadium Sports Centre with the south eastern part of the area within walking distance at approximately 0.48km and 1km further east is Abbey Hotel golf Club. All of these facilities allow recreational use which could encourage healthy lifestyles.

4.183 With the Worcestershire and Birmingham Canal and Hewell Grange Registered Historic Park and Garden falling outside of the reduced area's boundary by some distance, the impact on the historic environment would be greatly reduced. They are situated to the west of the area (approximately 1.57km and 1.89km respectively) and both assets are well screened by Little Shortwood and Butlers Hill Wood.

#### **4.184 Key weaknesses**

4.185 The area performs poorly against a number of the environmental objectives due to the development being on greenfield land but this is applicable to all of the areas. The area also performs poorly against E1 due to the 2 SWS's within the area. The area conflicts with environmental objective E6 due to the areas of flood risk associated with both River Arrow and Birmingham to Worcester Canal which are located in the area.

4.186 Whilst the area is 1.7km from St. Stephens Church of England First School and 2.3km away from St. Stephens Surgery this still considered to be beyond a reasonable walking distance. For those without a car there is potential for social exclusion and also health implications. If more people choose to travel by car there could also be negative implications on addressing climate change locally due to a probable increase in CO<sup>2</sup> levels.

4.187 On the reduced size area coalescence with Tardebigge and Tutnall would no longer be a concern however these concerns would still persist in relation to Bordesley. The trans-boundary impact of this area is the strategic gap between Redditch and Alvechurch, and also the gap to Bromsgrove will be significantly reduced. In addition the strategic gap between Redditch and Birmingham would be reduced.

**4.188 Mitigation measures**

4.189 If development is proposed in this location buffer zones could be provided around the SWSs and the area of flood risk to reduce the potential for harm.

## **4.190 Area 12**

### **4.191 Site Description**

4.192 This area is located to the south of Redditch, in Stratford-on-Avon District, with the northern boundary of the area located adjacent to the built form of the town. The area is bound by the Evesham Road A441 to the west, the A448 and Green Lane to the east and Jill Lane to the south. There are large amounts of woodland within this area and Rough Hill Wood in the north is designated as a SSSI.

### **4.193 Key Strengths**

4.194 The area has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all areas. It could also follow the waste hierarchy and include renewable forms of energy generation.

4.195 There are three bus services running in this location. The nearest bus stops are available on both the A441 and A448. The most frequent service available is the 26 which passes through the area on the A448. This provides an hourly service between Redditch and Stratford, Monday to Saturday. This will have a positive effect on climate change and could result in reducing emissions of carbon dioxide.

4.196 There is an employment site within the area at the junction of Green Lane and The Slough. Other employment opportunities locally are available at Park Farm and Washford Industrial Estates which are respectively 3.7km and 4.1km from the area. The employment site within the area is a strength in terms of sustainability.

4.197 In terms of recreational facilities; Studley Leisure Centre (approx 2.7km), Studley Cricket Club (approx 2.9km) and Astwood Bank Cricket Club (within 1.5km) would allow some recreational use which

could encourage healthy lifestyles. There is also a small park in Astwood Bank in the south west corner of the area.

#### **4.198 Key Weaknesses**

4.199 The main negative concern in regards to this area is associated with the environmental impacts. There are considerable amounts of woodland within this area, including New Coppice SWS, Rough Hill Woods and Wirehill Wood to the north of the area which would all be of great biodiversity value. Rough Hill Woods is also a SSSI and Local Nature Reserve.

4.200 The Cain Brook flows through the eastern part of the area. There is some land associated with this watercourse that is at risk of flooding.

4.201 The nearest GP surgeries are in Astwood Bank and Studley with Ridgeway Surgery and Studley Health Centre 3.5km and 2.4km away from the area. Redditch train station is approximately 5km away. The area is approximately 5km to Redditch Town Centre and railway station and approx 2.7km from facilities in Studley. The nearest schools are Studley Community Infant School (2.4km) and Astwood Bank First School (3.1km).

4.202 As with all the areas there will be a loss of greenfield land, however this location is designated Green Belt and there could be coalescence with Studley in the neighbouring District of Stratford-on-Avon, as well as Astwood Bank leading to potential coalescence with Sambourne and Middletown. This could potentially adversely affect the character of the settlements. Sambourne is designated as a Conservation Area and therefore development could have a harmful impact on the setting of this designated area.

#### **4.203 Recommendations for Mitigation**

4.204 A Flood Risk Assessment would be required to determine the potential flood risk of the ordinary watercourses in this particular location. An

ecological survey would also be required to assess any biological impacts, especially in regards to the numerous woodlands, New Coppice SWS and Rough Hill Wood SSSI.

#### **4.205 Area 13**

#### **4.206 Site Description**

4.207 This area is located to the south of Redditch, within Stratford-on-Avon District, but does not directly adjoin the built form of the Redditch urban area. The area is bound by Jill Lane to the north, the Evesham Road A441 to the west and the A448 to the east. The boundary to the south comprises of Middletown Lane, Whitemoor Lane and hedgerows.

#### **4.208 Key Strengths**

4.209 The area has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all areas. It could also follow the waste hierarchy and include renewable forms of energy generation.

4.210 Studley Leisure Centre (2.6km) and Astwood Bank Cricket Club (1.7km) are within reasonable proximity to the area which could encourage recreational use and healthy lifestyles. There is also a small park in Astwood Bank adjacent to area 13 in the northwest (in area 12).

4.211 The nearest bus stops are available on the A441 and A448. The most frequent service available is the 26 which provides an hourly service between Redditch and Stratford (Monday to Saturday). This in turn will have a positive effect on climate change and reduce emissions of carbon dioxide.

#### **4.212 Key Weaknesses**

4.213 The main negative concern in regards to this area is associated with the environmental impacts. There are some woodland areas on along watercourses within this area which could all be of great biodiversity value.



- 4.214 The Cain Brook flows through the central area of the site to the east of Sambourne. This watercourse has some land associated with flooding within flood zone 3.
- 4.215 Local retail facilities and other community facilities available in both Studley and Astwood Bank approximately 2.5km from the area. The area is approximately 6.4km from the Town Centre and the Kingfisher Centre where a wide variety of retail is available. Development is therefore unlikely to have a positive impact on the vitality and viability of any local centres or the town centre.
- 4.216 The nearest schools are Studley Community Infant School (2.6km) and Astwood Bank First School (2.8km). The nearest GP surgeries are also in Astwood Bank and Studley with Ridgeway Surgery and Studley Health Centre 2.2km and 2.6km away. These are considered to be beyond a reasonable walking distance meaning that inequalities in health and wellbeing are unlikely to be reduced.
- 4.217 As with all the areas there will be a loss of greenfield land, however this location is designated Green Belt and there could be coalescence with Studley in the neighbouring District of Stratford-on-Avon, as well as Astwood Bank, Sambourne and Middletown. This could potentially adversely affect the character of the settlements. Sambourne is also a Conservation Area and has a number of listed buildings.
- 4.218 The nearest employment opportunity locally is available at the junction of Green Lane and The Slough (2.1km away). Park Farm and Washford Industrial Estates are also respectively 3.7km and 4km from the area, other sites around Studley are much closer to employment therefore opportunities in this areas are considered to be weak.

#### **4.219 Recommendations for Mitigation**

4.220 A Flood Risk Assessment would be required to determine the potential flood risk watercourses within area 13. An ecological survey would also be required to assess any biological impacts.

#### **4.221 Area 14**

#### **4.222 Site Description**

4.223 Area 14 is located to the south of Redditch, within Stratford-on-Avon District, and would infill the land between the settlements of Redditch and Studley. The area is bound by Green Lane to the north and west, High Street, Station Road and the Slough to the south and the Birmingham Road A435 to the east.

#### **4.224 Key Strengths**

4.225 The site area has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all areas. It could also follow the waste hierarchy and include renewable forms of energy generation.

4.226 This area is extremely sustainable as it is adjacent to the relatively large settlement of Studley. It also scored highly in terms of the SA objective relating to improving health and well being. Studley Health centre is adjacent to the east and Alexandra Hospital is adjacent to the northern boundary. Studley Cricket Club (1.4km) is in close proximity which allows recreational use and could encourage healthy lifestyles. The area is approximately 6.7km to Redditch Town Centre and railway station and there are a number of facilities in Studley.

4.227 There are also four schools, one of which is a high school. The close proximity of these services and three bus services running in this location (one of which is every 30 minutes) promotes sustainable travel choices. This in turn will have a positive effect on climate change and reduce emissions of carbon dioxide.

4.228 Another positive attribute of this location is that there are considerable amounts of employment in close proximity to the area. There is employment in Studley within the site off Redditch Road (Poplars Trading Estate) and further office space within the area from the

Birmingham Road (A435). Other employment opportunities are available at Park Farm and Washford Industrial Estates which are respectively 1.4km and 1.7km from the area.

#### **4.229 Key Weaknesses**

4.230 The main negative concern in regards to this area is associated with the environmental impacts. There are some wooded areas within this location, particularly along hedgerows and field boundaries, which could have some biodiversity value. In addition the River Arrow, classified as a Special Wildlife Site within Worcestershire north of the administrative boundary, flows through the north east of the area.

There is a significant amount of land associated with this watercourse that is at risk of flooding. The area is also adjacent to an Air quality Management Area (AQMA) within Studley and therefore it is possible that air quality could deteriorate further.

4.231 Although there are numerous facilities close to the area due to the proximity to Studley, the area is much further from Redditch Town Centre and the ability of this area to encourage the vitality and viability of District Centres within Redditch is limited.

4.232 As with all the areas there will be a loss of greenfield land, however this location is designated Green Belt and there would be considerable dangers of coalescence with Studley in the neighbouring District of Stratford-on-Avon. This could potentially adversely affect the character of Studley.

#### **4.233 Recommendations for Mitigation**

4.234 A Flood Risk Assessment would be required to determine the potential flood risk of the ordinary watercourses in this particular location. An ecological survey would also be required to assess any biological impacts.

4.235 Undertake an air quality assessment to determine the impact of development in close proximity to the AQMA.

#### **4.236 Area 15**

#### **4.237 Site Description**

4.238 Area 15 is situated to the south-east of Redditch, in Stratford-on-Avon District, with Sernal Lane as its southern boundary and the Birmingham Road (A435) makes the western boundary alongside the east of Studley which continues around the area to the north at Pratts Lane in Mappleborough Green. The Eastern boundary follows hedgerows along fields before going along Hardwick Lane west to Castle Road then southwards along field boundaries to Sernal Hall Farm, East of the River Arrow before finally meeting Sernal Lane. The settlement of Studley is directly to the west and the majority of the area is in agricultural use. The sewerage treatment works at Sernal are located in the south east of the area and the River Arrow flows southwards bisecting the area from north to south.

#### **4.239 Key Strengths**

4.240 The area has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all areas. This area could follow the waste hierarchy and also include renewable forms of energy generation.

4.241 This area is adjacent to the relatively large settlement of Studley. Studley Health centre is adjacent to the west and Alexandra Hospital is approximately 4.2km to the north. Studley Cricket Club (850m) is in close proximity which allows recreational use and could encourage healthy lifestyles. Although it is approximately 7km to Redditch Town Centre and railway station, there are a number of facilities in Studley.

4.242 The nearest educational establishment is Studley Community Infant School which is 1km from the area. The area would also be reliant on Studley for health care provision with the nearest GP surgery 1km from the area (Studley Heath Centre). Local retail facilities are also available in Studley.

4.243 The nearest bus stop is 600m from the area. This is on the Alcester Road in Studley where four services are available including an (26) hourly service to Stratford, Monday to Saturday, (143) an hourly service between Redditch and Studley, Monday to Saturday, (247) and an hourly service to Evesham, Monday to Saturday and (248) a two hourly service to Evesham on Sunday. Redditch train station is approximately 7.8km from the area. Access to bus travel is good although the area is a significant distance from the train station. This in turn will have a positive effect on climate change and reduce emissions of carbon dioxide.

4.244 The area is within reasonable distance of employment opportunities locally at Park Farm and Washford Industrial Estates which are respectively 2.2km and 1.9km from the area. This could deliver economic benefits if development occurred in this locality.

#### **4.245 Key Weaknesses**

4.246 The main negative concern in regards to this area is associated with flood risk. The River Arrow flows through the area. There is significant amount of land associated with this watercourse that is at risk of flooding. The river also has biodiversity value, as well as the numerous trees in small woodlands and mature hedgerow in and around the area. The area is also adjacent to an Air quality Management Area (AQMA) within Studley and therefore it is possible that air quality could deteriorate further.

4.247 Development in the area is likely to cause coalescence with the settlement of Studley and development could lead to sprawl into the wider countryside due to the lack of obvious defining boundaries, particularly to the east.

4.248 Although the area is in close proximity to Studley services and facilities development is not likely to make a substantial difference to the vitality and viability of District Centres within Redditch.

4.249 There are 14 listed buildings and a Scheduled Ancient Monument within the area meaning development could have a significant impact on the historic environment.

**4.250 Recommendations for Mitigation**

4.251 Detailed design guidance would need to be provided to protect and enhance the setting of the listed buildings and the Scheduled Ancient Monument.

4.252 A Flood Risk Assessment would be required to determine the potential flood risk of the River Arrow in this particular location.

4.253 An ecological survey would also be required to assess any biological impacts, especially in regards to the River Arrow and mature hedgerows.

4.254 Undertake an air quality assessment to determine the impact of development in close proximity to the AQMA.



#### **4.255 Area 16**

#### **4.256 Site Description**

4.257 This area is located to the south east of Redditch, in Stratford-on-Avon District, but does not directly adjoin the built form of the Redditch urban area. The area is bound by Hardwick Lane to the west, Spernal Lane to the south and extends east to an unnamed track that is situated adjacent to Clouse Wood and Morgrove Coppice. Field boundaries primarily provide the boundary treatment at the northern edge of the area.

#### **4.258 Key Strengths**

4.259 The site area has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all areas. This area could follow the waste hierarchy and also include renewable forms of energy generation.

#### **4.260 Key Weaknesses**

4.261 Flood risk is a major concern in this area. The River Arrow is adjacent to the area to the west and another watercourse flows through the area therefore there is a notable area of flood risk associated with the area. The watercourse would also have biodiversity value, as well as the numerous trees in small woodlands and mature hedgerow in and around the area.

4.262 Employment opportunities locally are available at Park Farm and Washford Industrial Estates which are respectively 4.6km and 3.9km from the area. It is therefore considered that there are limited employment opportunities within the area.

4.263 The area would be reliant on Studley for health care provision with the nearest GP surgery 3.1km from the area (Studley Heath Centre). Arrow Valley Park (4km) and Studley Cricket Club (3km) are some distance to the area meaning those assets to encourage healthy lifestyles would

be limited. Although it is over 8km to Redditch Town Centre and railway station, there are a number of facilities in Studley (3km). The nearest educational establishment is Studley Community Infant School which is 3.1km from the area. Development would thus not make a substantial difference to the vitality and viability of District Centres within Redditch.

4.264 The nearest bus stop is 2.6km from the area, this on the Alcester Road in Studley, where four services are available. These include (26) hourly service to Stratford, Monday to Saturday, (143) hourly between Redditch and Studley, Monday to Saturday, (247) Hourly to Evesham, Monday to Saturday and (248) two hourly to Evesham on Sunday. Redditch train station is approximately 9km from the area. It is quite clear that access to public transport is beyond a reasonable walking distance. This in turn will have a negative effect on climate change and increase emissions of carbon dioxide.

4.265 Development on the area is likely to reduce the Green Belt gap to the settlement of Studley. It could also lead to sprawl into the wider countryside due to lack of obvious defining boundaries.

4.266 There are 12 listed buildings and two Scheduled Ancient Monuments within the area meaning development could have a significant impact on the historic environment, as well as the historic footpath of Arden Way running through a considerable amount of the site. If developed in isolation the area would not be adjacent to the built form of Redditch Town and would appear as a new settlement.

#### **4.267 Recommendations for Mitigation**

4.268 Detailed design guidance would need to be provided to protect and enhance the setting of the listed buildings, Scheduled Ancient Monuments and Arden Way, which is a historic footpath. This includes Studley Castle Hotel and Conferencing Centre (grade II\* listed building) and also the entrance gates and lodge, which is located in the north of the area.

4.269 A Flood Risk Assessment would be required to determine the potential flood risk of the watercourse in this particular location.

4.270 An ecological survey would also be required to assess any biological impacts, especially in regards to the watercourse and mature hedgerows.

#### **4.271 Area 17**

#### **4.272 Area Description**

4.273 Area 17 is located to the east of Redditch, within Stratford-on-Avon District, but for the most part does not directly adjoin the built form of the Redditch urban area. The area is bound by the A435 to the west, Henley Road to the north and extends as far east as Hardwick Lane. Field boundaries primarily provide the boundary treatment on southern edge of the area.

#### **4.274 Key Strengths**

4.275 The area has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all areas. This area, like any of the other nineteen, could follow the waste hierarchy and also include renewable forms of energy generation.

4.276 There are a number of watercourses flowing throughout the area and none of them are in areas of flood risk, although further detailed work would be required. There are no SSSIs or SWSs throughout the area, with only limited small wooded areas throughout the site, resulting in minimal environmental impact if development were to occur.

4.277 In terms of sustainability, the village of Mappleborough Green is situated in the western section, approximately 1.5km from the centre of the area. However, facilities in this location are limited to three garden centres, two pubs, a Chinese restaurant and a village hall, with no convenience services on offer. The nearest school (Mappleborough Green C of E First School) is adjacent to the northern border, approximately 1.1km from the centre of the area.

#### **4.278 Key Weaknesses**

4.279 Due to the lack of services and facilities in Mappleborough Green, people would have to travel further afield. The nearest District Centres are Matchborough (3.5km) and Winyates (3.5km), which are both

beyond reasonable walking distance. There is a medical centre at Winyates (3.5km). Redditch Town Centre and the Kingfisher Centre are approximately 9.2km away. The nearest employment opportunities lie at Park Farm industrial Estate (3.5km) and Washford Industrial Estate (3km) meaning any economic benefits would be extremely limited. There is an hourly bus service to Redditch Town centre, however, the nearest bus stop is 2.1km away and beyond suitable walking distance. There are no actual bus services within the area itself. This means that there is likely to be a reliance on car based travel which could increase CO2 emissions.

4.280 As with all the areas there will be a loss of greenfield land, however this location is designated Green Belt and development would severely impact upon the settlement of Mappleborough Green. This settlement would no longer exist as a separate entity as it would be form part of an expanded Redditch, greatly harming its identity, character and setting. There are only three listed buildings in the area, but development could impact upon their historic value.

#### **4.281 Recommendations for Mitigation**

4.282 Although there is no known flood risk, A Flood Risk Assessment would be required to determine the potential flood risk of the ordinary watercourses.

4.283 Due to the increased reliance on the car, transport modelling would be required to assess the impact on the strategic highway network.

4.284 Detailed design guidance would need to be provided to protect and enhance the setting of the listed buildings.

#### **4.285 Area 19**

4.286 Area 19 is located to the east of Redditch, in Stratford-on-Avon District, and most of the area does not directly adjoin the built form of the Redditch urban area. The area is bound by the A435 to the west, Henley Road to the south and extends as far north as Ullenhall Lane. Field boundaries primarily provide the boundary treatment on the eastern edge of the area.

#### **4.287 Key Strengths**

4.288 The area has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all areas. This area, like any of the other nineteen, could follow the waste hierarchy and also include renewable forms of energy generation.

4.289 There are a number of watercourses flowing throughout the area and none of them are in areas of flood risk, although further detailed work would be required. In terms of sustainability, Mappleborough Green C of E First School is within the southern section of the area situated on Henley Road. The Skilts Special School is also located in the western section of the area.

#### **4.290 Key Weaknesses**

4.291 The services in this area are somewhat limited. Although Mappleborough Green C of E First School and The Skilts Special School are within the area, Winyates District Centre and its medical centre are some 4km away. Redditch Town Centre and the Kingfisher Centre are approximately 9km away. There is also no employment nearby with the nearest 5.2km (Moons Moat) and 4.1km (Washford Industrial Estate) away.

4.292 There is an hourly bus service to Redditch Town Centre; however, the nearest bus stop is 2.7km and beyond suitable walking distance. There

are no actual bus services within the area itself. This will encourage increased car usage and therefore fail to address climate change.

4.293 As with all the areas there will be a loss of greenfield land, however this location is designated Green Belt and development would significantly reduce the gap between Redditch and both Tanworth-in-Arden and Henley-in-Arden.

4.294 The varied topography could also have Green Belt implications, as development would be extremely visible. There are nine listed buildings in the area and development could impact on their historic value. There are a number of ordinary watercourses flowing through the area and none have any known issues regarding flooding. There are no SSSIs or SWSs in the area, but there are two areas of ancient woodland and therefore development could potentially harm the environment. The ordinary watercourses in the area could contain a variety of flora and fauna.

#### **4.295 Recommendations for Mitigation**

4.296 Although there is no known flood risk, A Flood Risk Assessment would be required to determine the potential flood risk of the ordinary watercourses.

4.297 An ecological survey would also be required to assess any biological impacts, especially in relation to the woodland and watercourses.

4.298 Due to the increased reliance on car travel, transport modelling would be required to assess the impact on the strategic highway network.

4.299 Detailed design guidance would need to be provided to protect and enhance the setting of the listed buildings.

## **4.300 Area 20**

### **4.301 Area Description**

4.302 This area is located to the east of Redditch, in Stratford-on-Avon District, but for the most part does not directly adjoin the built form of the Redditch urban area. The area is bound by the A435 to the west, Forde Hall Lane to the east, Ullenhall Lane to the south and extends as far north as Broad Lane.

### **4.303 Key Strengths**

4.304 The area has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all areas. This area, like any of the other nineteen, could follow the waste hierarchy and also include renewable forms of energy generation.

### **4.305 Key Weaknesses**

4.306 The area is not easily accessible to any local facilities with the nearest school, GP and District Centre all beyond a reasonable walking distance. In addition the area is 1.9km from the nearest bus stop and approximately 10km from Redditch Town Centre. It is clear that development would be reliant on car based travel and potentially increase inequalities in health provision. Opportunities to improve the vitality or viability of any District Centres or the Town Centre would also be missed if development occurred in this area.

4.307 As with all the areas there will be a loss of greenfield land, however this location is designated Green Belt and serves a number of important functions in this locality. Development has the potential to reduce the Green Belt gap between Redditch and both Tanworth in Arden and Henley in Arden. The lack of defining boundaries through the area may create the potential for sprawl into the wider countryside and the topography of the area could also make development particularly prominent in this Green Belt location.



4.308 There are also potential biodiversity concerns as there are 2 areas of ancient woodland and mature hedgerows present.

4.309 There is potential for the development to harm both landscape character and the historic environment. If developed in isolation the area would appear as a new settlement in the countryside and fail to integrate into the built form of Redditch Town. In addition there are 2 listed buildings within the area and the character and setting of these buildings would need to be preserved.

**4.310 Recommendations for Mitigation**

4.311 Detailed design guidance would need to be provided to protect and enhance the setting of the listed buildings.

4.312 An ecological survey would also be required to assess any biological impacts, especially on the hedgerows and areas of ancient woodland present in the area.

	Area 1	Area 2	Area 3	Area 4	Area 4 R	Area 5	Area 6	Area 8	Area 9	Area 10	Area 11	Area 11R	Area 12	Area 13	Area 14	Area 15	Area 16	Area 17	Area 19	Area 20
<b>Sustainability Objectives</b>																				
S1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
S2	0	-1	1	1	1	1	1	1	1	-1	1	1	1	0	2	2	-2	-2	-2	-2
S3	1	-1	1	0	1	1	1	-1	1	-1	0	1	0	0	0	0	-2	-1	-1	-2
S4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
S5	0	-1	-1	1	2	2	1	1	-2	-1	-1	1	1	0	1	1	-2	-2	-2	-2
S6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Sub-total</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>5</b>	<b>7</b>	<b>7</b>	<b>6</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>6</b>	<b>5</b>	<b>3</b>	<b>6</b>	<b>6</b>	<b>-3</b>	<b>-2</b>	<b>-2</b>	<b>-3</b>
E1	-1	-1	-1	-2	-1	-2	-1	-2	-2	-2	-2	-2	-2	-2	-1	-2	-2	-1	-1	-1
E2	-2	-1	-1	-1	-1	-2	-1	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1
E3	-1	-1	-1	-1	-1	-1	-1	-2	-2	-1	-2	-2	-2	-2	-1	-2	-2	-2	-2	-2
E4	-1	-2	-1	0	0	-2	0	-1	-2	-2	-2	0	0	-2	0	-2	-2	0	-1	0
E5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
E6	-1	-1	-1	-1	-1	-2	-1	-2	0	0	-2	-2	-1	-1	-2	-2	-1	0	0	0
E7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
E8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1	0	0	0	0
E9	0	0	0	1	1	2	1	1	-1	0	-1	0	1	0	1	1	-1	-1	-1	-1
<b>Sub total</b>	<b>-4</b>	<b>-4</b>	<b>-3</b>	<b>-2</b>	<b>-1</b>	<b>-5</b>	<b>-1</b>	<b>-6</b>	<b>-7</b>	<b>-5</b>	<b>-9</b>	<b>-6</b>	<b>-4</b>	<b>-6</b>	<b>-5</b>	<b>-8</b>	<b>-7</b>	<b>-4</b>	<b>-4</b>	<b>-4</b>
EC1	0	0	0	0	0	0	1	1	0	2	1	1	1	0	2	1	0	0	0	0
EC2	0	0	0	0	0	0	1	1	0	2	1	1	1	0	2	1	0	0	0	0
EC3	0	0	0	0	1	1	2	2	0	1	1	2	0	0	1	1	0	0	0	0
<b>Sub-total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>5</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Grand total</b>	<b>0</b>	<b>-4</b>	<b>1</b>	<b>3</b>	<b>7</b>	<b>3</b>	<b>9</b>	<b>2</b>	<b>-4</b>	<b>0</b>	<b>-3</b>	<b>4</b>	<b>3</b>	<b>-3</b>	<b>6</b>	<b>1</b>	<b>-10</b>	<b>-6</b>	<b>-6</b>	<b>-7</b>

Table 4: Assessment of Areas against SA Objectives

#### **4.313 Conclusion of Broad Area Appraisal**

4.314 Table 4 compares each individual area against the SA objectives. It highlights that a number of areas would have a negative impact overall in sustainability terms or just have a neutral effect. These areas (1, 2, 9, 10, 11, 13, 16, 17, 19 and 20) can be discounted without any further consideration.

4.315 Areas 3, 12, 14 and 15 achieve positive scores in sustainability terms but are not considered worthy of any further assessment within the Focussed Area Appraisal chapter within the Housing Growth Development Study. This is because in most cases there is a fundamental reason that makes the areas unsuitable for further consideration, but this cannot be fully expressed within the SA scoring matrix because of the limitations of the objectives and the scoring. For example if area 14 were developed it would lead to coalescence between Redditch and Studley. This is major issue which cannot be overcome, yet can only achieve a score of -2 when assessed against objective E2.

4.316 Areas 12, 14 and 15 performed well primarily due to the close relationship with Studley. However, it is necessary to remember that it is important for the proposed developments to have strong relationships with Redditch Town Centre and other District Centres within the Borough of Redditch to ensure that economic gains are maximised. Development of this scale could greatly increase the vitality and viability of range of services and facilities in the Town Centre if well located. Area 3 did achieve a positive score, although modest in comparison to the best performing areas. Due to the poor access to facilities and public transport and potentially prominent nature of development within the Green Belt it was confirmed that it would not be appropriate for area 3 to be considered further. A detailed analysis of the reasons for areas 3, 12, 14 and 15 to be

removed from further consideration is provided within the Broad Area Appraisal Chapter of the Housing Growth Development Study.

4.317 The remaining areas (4, 5, 6, 8 and the reduced area of 11) are considered to be the most sustainable in social, environmental and economic terms and were therefore considered in more detail within the Housing Growth Development Study. To deliver a total of 3,400 homes, it is clear that in most instances a combination of areas would be required and therefore a range of scenarios are tested in the following chapter.

## **5. Sustainability Appraisal of Scenarios for Alternative Growth Locations**

5.1 The previous chapter identified that areas 4, 5, 6, 8 and the reduced area 11 should be considered further. With it being unlikely that a single area could deliver the required level of housing a combination of areas is required. The following combinations of areas have therefore been tested:

- Areas 4 and 6
- Areas 4 and 5
- Reduced Areas of 4 and 11 plus Areas 5 and 6
- Areas 6 and 8

### **5.2 Areas 4 and 6**

#### **5.3 Area Description**

5.4 Area 4 is located to the north western side of Redditch, an urban area within the Parish of Bentley Pauncefoot. The Bromsgrove Highway, the A448, borders the north eastern edge of the area. A number of roads bound the area including Holyoakes Lane, Copyholt Lane and Banks Green to the west and Angel Street and Pumphouse Lane to the south. Gypsy Lane and Cur Lane bisect the area NW to SE. Spring Brook and Swans Brook also run through the area. There are three named woods within the area; Hennals Wood, Bartles Wood and Cocksian Covert. Area 6 is located to the north of Redditch and is bounded by Weights Lane to the north and Brockhill Lane to the south west. The area boundary goes along part of Hewell Road then cuts across the top of Enfield employment area to Birmingham Road (A441) which bounds the eastern part of the Area. The two areas are physically separate, although they are in relatively close proximity of each other.

#### **5.5 Key strengths**

- 5.6 The combined area, like all others, has the ability to deliver affordable housing and the opportunity to design out crime. Development in these areas could also follow the waste hierarchy and include zero or low carbon energy generation. In addition the area has the potential to connect with the existing urban form of Redditch.
- 5.7 There are three bus services available within 1km from area 4. These services (142, 143, X3) have an hourly service (Monday to Saturday) between Redditch and Bromsgrove. Whilst the X3 offers an additional two journeys on Sunday. In addition the area is approximately 4.5km from Redditch Train Station. Area 6 has frequent bus services running in and around Redditch to areas such as Webheath, Abbey Stadium, Batchley, as well as Longbridge in Birmingham. However the nearest bus stop is 1.2km from the centre of area 6 and is considered to be beyond a reasonable walking distance.
- 5.8 Area 4 is 5.5km from the nearest Industrial Estate at Enfield. Area 6 is just 1km and 1.2km away from Weights Lane Business Park and Enfield Industrial Estate. It is therefore considered that development in these locations could deliver economic benefits.
- 5.9 The areas are between 2-4km from Redditch Town centre and the Kingfisher Centre where a range of retail, business, health and leisure opportunities are available. It is therefore considered there will be some positive impacts on sustainable travel.
- 5.10 Key weaknesses**
- 5.11 Area 4 contains a number of ordinary watercourses including Swans Brook as well as Spring Brook. There are areas of flood risk associated with both of these defined watercourses. The northern extent of the Spring Brook terminates at the rear of Springhouse Farm where the watercourse ends with a spring, although it is not thought that this spring would affect development delivery.

- 5.12 In terms of area 6 there is an unnamed watercourse adjacent to Lowans Farm which is a minor tributary of Red Ditch and has no flood zone definition. There is less than 1% of the area located in a high risk area further south within Redditch Borough. However, the majority of the area falls within Flood Zone 1 with a low probability of flooding and there is no historic flooding within area 6.
- 5.13 There would be a loss of Green Belt land within both areas. In terms of area 4 the gap between the potential extended area of Redditch and the settlement of Finstall is likely to reduce. Development could also impact on Tardebigge dependant upon the level of growth in Area 4, however there is potential for strong Green Belt boundaries to be defined with the area containing a number of defining features. It is considered that area 6 is well contained within the landscape.
- 5.14 There is no SSSI or SWS within area 6. There is arable farmland, possibly unimproved grassland and broadleaved woodland in the centre of the area. Area 4 however contains two SWSs (Swans Brook and Callow Farm Meadow) and two SWSs (Brotherton Wood and Banks Green) are located adjacent to the boundary of the area meaning that there are some environmental constraints in this locality. As mentioned in the area description, there are a number of wooded areas across the area that development would need to take into consideration particularly towards the eastern side of the area. These could provide buffers for views into and out of the potential development areas. Bartles Wood and Hennals Wood are areas of ancient woodland.
- 5.15 Areas 4 and 6 are greenfield areas and development there is likely to have a negative impact on the landscape character. Both areas have potential to connect with the existing urban form of Redditch at

Webheath and Brockhill respectively and there is potential to strengthen the townscape character.

5.16 There are limited retail facilities available in Webheath in close proximity to the eastern part of area 4. Batchley District Centre is situated between 2-3km from areas 4 and 6 where a range of retail and community facilities are available. The nearest facilities are within cycling distance, although the car is likely to be used.

5.17 Area 4 only contains 1 listed building and it is therefore considered that the impact on the historic environment is likely to be limited. It should be noted that the walled garden at Hewell Grange Conservation Area borders the area to the north and any impact on this asset would need to be mitigated. In terms of area 6 the historic assets in the area are very limited with no listed buildings, historic parks or Conservation Areas in close proximity. The only asset recorded in the Historic Environment Records is an element of Ridge and Furrow earthworks (Ref: WSM09858) towards the northeast of area 6. HECZ 148(e) is categorised by historic woodland landscape setting around parkland. Development in this area is unlikely to impact on the historic woodlands but could affect the historic hedgerows that act as linkages. Given the data available, it is considered that development would only have limited impact on this objective.

#### **5.18 Mitigation measures**

If development is proposed in this location buffer zones could be provided around the SWSs and the area of flood risk to reduce the potential for harm. The buffer zone could be determined by further ecological surveys and flood risk assessments.

5.19 Further surveys would be required to examine the full extent of historic assets in this location however development could have potential



negative impact on the historic assets and conservation area if not managed properly.

- 5.20 To mitigate the impact on landscape and biodiversity, the design of the development will need to take into account the Worcestershire Landscape Character Assessment and protect the green corridors along Swans Brook and Spring Brook.
  
- 5.21 To improve the sustainability of the area, facilities and better sustainable transport options should be provided/ enhanced.

## **5.22 Areas 4 and 5**

### **5.23 Area Description**

5.24 Areas 4 and 5 are adjacent to each other on the north western edge of Redditch with the Bromsgrove Highway (A448) separating them. Area 4 is located within the Parish of Bentley Pauncefoot. The Bromsgrove Highway the A448, borders the north eastern edge of the area. A number of roads bound the area including Holyoakes Lane, Copyholt Lane and Banks Green to the west and Angel Street and Pumphouse Lane to the south. Gypsy Lane and Cur Lane bisect the area from northwest to southeast. Spring Brook and Swans Brook also run through the area. Area 5 is adjacent to the existing Brockhill development in the vicinity of Appletree Lane/ Dairy Lane and Lily Green Lane. It is bounded by the Bromsgrove Highway (A448) to its south-western boundary and Brockhill Lane to the north and northeast.

### **5.25 Key strengths**

5.26 This scenario has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all scenarios. Development in both areas could also follow the waste hierarchy and include zero or low carbon energy generation. In addition each area has the potential to connect with the existing urban form of Redditch at either Webheath or Batchley.

5.27 Both areas are near to regular bus services running hourly between Redditch and Bromsgrove. The Town Centre and its associated uses, along with the train station are within 4km from certain parts of each area. This is likely to improve the vitality and viability of Town Centre. The District Centre of Batchley (Area 5) and limited facilities at Webheath (Area 4) are relatively nearby. All of these factors not only promote sustainable travel choices and patterns but are likely to reduce

the impacts of climate change. There is also accessible open space on or nearby both areas. This combined with possibility of walking and cycling as sustainable travel options could have a positive impact on the health and well-being.

## **5.28 Key weaknesses**

- 5.29 Development within this scenario would have a major adverse effect on biodiversity. Both areas have key assets that have ecological value. Area 4 contains two SWSs (Swans Brook and Callow Farm Meadow) within its boundary and two other SWSs (Brotherton Wood and Banks Green) are located adjacent to the boundary of the area. Area 5 contains the Hewell Lake SSSI and has two SWSs nearby (Brockhill Wood and Butler Hill Wood). Both areas also have several wooded areas, some of which contain ancient woodland. Significant negative impacts on biodiversity are likely should development in the areas not be managed properly.
- 5.30 As with all scenarios, development in both areas would result in a loss of Green Belt land and in particular with area 4 there would be a reduction in the gap between Redditch and the settlement of Tardebigge. Area 5 appears to be better contained, however, developing here is likely to have a significant negative impact on the setting and special open character of Hewell Grange, which is a Registered Historic Park and Garden, Conservation Area and consists of numerous listed buildings.
- 5.31 Although the impact on the historic environment is somewhat limited within area 4, it is heavily outweighed by the negative effect within area 5. As previously mentioned, area 5 has a number of heritage assets including Hewell Grange Conservation Area, a Grade II\* Registered Historic Park and Garden, as well as several listed buildings. All of these features, especially the park and Conservation Area, rely on their

positioning in a rural landscape and any development would hinder their open character.

5.32 Both areas within this scenario have a number of watercourses which fall within flood zones. Area 4 contains Swans Brook and Spring Brook, the latter falling within both flood zone 2 and 3. The Batchley Brook bisects Area 5 from the west to the east and areas around the watercourse falls within flood zone 2, 3a and 3b. There is one historic flooding record near the eastern boundary of this area. There are a number of other watercourses within this scenario that have not been modeled. Although there are some elements of flood risk, the majority of both areas fall within Flood Zone 1.

5.33 There are limited retail facilities available in Webheath in close proximity to the eastern part of area 4. Batchley District Centre is within 3km from the area where a range of retail and community facilities are available. The eastern part of area 4 is within 4km from Redditch Town Centre where a range of retail and community facilities are available. The nearest facilities are within cycling distance, although the car is likely to be used. Educational establishments are not within walking distance, for example, the closest school is Webheath First School which is approximately 3km away.

5.34 It must also be noted that both areas are not in close proximity to employment and there is unlikely to be any impact on any economic objectives.

### **5.35 Mitigation measures**

5.36 If development is proposed in this scenario, buffer zones could be provided around the SWSs, SSSI and the area of flood risk to reduce the potential for harm. The buffer zone could be determined by further ecological surveys and flood risk assessments.

- 5.37 The setting and special open character of Hewell Grange Conservation Area and Registered Park and Garden is highly sensitive to development. Whilst tree planting could screen development this would still cause substantial harm to the open nature of the setting of the historic assets. Therefore it considered that there is no form of acceptable mitigation that could be provided.
- 5.38 To mitigate the impact on landscape and biodiversity, design of the development will need to take into account the Worcestershire Landscape Character Assessment and protect the green corridors along watercourses and woodland.
- 5.39 To improve the sustainability of the area, facilities and better sustainable transport options should be provided/ enhanced.

#### **5.40 Reduced Area 4, 11 and Area 5, 6**

##### **5.41 Area Description**

5.42 This combination of areas adjoin each other on the north and north western edge of the built up area of Redditch. The Bromsgrove Highway (A448) borders the north eastern edge of area 4. Cur Lane is the southern boundary whilst Foxlydiate Lane bounds the east whilst a public bridleway bounds the area to the west. Spring Brook flows through the area partly parallel to Cur Lane and another tributary bisects the area to Foxlydiate Lane.

5.43 Area 5 is adjacent to the existing Brockhill development in the vicinity of Appletree Lane/ Dairy Lane and Lily Green Lane. It is bounded by the Bromsgrove Highway (A448) to its south-western boundary and Brockhill Lane to the north and northeast.

5.44 Area 6 is bound by Weights Lane to the north and Brockhill Lane to the south west. The area boundary goes along part of Hewell Road then cuts across the top of Enfield employment area to Birmingham Road (A441) which bounds the eastern part of the area.

5.45 Reduced area 11 covers land mainly to the east of the Redditch to Birmingham railway line including a smaller section of land to the south of Butlers Hill Wood SWS. The River Arrow bisects this part of the area from the north to the south eastern corner with the A441 close to Weights Lane, which is the southern boundary and Grange Lane to the north.

##### **5.46 Key strengths**

5.47 This scenario has the ability to deliver affordable housing and the opportunity to design out crime, which applies to all scenarios.

Development on areas in this scenario could also follow the waste hierarchy and include zero or low carbon energy generation.

5.48 Although all areas in this scenario have poor access to health care with the nearest GP being 1.8km away from Area 5, they all have open space within/ or nearby which makes this scenario likely to improve the health and well-being of occupants. All areas in the scenario are within cycling distance to Redditch Town Centre and this is likely to improve the vitality and viability of the Town Centre.

5.49 All areas are within cycling distance to Redditch Train Station and except Area 6, all are within walking distance to frequent bus service, too. Though Reduced Area 11 is well positioned to access the M42 and could encourage car travel, overall this scenario is likely to encourage more sustainable travel and help reduce the causes of climate change.

5.50 Only Area 6 and Reduced area 11 are close to existing employment area . Weights Lane Business Park and Enfield Industrial Estate. This is likely to bring some economic benefits such as helping to develop a knowledge driven economy, promote the development of new technologies of high value and low impact and raising the skills levels. As all areas are within cycling distance to North East Worcestershire College, this scenario is likely to contribute raising the qualifications and educational opportunities for all.

### **5.51 Key weaknesses**

5.52 Hewell Park Lake SSSI, Brockhill Wood SWS, Butlers Hill Wood SWS and River Arrow SWS all fall within areas in this scenario. There are also small wooded areas, arable farmland, possibly unimproved grassland and broadleaved woodland in reduced area 4 and area 6. Developments in this scenario may have significant negative impact on the biodiversity of the areas if not managed properly.

- 5.53 As with all scenarios, development on the areas will result in the loss of Green Belt. However, development in Area 5 and reduced area 11 could have a significant negative effect on the functions of Green Belt, that is to prevent neighbouring towns merging into one another and to preserve the setting and special character of historic towns.
- 5.54 Developing in these areas is likely to have a negative impact on the landscape character. From a townscape point of view, developing reduced area 11 will appear as a new settlement in the countryside and could affect the character of Alvechurch and Rowney Green.
- 5.55 Although historic assets in reduced area 4, area 6 and reduced area 11 are minimal, developing Area 5 is likely to have significant negative impact on the setting of the Hewell Grange Conservation Area and Registered Park and Garden. Given that all areas have to come forward together to meet Redditch's needs, it is considered that this scenario as a whole will have a significant negative impact on the historic environment.
- 5.56 This scenario contains areas that fall within high flood risk areas and have watercourses without flood zone definition. For example, areas around Spring Brook, Batchley Brook and River Arrow in reduced area 4, Area 5 and reduced area 11 all fall within high flood risk areas and the un-named watercourse next to Lowans Farm in Area 6 has no flood zone. The majority of the areas in the scenario are in flood zone 1 which would be appropriate for development.

**5.57 Mitigation measures**

- 5.58 If development is proposed in this location buffer zones could be provided around the SSSI, SWSs and the areas of flood risk to reduce the potential for harm. The buffer zone could be determined by further ecological surveys and flood risk assessments.



- 5.59 To mitigate the impact on landscape, the design of the development will need to take into account the Worcestershire Landscape Character Assessment and the townscape of the surrounding areas, such as Webheath, Batchley, Brockhill, Bordesley, Alvechurch and Rowney Green.
- 5.60 The setting and special open character of Hewell Grange Conservation Area and Registered Park and Garden is highly sensitive to development. Whilst tree planting could screen development this would still cause substantial harm to the open nature of the setting of the historic asset. Therefore it considered that there is no form of acceptable mitigation that could be provided.

## **5.61 Areas 6 and 8**

### **5.62 Area Description**

5.63 Areas 6 and 8 are both located to the north of Redditch but are physically separate although they are within close proximity. Area 6 is bounded by Weights Lane to the north and Brockhill Lane to the south west. The area boundary goes along part of Hewell Road then cuts across the top of Enfield employment area to Birmingham Road (A441) which bounds the eastern part of the area. Area 8 is bounded by the Birmingham Road (A441) to the west, the Holloway/ Storage Lane (C2035) to the north, Icknield Street (C2044) to the east, and Dagnell End Road (B4101) to the south.

### **5.64 Key strengths**

- 5.65 The areas have the ability to deliver affordable housing and the opportunity to design out crime, which applies to all areas. Development on the combined area could also follow the waste hierarchy and include zero or low carbon energy generation.
- 5.66 Area 8 is within close walking distance to Abbey Hotel Golf Club and 1.6km from the Abbey Stadium Sports Centre whilst two open space facilities are within walking distance of area 6. It is therefore considered that development is likely to have a positive impact on the health and well-being of future occupants. The proximity of sustainable transportation (i.e. bus stops with frequent services and rail station within cycling distance) means that positive impact is likely on promoting sustainable travel and reducing the causes of climate change.
- 5.67 Bordesley Hall contains a number of small businesses and is within area 8 whilst area 6 is 1km from Weights Lane Business Park and

1.2km from Enfield Industrial Estate. North East Worcestershire College is 4km from area 8 and just 2.3km from area 6. The proximity of the area to employment facilities and a further education establishment means that there is potential for the area to deliver economic benefits, promote new technologies of high value and low impact as well as raise the skills levels and qualifications of occupants.

#### **5.68 Key weaknesses**

- 5.69 There is a lack of facilities nearby, with no schools or District Centres within walking distance. As a result, the areas do not perform well in terms of providing equitable access to services.
- 5.70 Area 8 contains the Dagnell Brook SWS and biodiversity in the areas could be adversely affected by development on area 8 if not managed properly.
- 5.71 Flood zone definition is only available for Dagnell Brook and some locations within the area along Dagnell Brook fall within flood zone 2 and 3. There also three records of historic flooding on area 6. Less than 1% of area 6 is also at risk of flooding.
- 5.72 As with all the areas there will be a loss of greenfield and Green Belt land. As the area sits to the north of the River Arrow valley, development at area 8 will not form a logical extension to the existing settlement but will potentially block/ end the green corridor. In addition, developing area 8 will potentially create coalescence with Bordesley and reduce the strategic gap between Redditch and Birmingham, undermining an important function of Green Belt.
- 5.73 The high potential score of the Historic Environment Character Zones (HECZ133 and HECZ148) means that there is a high probability that high quality historic assets survive in the area. There are 7 listed buildings within area 8 but none within area 6. Development is likely to have some harmful impact on the historic environment.

**5.74 Mitigation measures**

- 5.75 If development is proposed in this location buffer zones could be provided around the SWS and the areas of flood risk to reduce the potential for harm. The buffer zone could be determined by further ecological surveys and flood risk assessments. At minimum, greenfield runoff rate has to be maintained to ensure the risk of flooding is not increased elsewhere.
- 5.76 Given the high potential score of the zone, further survey should be carried out to confirm the existence of historic assets and development should protect and enhance the assets in the area. To mitigate the impact on landscape and biodiversity, design of the development will need to take into account the Worcestershire Landscape Character Assessment and protect the green corridor of River Arrow valley.
- 5.77 To improve the sustainability of the area, facilities should be provided/enhanced.

	Areas 4 & 5	Areas 4 R, 5, 6 & 11R	Areas 4 & 6	Areas 6 & 8
<b>Sustainability Objectives</b>				
S1	2	2	2	2
S2	1	1	1	1
S3	0.5	1	0.5	0
S4	1	1	1	1
S5	1.5	1.5	1	1
S6	0	0	0	0
<b>Sub-total</b>	<b>6</b>	<b>6.5</b>	<b>5.5</b>	<b>5</b>
E1	-2	-1.25	-1.5	-1.5
E2	-1.5	-1.5	-1	-1.5
E3	-1	-1.25	-1	-1.5
E4	-2	-2	0	-0.5
E5	1	1	1	1
E6	-1.5	-1.5	-1	-1.5
E7	1	1	1	1
E8	0	0	0	0
E9	1.5	1	1	1
<b>Sub total</b>	<b>-4.5</b>	<b>-4.5</b>	<b>-1.5</b>	<b>-3.5</b>
EC1	0	0.5	0.5	1
EC2	0	0.5	0.5	1
EC3	0.5	1.5	1	2
<b>Sub-total</b>	<b>0.5</b>	<b>2.5</b>	<b>2</b>	<b>4</b>
<b>Grand total</b>	<b>2</b>	<b>4.5</b>	<b>6</b>	<b>5.5</b>

Table 5: Assessment of Scenarios against SA objectives

## **5.78 Conclusion**

5.79 Four scenarios have been identified and each was tested against the SA objectives, and the outcomes of this assessment can be seen in table 5. All four scenarios achieved an overall positive score against the SA objectives but there was still a notable difference in their overall performance. The combination of Areas 4 and 5 performed poorly in comparison to the other three combined areas due to economic and environmental factors. Access to employment was a concern as was the potential impact on Hewell Grange Conservation Area and the Registered Historic Park and Garden.

5.80 The combination of 4, 5, 6 and 11 achieved the third highest but performed poorly against a number of environmental objectives due to the presence of statutory environmental designations (SWSs and SWSs), flood risk, the impact on the function of the Green Belt and the potential harm to Hewell Grange Conservation Area and the Historic Park and Gardens.

5.81 The best performing scenarios were areas 4 and 6 and 6 and 8. Whilst the combination of 4 and 6 achieved only a marginally higher overall score there are strong planning grounds why the combination of area 4 and 6 is preferable. There could be significant environmental harm if area 8 is developed. Area 8 is considered to be open and therefore development could be prominent and harmful to the wider landscape. Development here would also significantly reduce the strategic gap between Redditch and Alvechurch, and also Birmingham. Areas 4 and 6 could integrate successfully into the built form of Redditch and the environmental harm is more limited in comparison to the other scenarios. For example the areas are well contained with defensible boundaries minimising Green Belt harm and there are fewer statutory

historic and environmental designations. This combination of areas is well located to access public transport and local services and facilities.

### Appendix A: Assessment Matrices for Broad Area Appraisal

Area 1		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	0	The Ridgeway GP surgery is approximately 1.5 km from the middle of area 1. There are no accessible open spaces within the area. The Redditch Borough Open Space Needs Assessment (2009) indicates that a small proportion of the area to the northeast and east has access to one area of unrestricted open space, which is a semi natural site. The majority of area 1 has no access to this and the area as a whole has no access to any play areas, neighbourhood parks or local parks. As there is only access to a doctors surgery and not any recreational facilities this objective is marked as neutral.
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	The northern section of this area is over 6.5km from Redditch Town Centre and approximately the same distance to the railway station. Astwood Bank and its facilities are adjacent to the site. There is nearby access to Ridgeway Middle School and Astwood Bank First School as well as St. Augustine's High School. Although the Town Centre is some distance away, there are local facilities nearby that could improve in terms of vitality and viability.
S4 Reduce crime, fear of crime and anti	+	Measures to design out crime can be incorporated into any large scale development.

Area 1		
SA Objectives	SA Effects	Commentary
social behaviour		
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	0	The Town Centre is a considerable distance (over 6.5km) from the area as well as the train station. Although there are bus services along the A441, these are only accessible to the eastern section of the area and some are very infrequent and no other services are within the area itself. There are facilities in Astwood Bank, but due to it being a District Centre, car trips would be needed for a greater range of goods and facilities, therefore, this objective is marked as neutral.
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	-	There are no SSSIs or SWSs within the area, but New Coppice SWS is to the northeast. There are a number of trees on the site especially in the form of mature hedgerows, as well as along Wixon Brook and Plack Brook running throughout the area, which may have some biodiversity value. Further ecological surveys would be required to examine the full extent of biodiversity in this location.
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of	--	Development on any of the areas will result in the loss of greenfield land, but this particular area is in the designated Green Belt. The Green Belt function of this area is particularly important in terms of separating Redditch with Astwood Bank. Development has the negative potential to create coalescence.  The area is classified as a mix of grade 3 and grade 4 agricultural land.



Area 1		
SA Objectives	SA Effects	Commentary
vacant buildings where this is not detrimental to open space and biodiversity interest.		
E3 Safeguard and strengthen landscape and townscape character and quality	-	Development at this area could have the potential to adversely affect the character of Astwood Bank. Development could also bring the extent of the built up area of Redditch closer to open countryside and the small settlement of Feckenham affecting the overall character of the area.
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	-	High quality design would be expected on any area. There are 5 listed buildings within the area and a Scheduled Ancient Monument and development could have a negative impact upon these historic assets.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated in any location.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	-	The Level 1 Strategic Flood Risk Assessment indicates that Wixon Brook runs throughout this area and some of the area is within flood zone 2, although some minor misalignments are identified along the Brook. There are also smaller ordinary watercourses such as Plack Brook running within the area. Flooding is therefore likely across this location and development in this location would require a Flood Risk Assessment.
E7 Promote resource efficiency and energy generated from renewable energy	+	All areas can promote the use of zero or low carbon energy generation technologies.

Area 1		
SA Objectives	SA Effects	Commentary
and low carbon sources		
E8 Protect and enhance the quality of water, soil and air quality	?	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>Severn Trent Water confirmed in the Draft Outline Water Cycle Study Update that the strategic water supply to the study area (i.e. Bromsgrove and Redditch) will support the proposed development but local distribution network is likely to require reinforcement in many cases. Although from a wastewater collection perspective, it is recommended that additional development areas should be located in larger catchments such as Spernal or Priestbridge, both Spernal and Priestbridge STWs have minimal or negligible spare treatment capacity. But there is no land or other constraints preventing the STWs expansion. In terms of receiving water quality, Spernal discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge discharges to Bow Brook and it fails significantly on reactive phosphorus.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the Borough but no AQMA's are located within the immediate vicinity of this area.</p> <p>Further studies would be required to assess the impact development would have on this SA objective.</p>
E9 Reduce causes of and adapt to the impacts of climate change	0	<p>All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures. However this location is relatively unsustainable in terms of location; especially in terms of access to the Town</p>

Area 1		
SA Objectives	SA Effects	Commentary
		Centre and frequent public transport and the car use would be encouraged. Therefore this objective is marked as neutral.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	There are no employment opportunities near this location.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	There are no employment opportunities near this location. Therefore it is extremely unlikely to promote and support new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	Although there are schools nearby, the lack of employment is unlikely to have an effect on raising skill levels and qualifications.

Area 2		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	-	The nearest GP surgery is 3.5km from the centre of area 2 and there are no accessible open spaces within the area. The Redditch Borough Open Space Needs Assessment (2009) indicates that a very limited proportion of the area to the north has access to one area of unrestricted amenity open space. The majority of area 2 has no access to this and the area as a whole has no access to any play areas, neighbourhood parks or local parks. As there is no nearby access to a doctors surgery or recreational space there is unlikely to be any health and well-being benefits from this area and this has therefore been marked as negative.
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	-	There are no local facilities in walking distance. There is a parade of shops on Crabbs Cross Lane, which is approximately 2km from the area, which would create a reliance on the use of a car. Redditch Town Centre is 5.8km from area 2 and the railway station a similar distance. Although the nearest bus service runs frequently to Redditch (every twenty minutes), the bus stop is 2.1km which is beyond a feasible walking distance. The nearest school is 3.4km and the nearest GP surgery 3.5km. Due to the unsustainable location of area 2 there is unlikely to be any improvement in vitality or viability.
S4 Reduce crime,	+	Measures to design out crime can be incorporated

Area 2		
SA Objectives	SA Effects	Commentary
fear of crime and anti social behaviour		into any large scale development.
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	-	The Town Centre is a considerable distance (5.8km) from the area as well as the train station. Although the nearest bus services runs every 20 minutes , the bus stop is 2.1km from the area, which is beyond a reasonable walking distance. The nearest parade of shops on Crabbs Cross Lane is 2km from the area. The majority of trips would be reliant on the use of a car; therefore this objective has been marked as negative.
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	-	There are a number of trees in the area especially in the form of mature hedgerows and a small woodland area in the south. Swans Brook and Thickwithey Brook run throughout the area, which may have some biodiversity value. Further ecological surveys would be required to examine the full extent of biodiversity in this location.
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings	-	Development on any of the areas will result in the loss of greenfield land, but this particular area is in the designated Green Belt. Development would reduce the gap between Redditch and Feckenham. Due to the topography there would be no visual containment and development would lead to urban sprawl.  The area is classified as a mix of grade 3 and grade 4 agricultural land.

Area 2		
SA Objectives	SA Effects	Commentary
where this is not detrimental to open space and biodiversity interest.		
E3 Safeguard and strengthen landscape and townscape character and quality	-	Development could bring the extent of the built up area of Redditch closer to open countryside and the small settlement of Feckenham affecting the overall character of the area.
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	--	High quality design would be expected on any areas. There are 12 listed buildings within the area and development could have a negative impact upon these historic assets.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated into any area.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	-	The Level 1 Strategic Flood Risk Assessment indicates that Swans Brook runs throughout this area and some of the area is within flood zone 2. There are also some major and minor misalignments identified along Swans Brook. There are smaller ordinary watercourses such as Thickwithey Brook flowing through the area. Flooding is therefore likely across this location and development would therefore require a Flood Risk Assessment.
E7 Promote resource efficiency and energy generated from renewable energy and low carbon	+	All areas can promote the use of zero or low carbon energy generation technologies.

Area 2		
SA Objectives	SA Effects	Commentary
sources		
E8 Protect and enhance the quality of water, soil and air quality	?	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>Severn Trent Water confirmed in the Draft Outline Water Cycle Study Update that the strategic water supply to the study area (i.e. Bromsgrove and Redditch) will support the proposed development but local distribution network is likely to require reinforcement in many cases. Although from a wastewater collection perspective, it is recommended that additional development areas should be located in larger catchments such as Spernal or Priestbridge, both Spernal and Priestbridge STWs have minimal or negligible spare treatment capacity. But there is no land or other constraints preventing the STWs expansion. In terms of receiving water quality, Spernal discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge discharges to Bow Brook and it fails significantly on reactive phosphorus.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the Borough but no AQMA<math>\text{\\$}</math> are located within the immediate vicinity of this area.</p> <p>Further studies would be required to assess the impact development would have on this SA objective.</p>
E9 Reduce causes of and adapt to the impacts of climate change	0	<p>All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures. However this location is relatively unsustainable in terms of location, especially in terms of access to the Town Centre and frequent public transport and the car use</p>

Area 2		
SA Objectives	SA Effects	Commentary
		would be encouraged. Therefore this objective is marked as neutral.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	There are no employment opportunities near this location.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	There are no employment opportunities near this location. Therefore it is extremely unlikely to promote and support new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	Although there are schools nearby, the lack of employment is unlikely to have an effect on raising skill levels and qualifications.



Area 3		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	+	Health facilities are not located within walking distance with the nearest being Millstream Surgery which is 3.3km away. Morton Stanley park and Redditch golf club are located adjacent to the area providing good access to sports and recreation facilities. The Monarchs Way - a historic public footpath - also traverses the area.
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	There are limited local facilities in Webheath including a post office and Webheath First School which are approximately 1.5km from the area. Development may make the provision of more local facilities viable and enhance the vitality of the area.  The area is approximately 4km from the Town Centre although the nearest bus stop is 1.4km from the area meaning that access would not be good for those who do not have a car. An increased population will assist in improving the vitality and viability of the Town Centre.
S4 Reduce crime, fear of crime and anti social behaviour	+	All development has the ability to be well designed and incorporate features which will reduce opportunities for crime and improve fear of crime.
S5 Increased sustainable travel choices and move towards more	-	There is limited access to public transport with the nearest bus stop 1.4km from the area. From this stop hourly services are available into Redditch Town Centre. In addition the area is 4km from Redditch

Area 3		
SA Objectives	SA Effects	Commentary
sustainable travel patterns		railway station. Without significant investment it would be difficult to move towards more sustainable travel patterns if this area was developed.
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	-	The area does not contain any SSSIs or SWSs. There are a number of trees, mature hedgerows and a wooded area (Poorhill coppice) within the area which could be preserved and enhanced as part of the green infrastructure provision network within any new development thereby minimising the impact on natural features and biodiversity. Further ecological surveys would be required to examine the full extent of biodiversity in this location.
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	-	Development on any of the areas will result in the loss of greenfield land, but this particular site is in the designated Green Belt. Development has the negative potential to be highly prominent and present sprawl into the wider countryside due to the topography of the area.  The area is classified as grade 3 agricultural land.
E3 Safeguard and	-	The setting of Redditch golf course and Morton

Area 3		
SA Objectives	SA Effects	Commentary
strengthen landscape and townscape character and quality		Stanley park would require careful consideration in design terms and therefore it may be difficult to integrate development into the existing built form of Redditch.
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	-	There are 5 listed buildings within the area including Norgrove Court (grade 1) meaning development could have a harmful impact on the historic environment.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated onto any area.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	-	Swans Brook runs north/south to the western boundary of the area and an un-named watercourse and Alders Brook east/west through the north and the centre of the area. Flood zone definitions are only available for Swans Brook (Level 1 Strategic Flood Risk Assessment) and the un-named watercourse that runs through the north of the area (Level 2 Strategic Flood Risk Assessment). Some locations within the area along Swans Brook and the un-named watercourse fall within flood zone 3a (L1 SFRA) and flood zone 3b (L2 SFRA). However development on the flood risk areas can be avoided and incorporated into the GI network to also protect biodiversity. Sewer flooding was recorded on Blaze Lane. SuDS could potentially be incorporated in any new development to manage surface water run off.
E7 Promote resource efficiency and energy generated from renewable energy and low carbon	+	All areas could promote the use of renewable or low carbon energy.

Area 3		
SA Objectives	SA Effects	Commentary
sources		
E8 Protect and enhance the quality of water, soil and air quality	?	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>Severn Trent Water confirmed in the Draft Outline Water Cycle Study Update that the strategic water supply to the study area (i.e. Bromsgrove and Redditch) will support the proposed development but local distribution network is likely to require reinforcement in many cases. Although from wastewater collection perspective, it is recommended that additional development areas should be located in larger catchments such as Spenal or Priestbridge, both Spenal and Priestbridge STWs have minimal or negligible spare treatment capacity. But there is no land or other constraints preventing the STWs expansion. In terms of receiving water quality, Spenal discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge discharges to Bow Brook and it fails significantly on reactive phosphorus.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the Borough but no AQMA<sup>s</sup> are located within the immediate vicinity of this area.</p> <p>Further studies would be required to assess the impact development would have on this SA objective.</p>
E9 Reduce causes of and adapt to the impacts of climate change	0	<p>The area is not well served by public transport with no bus stops within walking distance. Development in this location is therefore likely to encourage car based travel.</p> <p>All the areas have the potential to incorporate energy</p>

Area 3		
SA Objectives	SA Effects	Commentary
		efficiency measures and to incorporate appropriate future proofing design measures. However due to the un-sustainability of the location this SA objective has been categorised as having a neutral effect.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	Employment sites are not located within walking distance with the nearest being Enfield Industrial Estate which is 4.5km away. A housing led development in this locality is unlikely to help develop a knowledge driven economy.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	There are no employment opportunities near this location. Therefore there is limited potential to promote and support new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	The area is over 2km from the nearest High School and North East Worcestershire College is 4km away. This does not provide good access to educational opportunities.

Area 4		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	+	<p>Access to health care is poor with the nearest GP surgery 3.7km away from the centre of the area.</p> <p>There is some open space provision (approx 1.6 ha) directly adjoining the area within Redditch Borough. The proximity of open space and wider benefits of having the Monarchs Way footpath going through the south is likely to have a positive impact on the health and well-being of the future occupants.</p>
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	0	<p>Educational establishments are not within walking distance, for example, the closest school is Webheath First School which is approximately 3km away.</p> <p>There are limited retail facilities available in Webheath in close proximity to the eastern part of area 4. Batchley District Centre is within 3km where a range of retail and community facilities are available. The eastern part of the area is within 4km from Redditch Town Centre where a range of retail and community facilities are available. The nearest facilities are within cycling distance, although the car is likely to be used.</p> <p>It is considered that a neutral scoring is appropriate due to the parts of the area most likely to be developed are within 4km of Redditch Town Centre, a positive scoring is not appropriate due to there not being educational establishments within walking distance of the area.</p>
S4 Reduce crime, fear of crime and	+	Measures to design out crime can be incorporated into any large scale development.

Area 4		
SA Objectives	SA Effects	Commentary
anti social behaviour		
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	+	<p>There are three bus services available within 1km from the area. These services (142, 143, X3) have an hourly service (Monday to Saturday) between Redditch and Bromsgrove. Whilst the X3 offers an additional two journeys on Sunday. In addition the area is approximately 4.5km from Redditch Train Station.</p> <p>The eastern part of area 4 is within 4km from Redditch Town Centre and the Kingfisher Centre where a range of retail, business, health and leisure opportunities are available.</p> <p>The frequency of and access to bus services and the fact that part of the area is within 4km of Redditch Town Centre means that a positive score is appropriate.</p>
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	- -	<p>The area contains two SWSs (Swans Brook and Callow Farm Meadow) and two further SWSs (Brotherton Wood and Banks Green) are located adjacent to the boundary of the area meaning that there are some environmental constraints in this locality.</p> <p>There are a number of wooded areas across the area that development would need to take into consideration particularly towards the eastern side. These could provide buffers for views into and out of the potential development areas. Bartles Wood and Hennals Wood are areas of ancient woodland.</p>

Area 4		
SA Objectives	SA Effects	Commentary
		Further ecological surveys would be required to examine the full extent of biodiversity in this location however development could have potential negative impact on the SWSs if not managed properly.
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	-	<p>There would be a loss of Green Belt land and the gap between Redditch and the settlement of Finstall would be reduced.</p> <p>Development could cause coalescence with Tardebigge dependant upon the level of growth in Area 4.</p> <p>Most of area 4 has 20.1% to 60% likelihood of being BMV land however part of the area alongside the A448, and near Banks Green contains a greater than 60% likelihood of being BMV land.</p> <p>There is potential for strong Green Belt boundaries to be defined with the area containing a number of defining features.</p>
E3 Safeguard and strengthen landscape and townscape character and quality	-	Area 4 is a greenfield site and development there is likely to have a negative impact on the landscape character. The area has the potential to connect with the existing urban form of Redditch at Webheath.
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	0	<p>The area only contains 1 listed building and it is therefore considered that the impact on the historic environment is likely to be limited. It should be noted that the walled garden at Hewell Grange Conservation Area borders the site to the north and any impact on this asset would need to be mitigated.</p> <p>There is some potential to connect development in this area with the existing urban form of Redditch given its close proximity to Webheath.</p> <p>Further surveys would be required to examine the full extent of historic assets in this location however development could have potential negative impact on the historic assets and Conservation Area if not</p>



Area 4		
SA Objectives	SA Effects	Commentary
		managed properly.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated onto any area.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	-	Area 4 contains a number of ordinary watercourses including Swans Brook and Spring Brook. The majority of the area falls within flood zone 1 however a small area of land bounding Spring Brook falls within flood zone 2 from Pumphouse Lane to Cur Lane. The northern extent of Spring Brook terminates at the rear of Springhouse Farm where the watercourse ends with a spring, although it is not thought that this spring would affect development delivery. There is no historic flooding associated within area 4.
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	0	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>Priest Bridge Sewage Treatment Work discharges to Bow Brook and it fails significantly on reactive phosphorus. However, the Environment Agency will revise the permit level to ensure the objectives of the Water Framework Directive is met, which includes the no deterioration in status on all water bodies by 2027.</p> <p>Consideration of potential land contamination when</p>

Area 4		
SA Objectives	SA Effects	Commentary
		<p>development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the District and no AQMA<sup>s</sup> are located within the immediate vicinity of this site. Further studies would be required to assess the impact development would have on this objective.</p>
E9 Reduce causes of and adapt to the impacts of climate change	+	<p>There are three bus services available within 1km from the area. These services (142, 143, X3) have an hourly service (Monday to Saturday) between Redditch and Bromsgrove. Whilst the X3 offers an additional two journeys on Sunday. In addition the area is approximately 4.5km from Redditch Train Station, although parts of the area are within 4km.</p> <p>The nearest facilities within Webheath are in close proximity to the site, within cycling distance, though car is likely to be used too.</p>
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	The area is 5.5km from the nearest Industrial Estate at Enfield. It is therefore considered that development in this location has limited potential to deliver economic benefits.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	The area is 5.5km from the nearest Industrial Estate at Enfield. There is limited potential to promote and support new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives.
EC3 To raise the skills levels and qualifications of workforce and	0	The area is 5.5km from the nearest Industrial Estate at Enfield.

Area 4		
SA Objectives	SA Effects	Commentary
quality of educational opportunities for all		The area is 3km from Webheath First School which has academy status. Parts of the area are within 4km from Redditch Town Centre and North East Worcestershire College however a neutral scoring is considered more appropriate for this objective due to the lack of employment near to the area.

Area 4 Reduced Capacity		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	+	<p>Access to health care is poor with the nearest GP surgery 2.2km away from the centre of the area.</p> <p>There is some open space provision (approx 1.6 ha) directly adjoining the area within Redditch Borough. The proximity of open space and wider benefits of having a bridleway bounding the area to the north is likely to have a positive impact on the health and well-being of the future occupants.</p>
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational	+	<p>The closest school is Webheath First School which is approximately 1.7km away from the area.</p> <p>There are limited retail facilities available in Webheath within 1km to Area 4; however Batchley District Centre is only 2.3km from the area where a range of retail and community facilities are available. The nearest facilities are within cycling distance, although the car is likely to be used. The area is within 3.5km from Redditch Train Station and Town Centre and thus performs strongly in objectives such as improving the vitality and viability of centres, equitable access to services and moving towards more sustainable travel patterns. In addition there is potential to connect the area to the A448 which</p>

Area 4 Reduced Capacity		
SA Objectives	SA Effects	Commentary
attainment		would provide good access between Redditch and Bromsgrove.  It is considered that a positive scoring is appropriate due to the area being within 4km of Redditch Town Centre.
S4 Reduce crime, fear of crime and anti social behaviour	+	Measures to design out crime can be incorporated into any large scale development.
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	++	There are three bus services available 400m from the central point of the area. These services (142, 143, X3) have an hourly service (Monday to Saturday) between Redditch and Bromsgrove. Whilst the X3 offers an additional two journeys on Sunday.  The area is within 3.5km from Redditch Train Station and town centre and thus performs strongly in objectives such as improving the vitality and viability of centres, equitable access to services and moving towards more sustainable travel patterns. In addition there is potential to connect the area to the A448 which would provide good access between Redditch and Bromsgrove.  Given the close proximity to existing bus stops and the reasonable distance to the Town Centre, the area is likely to promote sustainable travel patterns.
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	-	There are small wooded areas mainly along hedgerows that would act as constraints to development; however they could provide buffers for views into and out of the potential development areas.

Area 4 Reduced Capacity		
SA Objectives	SA Effects	Commentary
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	-	<p>As with all areas there would be a loss of Green Belt land. Although area 4 reduced capacity would reduce the gap between Redditch and Tardebigge it is not considered to be a major impact in Green Belt terms. Development is likely to have a negative impact on the landscape character. There is potential for strong Green Belt boundaries to be defined with the area containing a number of defining features.</p> <p>Part of area 4 has 20.1% to 60% likelihood of being BMV land however part of the area alongside the A448 contains a greater than 60% likelihood of being BMV land.</p>
E3 Safeguard and strengthen landscape and townscape character and quality	-	Area 4 is a greenfield area and development there is likely to have a negative impact on the landscape character. The area has the potential to connect with the existing urban form of Redditch at Webheath.
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	0	There are no listed buildings or heritage assets within the area. There is 1 listed building close to the area on Cur Lane however it is considered that the impact on the historic environment is likely to be negligible. However, the high potential score of the Historic Environment Character Zone (HECZ147c) means that there is a high probability that high quality historic assets in particularly alluvial deposits survive in the zone. Further surveys would be required to examine the full extent of historic assets in this location however a neutral score is considered most appropriate for this area.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery	+	Waste minimisation measures can be incorporated onto any area.

Area 4 Reduced Capacity		
SA Objectives	SA Effects	Commentary
and disposal		
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	-	The area contains Spring Brook. There is a small area of flood risk associated with this watercourse, although it is not thought that it would affect development delivery. The area contains part of a small watercourse meaning that there are some environmental constraints in this locality. A negative score is considered appropriate due to the small area of flood risk however this watercourse would need further study to identify the full extent of any impact.
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	0	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>Priest Bridge Sewage Treatment Work discharges to Bow Brook and it fails significantly on reactive phosphorus. However, the Environment Agency will revise the permit level to ensure the objectives of the Water Framework Directive is met, which includes the no deterioration in status on all water bodies by 2027.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the District and no AQMA's are located within the immediate vicinity of this area. Further studies would be required to assess the</p>

Area 4 Reduced Capacity		
SA Objectives	SA Effects	Commentary
		impact development would have on this objective.
E9 Reduce causes of and adapt to the impacts of climate change	+	There are three bus services available 400m from the central point of the area. These services (142, 143, X3) have an hourly service (Monday to Saturday) between Redditch and Bromsgrove. Whilst the X3 offers an additional two journeys on Sunday. The area is within 3.5km from Redditch Train Station and Town Centre and thus performs strongly in objectives such as improving the vitality and viability of centres, equitable access to services and moving towards more sustainable travel patterns. In addition there is potential to connect the area to the A448 which would provide good access between Redditch and Bromsgrove.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	The area is 4km from the nearest Industrial Estate at Enfield. A neutral score is considered most appropriate for this area.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	The area is 4km from the nearest Industrial Estate at Enfield. A neutral score is considered most appropriate for this area.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	The area is 4km from the nearest Industrial Estate at Enfield.  The area is in close proximity to North East Worcestershire College (3.5km and is likely to have positive impacts on this objective.

Area 5		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	+	Access to health care is poor with the nearest GP surgery 1.8km away from the centre of the area. The Alexandra Hospital is approximately 8.2km away. Two open space facilities (Brockhill Park and a community wood) are within walking distance (approximately 550-600m) to area 5.
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	All educational establishments are not within walking distance, for example, the nearest First School Batchley First School is 1.6km away. The nearest District Centre Batchley District Centre is around 1.8km away. The area is 3.3km from Redditch Town Centre and is within cycling distance.
S4 Reduce crime, fear of crime and	+	Measures to design out crime can be incorporated into any large scale development.



Area 5		
SA Objectives	SA Effects	Commentary
anti social behaviour		
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	+ +	There are frequent bus services running in and around Redditch to areas such as Webheath, Headless Cross, Alexandra Hospital, as well as Bromsgrove and Studley. The nearest bus stop is adjacent to Tack Farm which is just under 700m from the centre of the area. The area is approximately 3.3km to Redditch Train Station and is considered to be within cycling distance. The area is therefore considered to have positive impacts on sustainable travel.
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	- -	Hewell Park Lake SSSI is located in the north-western corner and Brockhill Wood SWS (SP06/12) the eastern corner of the area. There are 2 SWSs nearby: SP06/14 Butlers Hill Wood SWS SP06/11 Foxlydiate and Pitcher Oak Woods  Further ecological surveys would be required to examine the full extent of biodiversity in this location however development could have significant negative impact on the SSSIs and SWSs if not managed properly.
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt	- -	Development in the area will result in the loss of Green Belt. The Grade II* Hewell Grange Registered Park and Garden (RPG) lies to the immediate west of Area 5 and the description is available at <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1000886">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1000886</a> . Area 5 falls into an area which forms part of the setting of the Conservation Area and RPG. The assessment process for assessing the implications of development proposals

Area 5		
SA Objectives	SA Effects	Commentary
value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.		<p>on the setting of heritage assets published by English Heritage has been followed and it reveals that development on any of area 5 would be harmful to the setting of the Conservation Area and RPG, therefore development should not take place within area 5.</p> <p>Most of area 5 has over 60% likelihood of being the Best of Most Versatile land, with the east and south-eastern part of the site have a 20.1% to 60% likelihood of being BMV land.</p>
E3 Safeguard and strengthen landscape and townscape character and quality	-	Area 5 is a greenfield site and development there is likely to have a negative impact on the landscape character. However, the area adjoins the existing built up area of Batchley and could potentially strengthen the townscape character there.
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	--	Part of Hewell Grange which is a Grade II* Registered Historic Park and Garden, Conservation Area and consists of numerous listed buildings, falls within area 5. Development on any part area 5 would have significant negative impact on the setting of these designated heritage assets.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated in any location.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not	--	Batchley Brook bisects the area from west to east and several locations around the watercourse fall within flood zone 2, 3a and 3b. There is one historic flooding record next to the eastern boundary. Batchley Brook is one of the watercourses identified in the Level 1 Strategic Flood Risk Assessment that is most vulnerable to exceeding its flow capacity to an extent that properties have been

Area 5		
SA Objectives	SA Effects	Commentary
adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas		affected. However, the majority of the area falls within Flood Zone 1 with a low probability of flooding.
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All sites can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	?	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>In terms of receiving water quality, Sprenal Sewage Treatment Work discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge Sewage Treatment Work discharges to Bow Brook and it fails significantly on reactive phosphorus. However, the Environment Agency will revise the permit level to ensure the objectives of the Water Framework Directive is met, which includes the no deteriorationqjn status on all water bodies by 2027.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the District and no AQMA<math>\text{\textcircled{c}}</math> are located within the immediate vicinity of this area.</p> <p>Further studies would be required to assess the impact development would have on this objective.</p>
E9 Reduce causes of and adapt to the impacts of climate change	++	All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures. The use of recycled materials on all areas could be encouraged.

Area 5		
SA Objectives	SA Effects	Commentary
		There are bus stops within reasonable walking distance to the area and the hourly service is just under 700m away. The railway station is approximately 3.3km as well as the Town Centre. These facilities are within cycling distance, though car is likely to be used too. The proximity of bus stops and Town Centre is likely to have a positive impact on this objective.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	Enfield Industrial Estate is the nearest employment area and is approximately 2.4km away. The nearest local centre is Batchley District Centre which is around 1.8km away. Given the distance of the area to the estate and facilities, the impact on economic benefits is unlikely to be significant.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	Enfield Industrial Estate is the nearest employment area and is approximately 2.4km away. Given the distance of the area to the estate, the potential to promote and support new technologies of high value and low impact is unlikely to be significant.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	Enfield Industrial Estate is the nearest employment area and is approximately 2.4km away. North East Worcestershire College is around 3.5km away. The area is in close proximity to further educational establishments, this is likely to have positive impacts on this objective.

Area 6		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	+	Access to health care is poor with the nearest GP surgery 2.2km away from the centre of the area. The Alexandra Hospital is approximately 8km away. Two open space facilities (semi-natural and amenity open space) fall within area 6 which could encourage healthy lifestyles.
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	All educational establishments are not within walking distance, for example, the nearest First School Hollyoakes Field First School is 1.9km away. The area is 2km from Redditch Town Centre which is within cycling distance.
S4 Reduce crime, fear of crime and anti social	+	Measures to design out crime can be incorporated into any large scale development.

Area 6		
SA Objectives	SA Effects	Commentary
behaviour		
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	+	There are frequent bus services running in and around Redditch to areas such as Webheath, Abbey Stadium, Batchley, as well as Longbridge in Birmingham. However the nearest bus stop is 1.2km from the centre of the area and is considered to be beyond a reasonable walking distance. The area is approximately 2km to Redditch Train Station and is considered to be within a reasonable cycling distance. The area is therefore considered to have some positive impacts on sustainable travel.
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	-	There is no SSSI and SWS within the area. There are arable farmland, possibly unimproved grassland and broadleaved woodland in the centre of the area. Further ecological surveys would be required to examine the full extent of biodiversity in this location.
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously	-	Development on the area will result in the loss of Green Belt. However, the area is well contained within the existing settlement. Area 6 has 20.1% to 60% likelihood of being BMV land.

Area 6		
SA Objectives	SA Effects	Commentary
developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.		
E3 Safeguard and strengthen landscape and townscape character and quality	-	Area 6 is a greenfield site and development there is likely to have a negative impact on the landscape character. However, the area adjoins the existing built up area of Brockhill and could potentially strengthen the townscape character there.
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	0	The historic assets of the area are very limited. The only asset recorded in the Historic Environment Records is an element of Ridge and Furrow earthworks (Ref: WSM09858) towards the northeast of area 6. HECZ 148(e) is categorised by historic woodland landscape setting around parkland. Development on this area is unlikely to impact on the historic woodlands but could affect the historic hedgerows that act as linkages. Given the data available, It is considered that development would only have limited impact on this objective.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated onto any area.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or	-	There is an unnamed watercourse adjacent to Lowans Farm which is a minor tributary of Red Ditch and has no flood zone definition. There is less than 1% of the area located in a high risk area further south within Redditch Borough. However, the majority of the area falls within Flood Zone 1 with a low probability of flooding and there is no historic flooding within area 6.

Area 6		
SA Objectives	SA Effects	Commentary
contribute to surface water flooding in all other areas		
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	?	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>In terms of receiving water quality, Sprenal Sewage Treatment Work discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge Sewage Treatment Work discharges to Bow Brook and it fails significantly on reactive phosphorus. However, the Environment Agency will revise the permit level to ensure the objectives of the Water Framework Directive is met, which includes the no deteriorationqin status on all water bodies by 2027.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the District and no AQMA\$ are located within the immediate vicinity of this area.</p> <p>Further studies would be required to assess the impact development would have on this objective.</p>
E9 Reduce causes of and adapt to the impacts of climate change	+	<p>All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures. The use of recycled materials on all areas could be encouraged.</p> <p>There are no bus stops within reasonable walking distance to the area, with nearest being 1.2km away providing an hourly service. The railway station is</p>



Area 6		
SA Objectives	SA Effects	Commentary
		approximately 2km as well as the Town Centre which are considered to be within cycling distance.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	+	Weights Lane Business Park and Enfield Industrial Estate are just 1km and 1.2km away. It is therefore considered that development in this location could deliver economic benefits.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	+	Weights Lane Business Park and Enfield Industrial Estate are just 1km and 1.2km away. There is the potential to promote and support new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	++	Weights Lane Business Park and Enfield Industrial Estate are just 1km and 1.2km away. Approximately 2.3km away is North East Worcestershire College. The area is in close proximity to existing employment opportunities and further educational establishment; this is likely to have positive impacts on this objective.

Area 8		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	+	Access to health care is poor with the nearest GP surgery 2.25km away from the centre of the area. The Alexandra Hospital is approximately 7.7km away. The Abbey Hotel Golf Club is adjacent to the area and the Abbey Stadium Sports Centre is 1.6km away. The proximity of the golf club is likely to have a positive impact on the health and well-being of the future occupants.
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational	-	All educational establishments are not within walking distance, for example, the closest school is Beoley First School in Bromsgrove District which is approximately 2.4km away. The nearest retail centre is Redditch Town Centre which is approximately 4km away.  The distance of the area to the educational establishments mean that a negative impact on the equitable access to local services.

Area 8		
SA Objectives	SA Effects	Commentary
attainment		
S4 Reduce crime, fear of crime and anti social behaviour	+	Measures to design out crime can be incorporated into any large scale development.
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	+	There are frequent bus services running to Redditch and Birmingham from the bus stops along Birmingham Road and Icknield Street, which are the western and eastern boundaries of the area. Given the size of area 8, it is unlikely that existing bus service could operate within walking distance to the centre point. Considering frequent bus stops are operating on the eastern and western boundaries and are within walking distance to most of the area, it is considered that bus services will have a positive impact on sustainable travel. The area is within cycling distance to Redditch Train Station (approximately 4km) which is also likely to have a positive impact on this objective. However, the area is well positioned to access the M42 and therefore could encourage commuting via unsustainable modes of transport. To sum up, it is considered that the area will have a modest positive impact on promoting sustainable travel.
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	- -	The area contains the Dagnell Brook SWS and Dagnell End Meadow SSSI. Peck Wood SWS and Rowney Green SWS are also nearby. The environmental designations on site could be adversely affected by

Area 8		
SA Objectives	SA Effects	Commentary
		<p>development in area 8.</p> <p>Further ecological surveys would be required to examine the full extent of biodiversity in this location however development could have potential negative impact on the designations if not managed properly.</p>
<p>E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.</p>	- -	<p>Development on the area will result in the loss of Green Belt land and the potential to create coalescence with Bordesley and reduce the strategic gap between Redditch and Birmingham, hence undermining an important function of Green Belt.</p> <p>Majority of area 8 has 20.1% to 60% likelihood of being BMV with a parcel of land in the eastern half of the area has a greater than 60% likelihood of being the best and most versatile land.</p>
<p>E3 Safeguard and strengthen landscape and townscape character and quality</p>	- -	<p>Area 8 is a greenfield site and development there is likely to have a negative impact on the landscape character. The area, if developed, will not form a logical extension to the existing settlement but will also potentially harm the green corridor of the River Arrow valley.</p>
<p>E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.</p>	-	<p>The area contains 7 Grade II listed buildings and numerous historic assets recorded in the Historic Environment Records. In addition, the area is 3.38km from Beoley Conservation Area (southeast corner within 1.22km) and the area is 2.34km (southeast corner within 0.21km) to The Mount (a Scheduled Ancient Monument).</p> <p>In the southeast corner of area 8 (HECZ 148d), development will potentially impact on the historic field pattern and below ground archaeology associated with Ryknild Street. In the northwest of area 8 (HECZ 148h), development will potentially impact (particularly visually) on the largely open, relic parkland landscape and setting of Rowney Green that occupies high ground. In terms of the north eastern part of the area within HECZ 133 there</p>

Area 8		
SA Objectives	SA Effects	Commentary
		<p>are a large number of undesignated above and below ground features including the Roman road, Ryknild Street.</p> <p>Further surveys would be required to examine the full extent of historic assets in this location however development could have potential negative impact on the historic assets and conservation area if not managed properly.</p>
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated in any location.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	--	Dagnell Brook flows southward from Storage Lane through to Dagnell End Lane and then joins the River Arrow, south of the area in the Arrow Valley Park. A tributary joins Dagnell Brook from Icknield Street within the south eastern part of area 8. Flood zone definition is only available for Dagnell Brook and some areas within the area along Dagnell Brook fall within flood zone 2 and 3. There are three historic flooding points around the area, one on the northern boundary at Storage Lane, one on the eastern boundary around Beoley Hall and one on the southern boundary around Dagnell End Farm. The historic flooding records downstream show that the risk of flooding elsewhere may increase should development on area 8 not be designed properly.
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	?	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>In terms of receiving water quality, Spernal Sewage</p>

Area 8		
SA Objectives	SA Effects	Commentary
		<p>Treatment Work discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge Sewage Treatment Work discharges to Bow Brook and it fails significantly on reactive phosphorus. However, the Environment Agency will revise the permit level to ensure the objectives of the Water Framework Directive is met, which includes the no deteriorationqjn status on all water bodies by 2027.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the District and no AQMA<del>s</del> are located within the immediate vicinity of this area. Further studies would be required to assess the impact development would have on this objective.</p>
E9 Reduce causes of and adapt to the impacts of climate change	+	<p>All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures. The use of recycled materials on all areas could be encouraged.</p> <p>Frequent bus stops are operating on the eastern and western boundaries and are within walking distance to most of the area. The railway station is approximately 4km as well as the Town Centre. However, it is considered that development in this location encourages travel by car particularly as the area is well located to access the M42. To sum up, it is considered that the area is likely to have a modest positive impact on this objective.</p>
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	+	Bordesley Hall with a number of small businesses is located in the northwest of the area. It is therefore considered that development in this location could deliver economic benefits.
EC2 promote and support the development of	+	Bordesley Hall with a number of small businesses is located in the northwest of the area. There is the potential to promote and support new technologies of

Area 8		
SA Objectives	SA Effects	Commentary
new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives		high value and low impact especially resource efficient technologies and environmental technology initiatives.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+ +	Bordesley Hall with a number of small businesses is located in the northwest of the site. Approximately 4km away is North East Worcestershire College. The distance of the facilities from the site means that significant positive impacts on this objective are likely.

Area 9		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	+	The nearest GP surgery Church Hill Medical Centre is 2.4km away. The nearest open space facility is Beoley Village Hall amenity green space in Bromsgrove District which is just opposite to the southern boundary and is approximately 1.4km away from the centre of the area. The proximity of the amenity green space is likely to have a positive impact on the health and well-being of the future occupants.
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	Beoley First School in Bromsgrove District is on the southern boundary approximately 1.4km away. The nearest centre is Church Hill District Centre which is 2.4km away. The area is 5.1km from Redditch Town Centre. The proximity of the first school is likely to have a positive impact on the equitable access to local facilities.



Area 9		
SA Objectives	SA Effects	Commentary
S4 Reduce crime, fear of crime and anti social behaviour	+	Measures to design out crime can be incorporated into any large scale development.
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	--	There are frequent bus services running to Redditch and Birmingham. The nearest bus stop is by Beoley Village Hall which is 1.4km from the centre of the area and is considered to be beyond a reasonable walking distance. The area is approximately 5.1km to Redditch Train Station. Given the distance of the area to sustainable mode of transportation and other facilities, the area is unlikely to promote sustainable travel patterns but would promote car travel.
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	--	The area contains four SWSs (Lion Wood, Carpenters Hill Wood and Prior Field Complex, Holt End Meadows and Branson's Cross Wood) and two further SWSs (Ravensbank Drive Bridle Track and Pinkgreen Wood) are located adjacent to the area. The SWSs on site mean that they could be adversely affected by development in area 9. Further ecological surveys would be required to examine the full extent of biodiversity in this location however development could have potential negative impact on the SWSs if not managed properly.
E2 Ensure efficient use of land through safeguarding of	--	Development in the area will result in the loss of Green Belt land, the potential to create coalescence with Beoley and reduce the strategic gap between Redditch

Area 9		
SA Objectives	SA Effects	Commentary
mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.		and Birmingham, hence undermining an important function of the Green Belt. Area 9 has 20.1% to 60% likelihood of being the best and most versatile land.
E3 Safeguard and strengthen landscape and townscape character and quality	- -	Area 9 is a greenfield site and development there is likely to have a negative impact on the landscape character. The area, if developed, will not form a logical extension to the existing settlement but will appear to form a new settlement in the countryside.
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	- -	<p>The area contains 11 listed buildings and numerous historic assets recorded in the Historic Environment Records. Beoley Conservation Area is also within the area.</p> <p>The area falls within HECZ 133 and there are a large number of undesignated above and below ground features including the Roman road, Ryknild Street.</p> <p>Further surveys would be required to examine the full extent of historic assets in this location however development could have potential negative impact on the historic assets and conservation area if not managed properly.</p>
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated in any location.
E6 Ensure	0	There are a number of ordinary watercourses flowing through the area but none have flood zone definition.

Area 9		
SA Objectives	SA Effects	Commentary
inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas		There are two historic flooding points, one on the southern boundary at the settlement of Beoley and one on the western boundary around Beoley Hall. A Flood Risk Assessment will be required to confirm the extent of any flood risk in the area.
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	?	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>In terms of receiving water quality, Sernal Sewage Treatment Work discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge Sewage Treatment Work discharges to Bow Brook and it fails significantly on reactive phosphorus. However, the Environment Agency will revise the permit level to ensure the objectives of the Water Framework Directive is met, which includes the no deterioration in status on all water bodies by 2027.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the District and no AQMA's are located within the immediate vicinity of this area. Further studies would be required to assess the impact development would have on this objective.</p>
E9 Reduce causes	-	All the areas have the potential to incorporate energy

Area 9		
SA Objectives	SA Effects	Commentary
of and adapt to the impacts of climate change		<p>efficiency measures and to incorporate appropriate future proofing design measures. The use of recycled materials on all areas could be encouraged.</p> <p>The nearest bus stop is by Beoley Village Hall which is 1.4km from the centre of the area and is considered to be beyond a reasonable walking distance. The area is approximately 5.1km to Redditch Train Station. The location of the area primarily encourages travel by car, which is likely to have a negative impact on this objective.</p>
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	Moons Moat and Ravensbank Industrial Estates are located 3.3km away to the south of area 9 and the nearest centre is Church Hill District Centre which is 2.4km away. The distance of the facilities from the area means that significant economic benefits are unlikely.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	Moons Moat and Ravensbank Industrial Estates are located 3.3km away to the south of area 9 and the nearest centre is Church Hill District Centre which is 2.4km away. The distance of the facilities from the area means that significant support/ promotion of new technologies is unlikely.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	Moons Moat and Ravensbank Industrial Estates are located 3.3km away to the south of area 9. Approximately 5.1 km away is North East Worcestershire College. The distance of the facilities from the area means that significant positive impacts on this objective are unlikely.

Area 10		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	-	Church Hill Medical Centre is 2.7km from the area and Alexandra Hospital is less than 30 minutes drive. This provides poor access to medical facilities. Access to sports and recreation facilities are generally not within easy walking distance although there is an area of semi-natural open space within 1.1km of the area. Overall, it is considered that development in this location would potentially increase inequalities in health.
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	-	The area is approximately 6km from Redditch Town Centre and also a similar distance to the railway station. Abbey Wood First School is 2.4km from the area. Church Hill Local Centre with a small variety of amenities is also 2.7km away.
S4 Reduce crime, fear of crime and anti	+	Measures to design out crime can be incorporated into any large scale development.

Area 10		
SA Objectives	SA Effects	Commentary
social behaviour		
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	-	<p>Very few facilities are within a reasonable walking distance. However, there are some bus services that run adjacent to the area that provide hourly services into Redditch Town Centre. The train station and Town Centre are 6km away which may encourage car use. The area is also well positioned to access the M42 and therefore could encourage commuting via unsustainable modes of transport.</p> <p>Although there are regular bus services accessible to the area, the issue of no local centres or the Town Centre within walking distance and the likely encouragement of the car, especially in terms of commuting would discourage sustainable travel patterns. Therefore the scoring for this objective is deemed negative.</p>
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	--	There are a number of trees in the area especially along mature hedgerows and in the form of woodland, which may have some biodiversity value. The area contains 2 SWSs and a further 2 SWSs are located adjacent to the area. Further ecological surveys would be required to examine the full extent of biodiversity in this location.
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural	--	<p>Development on any of the areas will result in the loss of greenfield land, but this particular area is in the designated Green Belt. Development has the negative potential to create coalescence with Beoley.</p> <p>The area is classified as a mix of grade 3 and grade 4</p>

Area 10		
SA Objectives	SA Effects	Commentary
land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.		agricultural land.
E3 Safeguard and strengthen landscape and townscape character and quality	-	Development in this area could have the potential to adversely affect the character of Beoley and Holt End. Development could also bring the extent of the built up area of Redditch closer to open countryside affecting the overall character of the area.
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	--	High quality design would be expected on any area; however, if development occurred then it could have the potential to adversely affect the character of Beoley and Holt End, which is a Conservation Area. In addition there are 9 listed buildings and a Scheduled Ancient Monument within the area which could be harmed by development in this locality.  It may be difficult to create a high quality built environment adjacent to Moons Moat and Ravensbank Industrial Estates.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated onto any area.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all	-	There are a number of ordinary watercourses that run throughout the area with no specific areas of flood risk identified. However, there are 2 records of historic flooding within the site; one adjacent to Beoley Lane and other within Ravensbank Industrial Estate. An FRA would be required to gather further information.

Area 10		
SA Objectives	SA Effects	Commentary
other areas		
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	?	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>Severn Trent Water confirmed in the Draft Outline Water Cycle Study Update that the strategic water supply to the study area (i.e. Bromsgrove and Redditch) will support the proposed development but local distribution network is likely to require reinforcement in many cases. Although from a wastewater collection perspective, it is recommended that additional development areas should be located in larger catchments such as Spernal or Priestbridge, both Spernal and Priestbridge STWs have minimal or negligible spare treatment capacity. But there is no land or other constraints preventing the STWs expansion. In terms of receiving water quality, Spernal discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge discharges to Bow Brook and it fails significantly on reactive phosphorus.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the District but no AQMA's are located within the immediate vicinity of this area.</p> <p>Further studies would be required to assess the impact development would have on this SA objective.</p>
E9 Reduce causes	0	There are bus stops near the site and the bus



Area 10		
SA Objectives	SA Effects	Commentary
of and adapt to the impacts of climate change		<p>frequency is hourly meaning that there are realistic alternatives to travelling by car.</p> <p>All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures. However due to the un-sustainability of the location this SA objective has been categorised as having a neutral effect.</p> <p>Although there are regular bus services accessible to the area, the issue of no District Centres or the Town Centre within walking distance and the likely encouragement of the car, especially in terms of commuting is likely to lead to some impacts on climate change.</p> <p>Taking all this positive and negative issues into account, the scoring for this objective is deemed to be neutral.</p>
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	++	<p>There are considerable amounts of employment adjacent this site to the west and there could be further scope for expansion.</p> <p>Bromsgrove's Employment Land Review highlights that the site is located within an area of high economic activity, where 79.9% of the economically active are in employment. It is considered that the area has a good ability to deliver economic development objectives. It has been identified as a suitable area to meet the employment needs of Redditch. The role of the area within the employment hierarchy is classified as good.</p>
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	++	<p>There is considerable amounts of employment adjacent this area to the west and there could be further scope for expansion.</p> <p>Bromsgrove's Employment Land Review highlights that the area is located within an area of high economic activity, where 79.9% of the economically active are in employment. It is considered that the area has a good ability to deliver economic development objectives. It has been identified as a suitable area to meet the employment needs of</p>

Area 10		
SA Objectives	SA Effects	Commentary
		<p>Redditch. The role of the site within the employment hierarchy is classified as good</p> <p>Therefore there is the potential to promote and support new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives.</p>
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	<p>The area is in close proximity to existing employment opportunities and Beoley First School is located to the north of this area and further west are Abbey Wood First and Church Hill Middle School.</p>

Area 11 (Full Area)		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	+	The nearest GP surgery is 2.3 km away from the south eastern corner although the distance is much further from many other parts of the area. The Alexandra Hospital is less than 30 minutes drive. Two sports grounds are located within 1km of the south east of the area as well as Hewell Road Swimming Baths. Adjacent to the area in the east is Abbey Stadium sports centre and 1km further east is Abbey Hotel Golf Club. All of these facilities allow recreational use which could encourage healthy lifestyles and the score is reduced slightly by the poor access to health facilities.
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	0	From the nearest point the area is 3km from Redditch Town Centre and 1.7km from St Stephens Church of England School. This is considered to be beyond a reasonable walking distance.  Overall the impact is considered neutral, although the south eastern part of the area is within 800 metres of Athletics Track and Abbey Stadium Sports Centre.
S4 Reduce crime,	+	Measures to design out crime can be incorporated

Area 11 (Full Area)		
SA Objectives	SA Effects	Commentary
fear of crime and anti social behaviour		into any large scale development.
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	-	<p>There is an hourly bus service operating along the Birmingham Road through Bordesley (route 146) and an hourly service along Hewell Lane (route 143) however the majority of the area would not be within walking distance of a bus stop.</p> <p>It is approximately 3km to Redditch Town Centre and 1.5km to Alvechurch Train Station from the nearest points. The railway line runs through the area north to south.</p> <p>The area is well positioned to access the M42 and therefore could encourage commuting via unsustainable modes of transport.</p> <p>With the majority of services and facilities beyond a reasonable walking distance it is considered that development in this location encourages travel by car.</p>
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	--	<p>The area contains no SSSIs but does contain 4 SWSs all of which could be adversely affected by any development:</p> <ul style="list-style-type: none"> <li>• SP06/14 Butlers Hill Wood (Broadleaved woodland) SWS (muntjac, red fox and badger sett complexes).</li> <li>• SP07/06 Shortwood Rough Grounds SWS.</li> <li>• SP06/18 River Arrow SWS - Contains Otter BAP and Kingfisher.</li> </ul>

Area 11 (Full Area)		
SA Objectives	SA Effects	Commentary
		<ul style="list-style-type: none"> <li>• SO96/19 Worcs and Bham Canal SWS.</li> </ul> <p>Hewell Park Lake SSSI is located to the south and west of the area. All SWSs could be adversely affected by any development. Further ecological surveys would be required to examine the full extent of biodiversity in this location however it is considered the impact on 4 SWSs would lead to a negative result.</p>
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	- -	<p>Development on any of the areas will result in the loss of greenfield land, but this particular area is in the designated Green Belt. Development has the negative potential to reduce the Green Belt gap between Redditch and Alvechurch. Development is also likely to result in Redditch merging with Bordesley.</p> <p>The lack of defining boundaries through the area may create the potential for sprawl into the wider countryside and the topography could also make development particularly prominent in this Green Belt location.</p> <p>The area is classified as grade 3 agricultural land.</p>
E3 Safeguard and strengthen landscape and townscape character and quality	- -	<p>Development on any of the areas will result in the loss of greenfield land, but this particular site is in the designated Green Belt. Development could bring the extent of the built up area of Redditch close to Alvechurch and to some extent Rowney Green, which could affect the settlements character.</p>
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	- -	<p>Development in area 11 could have the potential to adversely affect the character and setting of Hewell Grange Conservation Area, the Registered Park and Gardens and the Birmingham to Worcester Canal Conservation Area.</p>
E5 To manage waste	+	<p>Waste minimisation measures can be incorporated in</p>

Area 11 (Full Area)		
SA Objectives	SA Effects	Commentary
in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal		any location.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	- -	<p>River Arrow bisects the area from north to south at the eastern side of area 11. The Worcestershire and Birmingham Canal bisects the north western part of the area. There are also two other un-named watercourses at the southern part. Flood zone definition is only available for River Arrow and some locations along River Arrow fall within flood zone 3a. There are also records of historic flooding associated with both the canal and River Arrow.</p> <p>Development on the flood risk areas can be avoided and incorporated into the GI network to also protect biodiversity. SuDS could potentially be incorporated in any new development to manage surface water runoff.</p>
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	?	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>Severn Trent Water confirmed in the Draft Outline Water Cycle Study Update that the strategic water supply to the study area (i.e. Bromsgrove and Redditch) will support the proposed development but local distribution network is likely to require reinforcement in many cases. Although from wastewater collection side, it is recommended that additional development sites should be located in larger catchments such as Spenal or Priestbridge, both Spenal and Priestbridge STWs have minimal or negligible spare treatment capacity. But there is no</p>

Area 11 (Full Area)		
SA Objectives	SA Effects	Commentary
		<p>land or other constraints preventing the STWs expansion. In terms of receiving water quality, Sperial discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge discharges to Bow Brook and it fails significantly on reactive phosphorus.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the District but no AQMA<math>\phi</math>s are located within the immediate vicinity of this area.</p> <p>Further studies would be required to assess the impact development would have on this SA objective.</p>
E9 Reduce causes of and adapt to the impacts of climate change	-	<p>All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures. The use of recycled materials on all areas could be encouraged.</p> <p>With the majority of services and facilities beyond a reasonable walking distance it is considered that development in this location encourages travel by car particularly as the area is well located to access the M42 and thus impact negatively on emissions.</p>
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	+	<p>Enfield Industrial Estate is located adjacent to the south east and Weights Lane Business Park located in the southern boundary of area 11. It is therefore considered that development in this location could deliver economic benefits.</p>
EC2 promote and support the development of new technologies of high	+	<p>Enfield Industrial Estate is located adjacent to the south east and Weights Lane Business Park located in the southern boundary of area 11.</p>

Area 11 (Full Area)		
SA Objectives	SA Effects	Commentary
value and low impact especially resource efficient technologies and environmental technology initiatives		There is the potential to promote and support new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	The area is in close proximity to existing employment opportunities although access to schools is generally beyond a reasonable walking distance.



Area 11 (Reduced Area)		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	+	The nearest GP surgery is 2.3km away from the south eastern corner although the distance is much further from many other parts of the area. The Alexandra Hospital is less than 30 minutes drive. Two sports grounds are located within 1km of the south east of the area as well as Hewell Road Swimming Baths. Adjacent to the area in the east is Abbey Stadium sports centre and 1km further east is Abbey Hotel golf Club. All of these facilities allow recreational use which could encourage healthy lifestyles, although the score is reduced slightly by the poor access to health facilities.
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	+	From the nearest point the area is 3km from Redditch Town Centre and 1.7km from St Stephens Church of England School. The south eastern part of area 11 is within 800 metres of the Athletics Track and Abbey Stadium Sports Centre. The majority of reduced area 11 is comparatively close to the Town Centre and therefore development could have a positive impact on the vitality and viability of this centre.
S4 Reduce crime, fear of crime and anti	+	Measures to design out crime can be incorporated into any large scale development.

Area 11 (Reduced Area)		
SA Objectives	SA Effects	Commentary
social behaviour		
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	+	There is an hourly bus service operating along the Birmingham Road through Bordesley (route 146) and an hourly service along Hewell Lane (route 143) providing good access to many parts of the area. The area is also within cycling distance to Redditch Train Station (3km). The area is well positioned to access the M42 and therefore could encourage commuting via unsustainable modes of transport.
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	-	<p>The area contains no SSSIs but does contain 2 SWSs both of which could be adversely affected by any development:</p> <ul style="list-style-type: none"> <li>• SP06/14 Butlers Hill Wood (Broadleaved woodland) SWS (muntjac, red fox and badger sett complexes).</li> <li>• SP06/18 River Arrow SWS - Contains Otter BAP and Kingfisher.</li> </ul> <p>Further ecological surveys would be required to examine the full extent of biodiversity in this location however it is considered the impact on 2 SWSs would lead to a negative result.</p>
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value,	--	Development on any of the areas will result in the loss of greenfield land, but this particular area is in the designated Green Belt. Development has the negative potential to create coalescence with Bordesley. The trans-boundary impact of this area is the strategic gap between Redditch and Alvechurch, and also the gap to Bromsgrove will be significantly reduced. In addition the strategic gap between

Area 11 (Reduced Area)		
SA Objectives	SA Effects	Commentary
maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.		<p>Redditch and Birmingham would be reduced.</p> <p>The area is classified as grade 3 agricultural land.</p>
E3 Safeguard and strengthen landscape and townscape character and quality	- -	Development could also bring the extent of the built up area of Redditch close to Alvechurch and to some extent Rowney Green, which could affect the settlementsqcharacter.
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	0	High quality design would be expected on any area. The reduced area retains a significant gap to Hewell Grange Conservation Area, the Registered Historic Park and Garden and the Birmingham and Worcester Canal Conservation Area greatly reducing the impact on the historic environment.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated in any location.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	- -	River Arrow bisects the area from north to south at the eastern side of area 11. Flood zone definition is available for River Arrow and some locations within the area along River Arrow fall within flood zone 3a. There are also records of historic flooding associated with River Arrow.
E7 Promote resource	+	All areas can promote the use of zero or low carbon

Area 11 (Reduced Area)		
SA Objectives	SA Effects	Commentary
efficiency and energy generated from renewable energy and low carbon sources		energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	?	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>Severn Trent Water confirmed in the Draft Outline Water Cycle Study Update that the strategic water supply to the study area (i.e. Bromsgrove and Redditch) will support the proposed development but local distribution network is likely to require reinforcement in many cases. Although from wastewater collection perspective, it is recommended that additional development areas should be located in larger catchments such as Spernal or Priestbridge, both Spernal and Priestbridge STWs have minimal or negligible spare treatment capacity. But there is no land or other constraints preventing the STWs expansion. In terms of receiving water quality, Spernal discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge discharges to Bow Brook and it fails significantly on reactive phosphorus.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the District but no AQMA's are located within the immediate vicinity of this area.</p> <p>Further studies would be required to assess the impact development would have on this SA objective.</p>
E9 Reduce causes of and adapt to the	0	All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate

Area 11 (Reduced Area)		
SA Objectives	SA Effects	Commentary
impacts of climate change		<p>future proofing design measures. The use recycled materials on all areas could be encouraged.</p> <p>Whilst schools and GP facilities are beyond a reasonable walking distance, hourly bus services are available adjacent to the area. The area is also closer than many others to the Town Centre (3km). However, it is considered that development in this location encourages travel by car particularly as the area is well located to access the M42 and therefore the impact is neutral.</p>
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	+	<p>Enfield Industrial Estate is located adjacent to the south east and Weights Lane Business Park located in the southern boundary of area 11. It is therefore considered that development in this location could deliver economic benefits.</p>
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	+	<p>Enfield Industrial Estate is located adjacent to the southeast and Weights Lane Business Park located in the southern boundary of area 11.</p> <p>There is the potential to promote and support new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives.</p>
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	++	<p>The area is in close proximity to existing employment opportunities and within cycling distance to North East Worcestershire College.</p>

Area 12		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	+	<p>The nearest GP surgeries are in Astwood Bank and Studley with Ridgeway Surgery 3.5km and Studley Health Centre 2.4km from the area. This is considered beyond a reasonable walking distance.</p> <p>Studley Leisure Centre (approx 2.7km) and Studley Cricket Club (approx 2.9km) and Astwood Bank Cricket Club (within 1.5km) would allow some recreational use which could encourage healthy lifestyles.</p>
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	0	<p>The nearest schools are Studley Community Infant School (2.4km) and Astwood Bank First School (3.1km). It is considered that from the centre of area 12 it is beyond a reasonable walking distance to Astwood Bank and Studley.</p> <p>The area is approximately 5km from the Town Centre and the Kingfisher Centre where a wide variety of retail is available.</p>
S4 Reduce crime, fear of crime and anti social behaviour	+	Measures to design out crime can be incorporated into any development as part of high quality design policies.

Area 12		
SA Objectives	SA Effects	Commentary
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	+	<p>The area is approximately 5km from the Town Centre and the Kingfisher Centre where a wide variety of retail is available.</p> <p>The nearest bus stops are available on both the A441 and A448 which are adjacent to the area. The most frequent service available is the 26 which passes through the area on the A448. This provides an hourly service between Redditch and Stratford, Monday to Saturday. Services along the A441 include (70) every 40 minutes, Redditch to Astwood Bank, Monday to Saturday, (158) one journey to Wychbold, Monday, Wednesday and Friday, (350) every three hours to Worcester, Monday to Saturday, (R2) one journey on Monday to Pershore. Due to the frequency and location of bus services the area scores positively.</p>
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	--	The area contains one SWS (New Coppice) and one SSSI (Rough Hill Wood and Wirehill Wood). These areas are also ancient woodland, as is The Moors. It is therefore considered that the development of the area could have a harmful impact on the natural environment. Further ecological surveys would be required to examine the full extent of biodiversity in this location.
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land,	--	Development on any of the areas will result in the loss of greenfield land, but this particular area is in the designated Green Belt. Development has the negative potential to create coalescence with Studley and Astwood Bank. The trans-boundary effects of this area is the gap between Redditch and Studley will be

Area 12		
SA Objectives	SA Effects	Commentary
land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.		<p>significantly reduced.</p> <p>Development is also likely to lead to a reduction in the Green Belt gap to the settlement of Sambourne.</p> <p>The area is classified as grade 3 agricultural land.</p>
E3 Safeguard and strengthen landscape and townscape character and quality	- -	<p>Development in this area could have the potential to adversely affect the character of Studley and Astwood Bank. Development could also bring the extent of the built up area of Redditch closer to open countryside affecting the overall character of the area.</p> <p>In addition there is no connection to the existing urban form of Redditch due to the wooded areas to the north of the area.</p>
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	0	It is considered that with only 5 listed buildings within the area development could have an impact on the historic environment however it could be mitigated by sensitive development therefore a neutral scoring is appropriate.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated in any location.
E6 Ensure inappropriate development does	-	The Cain Brook flows through the area and some land associated with this water course is at risk of flooding.



Area 12		
SA Objectives	SA Effects	Commentary
not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas		Development in this location would require a Flood Risk Assessment.
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	0	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>Severn Trent Water confirmed in the Draft Outline Water Cycle Study Update that the strategic water supply to the study area (i.e. Bromsgrove and Redditch) will support the proposed development but local distribution network is likely to require reinforcement in many cases. Although from a wastewater collection perspective, it is recommended that additional development areas should be located in larger catchments such as Spernal or Priestbridge, both Spernal and Priestbridge STWs have minimal or negligible spare treatment capacity. But there is no land or other constraints preventing the STWs expansion. In terms of receiving water quality, Spernal discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge discharges to Bow Brook and it fails significantly on reactive phosphorus.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application</p>

Area 12		
SA Objectives	SA Effects	Commentary
		<p>stage.</p> <p>Air quality is monitored throughout the District and Borough but no AQMA<del>s</del> are located within the immediate vicinity of this area. Further studies would be required to assess the impact development would have on this SA objective.</p>
E9 Reduce causes of and adapt to the impacts of climate change	+	All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures. This location is also close to hourly bus services (approximately 1.5km) on the A441/ A448.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	+	<p>There is an employment site within the area at the junction of Green Lane and The Slough. Other employment opportunities locally are available at Park Farm and Washford Industrial Estates which are respectively 3.7km and 4.1km from the area.</p> <p>As there is employment land within the area there is some opportunities to improve the skills base.</p>
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	+	<p>There is an employment site within the area at the junction of Green Lane and The Slough. Other employment opportunities locally are available at Park Farm and Washford Industrial Estates which are respectively 3.7km and 4.1km from the area.</p> <p>As there is employment land within the area there is some potential to promote and support new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives.</p>
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	<p>The nearest employment opportunities locally are available at Park Farm and Washford Industrial Estates which are respectively 3.7km and 4.1km from the area which is beyond a reasonable walking distance. There is employment in Studley adjacent to the area as well as an industrial at the junction of Green Lane and The Slough.</p> <p>The area is approximately 5km to Redditch Town Centre where opportunities for vocational qualification are available including at North East Worcestershire College.</p>

Area 13		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	0	<p>The nearest GP surgeries are in Astwood Bank and Studley with the Ridgeway Surgery 2.2km from the area and Studley Health Centre 2.6km from the area. The Alexandra hospital is approximately 4.4km to the north.</p> <p>Studley Leisure Centre is to the east in Studley (2.6km) and Astwood Bank Cricket Club (1.7km from centre of this area) is within area 13 to the north west are within reasonable proximity to the area which allows recreational use and could encourage healthy lifestyles.</p>
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	0	<p>The area is approximately 6.4km from the Town Centre and the Kingfisher Centre where a wide variety of retail is available.</p> <p>Both Studley and Astwood Bank are approximately 2.5km from the area. Although parts of the site are within 1.5 km to Astwood Bank and Studley for most of area 13 the distance is further. Development is therefore unlikely to have a positive impact on the vitality and viability of any local centres or the town centre.</p>
S4 Reduce crime, fear of crime and anti social	+	Measures to design out crime can be incorporated into any development as part of high quality design policies.

Area 13		
SA Objectives	SA Effects	Commentary
behaviour		
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	0	<p>The nearest bus stops are available on the A441 and A448 but for many within the central part of the site this would be beyond a reasonable walking distance. The most frequent service available is the 26 which provides an hourly service between Redditch and Stratford (Monday to Saturday).</p> <p>Redditch Train Station is approximately 6.8km from the area.</p>
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	-	The area contains no SSSIs but does contain two areas of unnamed ancient woodland. It is therefore considered that the development of the area could have a harmful environmental impact.
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open	--	<p>Development on any of the areas will result in the loss of greenfield land, but this particular area is in the designated Green Belt. Development on the area is likely to cause coalescence with the settlements of Studley and Astwood Bank.</p> <p>Redditch Town would also potentially merge with the settlement of Sambourne.</p> <p>The area is classified as grade 3 agricultural land.</p>

Area 13		
SA Objectives	SA Effects	Commentary
space and biodiversity interest.		
E3 Safeguard and strengthen landscape and townscape character and quality	--	<p>If developed in isolation the area would not be adjacent to the built form of Redditch Town and would appear as a new settlement that combines Astwood Bank, Studley and potentially Sambourne.</p> <p>Development at this area could have the potential to adversely affect the character of Studley, Astwood Bank and Sambourne.</p>
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	--	High quality design would be expected on any area. There are 13 listed buildings and Sambourne Conservation Area within the area meaning development could have a significant impact on the historic environment.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated in any location.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other	-	The Cain Brook flows through the area. There is some land associated with this water course that is at risk of flooding. A Flood Risk Assessment would be required to determine the actual level of flood risk if development were to occur.

Area 13		
SA Objectives	SA Effects	Commentary
areas		
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	0	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>Severn Trent Water confirmed in the Draft Outline Water Cycle Study Update that the strategic water supply to the study area (i.e. Bromsgrove and Redditch) will support the proposed development but local distribution network is likely to require reinforcement in many cases. Although from a wastewater collection perspective, it is recommended that additional development areas should be located in larger catchments such as Spenal or Priestbridge, both Spenal and Priestbridge STWs have minimal or negligible spare treatment capacity. But there is no land or other constraints preventing the STWs expansion. In terms of receiving water quality, Spenal discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge discharges to Bow Brook and it fails significantly on reactive phosphorus.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the District and Borough but no AQMA<sup>s</sup> are located within the immediate vicinity of this area. Further studies would be required to assess the impact development would have on this SA objective.</p>
E9 Reduce causes	0	All the areas have the potential to incorporate energy

Area 13		
SA Objectives	SA Effects	Commentary
of and adapt to the impacts of climate change		<p>efficiency measures and to incorporate appropriate future proofing design measures. This location has reasonable access to facilities and services in Studley.</p> <p>The nearest bus stops are available on the A441 and A448 but for many would be beyond a reasonable walking distance. The most frequent service available is the 26 which provides an hourly service between Redditch and Stratford (Monday to Saturday). Redditch Train Station is approximately 6.8km from the area. Overall it is considered that development in this locality may encourage car based travel and therefore a neutral score is appropriate.</p>
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	<p>The area is approximately 6.4km from the Town Centre and the Kingfisher Centre where a wide variety of retail is available.</p> <p>There is employment at Park Farm and Washford Industrial Estates which are respectively 3.7km and 4km from the area which is further than other areas around Studley, as such a neutral scoring in considered more appropriate.</p>
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	<p>The nearest employment opportunity locally is available at the junction of Green Lane and The Slough (2.1km away). Park Farm and Washford Industrial Estates are also respectively 3.7km and 4km from the area.</p> <p>It is considered that there is little potential to promote and support new technologies of high value and low impact resource efficient technologies and environmental technology initiatives within the area and a neutral scoring is considered most appropriate.</p>
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	<p>The nearest employment opportunity locally is available at the junction of Green Lane and The Slough (2.1km away). Park Farm and Washford Industrial Estates are also respectively 3.7km and 4km from the area.</p> <p>The area is approximately 6.4km to Redditch Town Centre where opportunities for vocational qualification are available including at North East Worcestershire College as such a neutral scoring is considered most</p>

Area 13		
SA Objectives	SA Effects	Commentary
		appropriate.

Area 14		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	++	<p>The area would be reliant on Studley for health care provision with the nearest GP surgery 0.8km from the area (Studley Heath Centre). Local retail facilities and other community facilities are also available in Studley. These facilities would all be within a reasonable walking distance.</p> <p>With many local facilities being available in Studley it is not considered that development is likely to have a noticeable impact on any District Centres in Redditch Town.</p> <p>Studley Health Centre is adjacent to the east of the area and Alexandra Hospital is close by (less than 2km). Therefore it is unlikely development would require additional health facilities.</p> <p>Studley Cricket Club is in close proximity (less than 1.5km) to the area which allows recreational use which could encourage healthy lifestyles.</p>
S3 Improve the vitality and viability of Town centres,	0	The area is approximately 6.7km from the Town Centre and the Kingfisher Centre where a wide variety of retail is available.



Area 14		
SA Objectives	SA Effects	Commentary
other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment		<p>With many local facilities being available in Studley it is not considered that development is likely to have a noticeable impact on any District Centres in Redditch Town.</p> <p>The nearest educational establishment is Studley Community Infant School which is 0.8km from the area. The area would also be reliant on Studley for health care provision with the nearest GP surgery 0.8km from the area (Studley Heath Centre). Local retail facilities and other community facilities are also available in Studley. These facilities would all be within a reasonable walking distance.</p> <p>It is considered a neutral scoring is more appropriate for this area due to the distance to Redditch Town Centre and that the area is less likely to contribute to the vitality and viability of Redditch District Centres due to the close proximity to Studley.</p>
S4 Reduce crime, fear of crime and anti social behaviour	+	Measures to design out crime can be incorporated into any development as part of high quality design policies.
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	+	<p>Although the Town Centre is a considerable distance (6.7km) from the area, Studley and its local centre are directly adjacent.</p> <p>Bus services are available on the Redditch Road that dissects the area. (26) Hourly service to Stratford, Monday to Saturday, (143) hourly between Redditch and Studley, Monday to Saturday, (247) Hourly to Evesham, Monday to Saturday and (248) two hourly to Evesham on Sunday. Redditch Train Station is approximately 6.2km from the area.</p> <p>Due to the close proximity of Studley services, this SA objective is positive as a number of sustainable travel patterns will be encouraged.</p> <p>Without significant improvements to the public transport network, there is likely to be a heavy reliance on car based travel to access the Town Centre and employment opportunities</p>

Area 14		
SA Objectives	SA Effects	Commentary
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	--	<p>The River Arrow (which is classified as a SWS) flows through the area. It is therefore considered that the development of the area could have a harmful environmental impact.</p> <p>Further ecological surveys would be required to examine the full extent of biodiversity in this location.</p>
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	--	<p>Development would be well contained on all sides by either built form or main roads meaning that there is unlikely to be sprawl into the wider countryside. However development on the area would result in the loss of the Green Belt and the gap between Studley and Redditch meaning that there would be the danger of coalescence of settlements. Due to these two factors the area scores poorly.</p> <p>The area is classified as grade 3 agricultural land.</p>
E3 Safeguard and strengthen landscape and townscape character and	-	Development at this area could have the potential to adversely affect the character of Studley.

Area 14		
SA Objectives	SA Effects	Commentary
quality		
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	0	It is considered that with only 2 listed buildings within the area, and another adjacent to the area, that development could have an impact on the historic environment however it could be mitigated by sensitive development therefore a neutral scoring is considered appropriate.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated in any location.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	--	The River Arrow flows through the area in the north eastern corner. There is a significant amount of land associated with this watercourse that is at risk of flooding therefore this indicator performs poorly.
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and	-	All development has the potential to impact upon water

Area 14		
SA Objectives	SA Effects	Commentary
enhance the quality of water, soil and air quality		<p>quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>Severn Trent Water confirmed in the Draft Outline Water Cycle Study Update that the strategic water supply to the study area (i.e. Bromsgrove and Redditch) will support the proposed development but local distribution network is likely to require reinforcement in many cases. Although from a wastewater collection perspective, it is recommended that additional development areas should be located in larger catchments such as Spernal or Priestbridge, both Spernal and Priestbridge STWs have minimal or negligible spare treatment capacity. But there is no land or other constraints preventing the STWs expansion. In terms of receiving water quality, Spernal discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge discharges to Bow Brook and it fails significantly on reactive phosphorus.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the Districts of Bromsgrove and Stratford and Redditch Borough and an AQMA is located within the immediate vicinity of this area within Studley on the Alcester Road. Development could therefore impact on the AQMA.</p> <p>Further studies would be required to assess the full impact development would have on this SA objective.</p>
E9 Reduce causes of and adapt to the impacts of climate change	+	<p>All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures.</p> <p>Bus services are available on the Redditch Road that dissects the area. The 26 provides an hourly service to Stratford, Monday to Saturday, the 143 is hourly between Redditch and Studley, Monday to Saturday, the</p>

Area 14		
SA Objectives	SA Effects	Commentary
		247 is hourly to Evesham, Monday to Saturday and the 248 service is two hourly to Evesham on Sunday.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	++	There are considerable amounts of employment in close proximity to the area. There is employment in Studley within the area off Redditch Road (Poplars Trading Estate) and further office space within the area on the Birmingham Road (A435). Other employment opportunities are available at Park Farm and Washford Industrial Estates which are respectively 1.4km and 1.7km from the area.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	++	<p>The nearest employment opportunities locally are available within the area off Redditch Road (Poplars Trading Estate) and further office space within the area on the Birmingham Road (A435). Also Park Farm and Washford Industrial Estates are respectively 1.4km and 1.7km from the area.</p> <p>There is the potential to promote and support new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives.</p>
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	<p>The nearest employment opportunities locally are available at Park Farm and Washford Industrial Estates which are respectively 1.4km and 1.7km from the area.</p> <p>The area is in close proximity to existing employment opportunities and a number of schools within Studley.</p> <p>The area is approximately 6.7km from Redditch Town Centre and thus some distance from North East Worcestershire College meaning accessibility to college and obtaining qualifications would be limited.</p>

Area 15		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	++	This area is adjacent to the relatively large settlement of Studley and it scores relatively highly in terms of SA objective relating to improving health and well being. Studley health centre is adjacent to the west of the area and Alexandra Hospital is approximately 4.2km to the north. Studley Cricket Club (850m) is in close proximity to the area which could encourage healthy lifestyles.
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	0	The nearest educational establishment is Studley Community Infant School which is 3.1km from the area.  The nearest bus stop is 600m from the area. This on the Alcester Road in Studley where four services are available. Although bus services are accessible Redditch Train Station and Town Centre are approximately 7.8km from the area. It is considered that development would thus not make a substantial difference to the vitality and viability of District Centres within Redditch. It is therefore considered that a neutral scoring is more appropriate for this area.
S4 Reduce crime, fear of crime and	+	Measures to design out crime can be incorporated into any large scale development.

Area 15		
SA Objectives	SA Effects	Commentary
anti social behaviour		
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	+	The nearest bus stop is 600m away and provides a number of regular services to different destinations. The bus stop is located on the Alcester Road in Studley where four services are available. (26) Hourly service to Stratford, Monday to Saturday, (143) hourly between Redditch and Studley, Monday to Saturday, (247) Hourly to Evesham, Monday to Saturday and (248) two hourly to Evesham on Sunday. Redditch Train Station is approximately 7.8km from the area. Overall the area has the ability to encourage more sustainable travel patterns.
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	--	The SA for this indicator is scored negatively as there will be a direct impact on a number of trees in the area especially in the form of mature hedgerows, as well as the River Arrow. The River Arrow is classified as a SWS adjacent the boundary to the north and runs from north to south through a substantial part of the area. Further ecological surveys would be required to examine the full extent of biodiversity in this location.
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising	--	The SA is scored double negative here for two reasons firstly: Development on any of the areas will result in the loss of greenfield land, but this particular area is in the designated Green Belt, and secondly: Development has the potential to create coalescence with Studley and Mappleborough Green and the gap between Redditch and Studley will be significantly reduced.

Area 15		
SA Objectives	SA Effects	Commentary
of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.		The area is classified as grade 3 agricultural land.
E3 Safeguard and strengthen landscape and townscape character and quality	--	Development in this area could adversely affect the character of Studley. Development could also bring the extent of the built up area of Redditch closer to open countryside affecting the overall character of the area. In addition there would be no direct link to the urban form of Redditch.
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	--	High quality design would be expected on any area. All of Studley's listed buildings are situated to the east and north-east of the settlement, which is adjacent to this area. Over the actual area itself there are approximately 18 listed buildings and a Scheduled Ancient Monument, as well as the historic footpath of Arden Way running through a considerable amount of the area. As such it is considered that there would be a significant impact on the historic environment heritage.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated onto any area.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or	--	The River Arrow runs through a considerable proportion of the area from north to south. There is a significant amount of land associated with this watercourse that is at risk of flooding therefore this indicator performs poorly.



Area 15		
SA Objectives	SA Effects	Commentary
contribute to surface water flooding in all other areas		
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	-	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>Severn Trent Water confirmed in the Draft Outline Water Cycle Study Update that the strategic water supply to the study area (i.e. Bromsgrove and Redditch) will support the proposed development but local distribution network is likely to require reinforcement in many cases. Although from a wastewater collection perspective, it is recommended that additional development areas should be located in larger catchments such as Spenal or Priestbridge, both Spenal and Priestbridge STWs have minimal or negligible spare treatment capacity. But there is no land or other constraints preventing the STWs expansion. In terms of receiving water quality, Spenal discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge discharges to Bow Brook and it fails significantly on reactive phosphorus.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the Districts of Bromsgrove and Stratford and Redditch Borough and an AQMA is located within the immediate vicinity of this</p>

Area 15		
SA Objectives	SA Effects	Commentary
		<p>area within Studley on the Alcester Road. Development could therefore impact on the AQMA.</p> <p>Further studies would be required to assess the full impact development would have on this SA objective.</p>
E9 Reduce causes of and adapt to the impacts of climate change	+	All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures. This location is also extremely close (less than 1km) from facilities and services in Studley. There are also frequent bus services in the locality.
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	+	There are industrial estates within 1km to the north and northwest. Development in this location could help further develop a knowledge driven economy.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	+	There are industrial estates within 1km to the north and northwest. There is the potential to promote and support new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	The area is in close proximity to existing employment opportunities however approximately 7km to Redditch Town Centre where opportunities for vocational qualification are available including at North East Worcestershire College.

Area 16		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	--	<p>The area would also be reliant on Studley for health care provision with the nearest GP surgery 3.1km from the area (Studley Heath Centre). Arrow Valley Park, Studley Common (4km) and Studley Cricket Club (3km) are in some distance to the area meaning those assets to encourage healthy lifestyles would be limited.</p> <p>As facilities within Redditch would be even further from the area it is considered that this area should score low.</p>
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational	--	<p>The area scores poorly as it is over 8km to Redditch Town Centre and the railway station and facilities in Studley are approximately 3km away.</p> <p>A negative scoring is appropriate for this area due to the distance to Redditch Town Centre and developing this area is unlikely to contribute to the vitality and viability of Redditch District Centres.</p>

Area 16		
SA Objectives	SA Effects	Commentary
attainment		
S4 Reduce crime, fear of crime and anti social behaviour	+	Measures to design out crime can be incorporated into any large scale development.
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	--	The Town Centre and train station is a considerable distance (over 8km) from the area and Studley is over 3km away. Although there are four bus services operating on the Alcester Road in Studley the area is 2.6km from the bus stops. It is quite clear that access to public transport is beyond a reasonable walking distance which would not encourage the use of sustainable modes of transport.
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	-	There are a number of trees on the area especially in the form of mature hedgerows, as well as a watercourse, which may have some biodiversity value. Further ecological surveys would be required to examine the full extent of biodiversity in this location.
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously	--	Development on the area is likely to reduce the Green Belt gap to the settlement of Studley.  The topography is characterised by mostly gently slopes in low lying areas to the floodplain. There is one steeper area to the north of the area at Mars Hill. Development could therefore lead to sprawl into the wider countryside due to the topography and a lack of obvious defining boundaries in the vicinity of the floodplain and to the south and east of the area.

Area 16		
SA Objectives	SA Effects	Commentary
developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.		The area is classified as grade 3 agricultural land.
E3 Safeguard and strengthen landscape and townscape character and quality	--	Development in this area could have the potential to adversely affect the character of Studley. Development could also bring the extent of the built up area of Redditch closer to open countryside affecting the overall character of the area. In addition this area provides no link with the existing urban form and character of Redditch.
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	--	There are 12 listed buildings and two Scheduled Ancient Monuments within the area meaning development could have a significant impact on the historic environment.  If developed in isolation the area would not be adjacent to the built form of Redditch and would appear as a new settlement.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated in any location.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial	-	The River Arrow is adjacent to the area to the west and another watercourse flows through the area therefore there is a notable area of flood risk associated with the area.  A Flood Risk Assessment would be required to determine the potential flood risk of the watercourses in this particular location.

Area 16		
SA Objectives	SA Effects	Commentary
flood risk or contribute to surface water flooding in all other areas		
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	0	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>Severn Trent Water confirmed in the Draft Outline Water Cycle Study Update that the strategic water supply to the study area (i.e. Bromsgrove and Redditch) will support the proposed development but local distribution network is likely to require reinforcement in many cases. Although from a wastewater collection perspective, it is recommended that additional development areas should be located in larger catchments such as Spernal or Priestbridge, both Spernal and Priestbridge STWs have minimal or negligible spare treatment capacity. But there is no land or other constraints preventing the STWs expansion. In terms of receiving water quality, Spernal discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge discharges to Bow Brook and it fails significantly on reactive phosphorus.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the District but no AQMA<math>\phi</math> are located within the immediate vicinity of this area. Further studies would be required to assess the</p>

Area 16		
SA Objectives	SA Effects	Commentary
		impact development would have on this SA objective.
E9 Reduce causes of and adapt to the impacts of climate change	-	<p>All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures.</p> <p>The Town Centre and train station is a considerable distance (over 8km) from the area and Studley is over 3km away. Although there are four bus services operating on the Alcester Road in Studley the area is 2.6km from the bus stops. It is quite clear that access to public transport is beyond a reasonable walking distance which would not encourage the use of sustainable modes of transport leading to increased emission of greenhouse gases.</p>
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	The nearest employment opportunities locally are available at Park Farm and Washford Industrial Estates which are respectively 4.6km and 3.9km from the area. It is therefore considered that development in this location is unlikely to help develop a knowledge driven economy.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	The nearest employment opportunities locally are available at Park Farm and Washford Industrial Estates which are respectively 4.6km and 3.9km from the area. It is considered that there is limited opportunities for this area to promote and support new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	The Town Centre is over 8km away from the area and thus some distance from North East Worcestershire College meaning accessibility to college and obtaining qualifications would be limited.

Area 17		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	--	The nearest medical centre is some 3.5km away near Winyates District Centre and there is also no accessible open space, with the nearest park 2.5km from area 17. Due to the lack of these services and facilities there could be an adverse effect on health. People will be restricted to the open space they can use on a regular basis and would also have to travel in order to see a doctor. This could adversely affect the population's health and well-being.
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	-	The area is approximately 9.2km from Redditch Town Centre and approximately the same distance to the railway station. Mappleborough Green First School is located adjacent to the area. There are services at Winyates and Matchborough, but these are still 3.5km from the area. As mentioned, the GP surgery is also 3.5km away. Due to these distances, there are unlikely to be improvements in vitality and viability. There could be a potential adverse effect as people would rely on the car and therefore travel further to better quality and/or quantity of facilities.
S4 Reduce crime,	+	Measures to design out crime can be incorporated



Area 17		
SA Objectives	SA Effects	Commentary
fear of crime and anti social behaviour		into any large scale development.
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	- -	<p>The nearest District Centre is 3.5km and beyond walking distance. There are no bus services within the area itself; however, there is an hourly bus service approximately 2.1km from the area, which is also beyond walking distance. The train station and Town Centre are over 9km away which does not encourage sustainable travel patterns. There are limited public footpaths within the area, but the distances to facilities and amenities would discourage walking.</p> <p>As there are no facilities within walking distance there would be a heavy reliance on the use of cars, which would have an adverse effect on sustainable travel choices.</p>
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	-	There are no SSSIs or SWSs. Although wooded areas are limited, the area is greenfield and has numerous mature hedgerow and trees. Therefore development could adversely affect the biodiversity of the area.
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green	- -	<p>Development on any of the areas will result in the loss of greenfield land, but this particular area is in the designated Green Belt.</p> <p>Development could bring the extent of the built up area of Redditch closer to open countryside and</p>

Area 17		
SA Objectives	SA Effects	Commentary
Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.		<p>engulf the settlement of Mappleborough Green thereby causing significant harm to Green Belt purposes.</p> <p>The area is classified as grade 3 agricultural land.</p>
E3 Safeguard and strengthen landscape and townscape character and quality	- -	Development could bring the extent of the built up area of Redditch closer to open countryside and engulf the settlement of Mappleborough Green, affecting the overall character of the area. There are also no clear links to existing urban form, which would have a negative effect on this objective.
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	0	High quality design would be expected on any area. There are 3 listed buildings within area 17, although this small number is unlikely to have an effect on this objective.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated in any location.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	This area has not been assessed by the SFRA, however the document indicates a number of ordinary watercourses that run throughout the area. There are no known flooding issues; however, a Flood Risk Assessment would be required to gather further information.

Area 17		
SA Objectives	SA Effects	Commentary
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	?	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>Severn Trent Water confirmed in the Draft Outline Water Cycle Study Update that the strategic water supply to the study area (i.e. Bromsgrove and Redditch) will support the proposed development but local distribution network is likely to require reinforcement in many cases. Although from a wastewater collection perspective, it is recommended that additional development areas should be located in larger catchments such as Spernal or Priestbridge, both Spernal and Priestbridge STWs have minimal or negligible spare treatment capacity. But there is no land or other constraints preventing the STWs expansion. In terms of receiving water quality, Spernal discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge discharges to Bow Brook and it fails significantly on reactive phosphorus.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the District but no AQMA<math>\phi</math>s are located within the immediate vicinity of this area.</p> <p>Further studies would be required to assess the impact development would have on this SA objective.</p>
E9 Reduce causes	-	There are no bus stops within the area and a bus

Area 17		
SA Objectives	SA Effects	Commentary
of and adapt to the impacts of climate change		<p>stop providing an hourly service is 2.1km away. The railway station and the Town Centre are both over 9km away. With poor access to public transport the car is likely to be used in this location.</p> <p>All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures. However due to the extremely un-sustainable nature of this location this SA objective has been categorised as having a negative effect. The increased use of car based travel will lead to implications on climate change.</p>
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	There are no employment opportunities near this location. The nearest sites are Park Farm Industrial Estate (3.5km) and Washford Industrial Estate (3km).
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	There are no employment opportunities near this location. The nearest sites are Park Farm Industrial Estate (3.5km) and Washford Industrial Estate (3km). Therefore there is no potential to promote and support new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	Although there is a First School adjacent to the area, this is unlikely to affect this objective. There are no employment opportunities near this location. The nearest sites are Park Farm Industrial Estate (3.5km) and Washford Industrial Estate (3km).

Area 19		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	--	The nearest medical centre is some 4km away within Winyates District Centre and there is also no accessible open space within area 19. Due to the lack of these services and facilities there could be an adverse effect on health. People will be restricted on the open space they can use on a regular basis and would also have to travel in order to see a doctor. This could adversely affect the population's health and well-being.
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	-	The area is over 9km from Redditch Town Centre and approximately the same distance to the railway station. Mappleborough Green First School is located within the southern boundary. There are services at Winyates, but this is still 4km from the area. As mentioned, the GP surgery is also 4km from the area. Due to these distances, there is unlikely to be improvements in vitality and viability. There could be a potential adverse effect as people would rely on the car and therefore travel further to better quality and/or quantity of facilities.

Area 19		
SA Objectives	SA Effects	Commentary
S4 Reduce crime, fear of crime and anti social behaviour	+	Measures to design out crime can be incorporated into any large scale development.
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	- -	<p>The nearest District Centre is 4km and beyond walking distance. There are no bus services within the area itself; however, there is an hourly bus service approximately 2.7km from the area, which is also beyond walking distance.</p> <p>The train station and Town Centre are over 9km away and sustainable travel patterns are not encouraged. There are limited public footpaths within the area, but the distances to facilities and amenities would discourage walking. As there are no facilities within walking distance there would be a heavy reliance on the use of cars, which would have an adverse effect on sustainable travel choices.</p>
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	-	Although there are no SSSIs or SWSs there are 2 ancient woodlands as well as a number of ordinary watercourses. Development could therefore have a harmful impact but further ecological surveys would be required to examine the full extent of biodiversity in this location.
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green	-	Development on any of the areas will result in the loss of greenfield land, but this particular area is in the designated Green Belt. Development has the negative potential to reduce the Green Belt gap between Redditch and both Tanworth-in-Arden and Henley-in-Arden. Topographical issues would also result in the development being extremely prominent.

Area 19		
SA Objectives	SA Effects	Commentary
Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.		The area is classified as grade 3 agricultural land.
E3 Safeguard and strengthen landscape and townscape character and quality	- -	Development could bring the extent of the built up area of Redditch closer to open countryside affecting the overall character of the area. There are also no clear links to existing urban form, which would have a negative effect on this objective.
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	-	High quality design would be expected on any area. There are 9 listed buildings within area 19 and therefore development is likely to have a negative impact upon the historic environment.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated onto any area.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	This area has not been assessed by the SFRA, however the document indicates a number of ordinary watercourses that run throughout the area. There are no known flooding issues; however, a Flood Risk Assessment would be required to gather further information.

Area 19		
SA Objectives	SA Effects	Commentary
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	?	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>Severn Trent Water confirmed in the Draft Outline Water Cycle Study Update that the strategic water supply to the study area (i.e. Bromsgrove and Redditch) will support the proposed development but local distribution network is likely to require reinforcement in many cases. Although from wastewater collection side, it is recommended that additional development sites should be located in larger catchments such as Spernal or Priestbridge, both Spernal and Priestbridge STWs have minimal or negligible spare treatment capacity. But there is no land or other constraints preventing the STWs expansion. In terms of receiving water quality, Spernal discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge discharges to Bow Brook and it fails significantly on reactive phosphorus.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the District but no AQMA<math>\phi</math>s are located within the immediate vicinity of this area.</p> <p>Further studies would be required to assess the impact development would have on this SA objective.</p>
E9 Reduce causes	-	There are no bus stops within the area and a bus



Area 19		
SA Objectives	SA Effects	Commentary
of and adapt to the impacts of climate change		<p>stop with an hourly service is 2.7km away. The railway station and Town Centre are both over 9km away. The car is likely to be used in this location.</p> <p>All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures. However due to the extremely un-sustainable nature of this location this SA objective has been categorised as having a negative effect. The increased use of car based travel will lead to implications on climate change.</p>
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	There are no employment opportunities near this location. The nearest are Moons Moat (5.2km) and Washford Industrial Estate (4.1km).
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	There are no employment opportunities near this location. The nearest employment sites areas are Moons Moat (5.2km) and Washford Industrial Estate (4.1km). Therefore there is no potential to promote and support new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	Although there is a First School within the area, this is unlikely to affect this objective. There are also no employment opportunities near this location. The nearest areas are Moons Moat (5.2km) and Washford Industrial Estate (4.1km).

Area 20		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	--	Church Hill Medical centre is 6.4km from the area and Alexandra Hospital is less than 30 minutes drive. This provides poor access to medical facilities. Access to sports and recreation facilities are not within easy walking distance with the nearest open space in Redditch being 5km from the area.
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	--	The area is approximately 10km from Redditch Town Centre and also a similar distance to the railway station. Abbey Wood First School is 6.5km from the area. There are no District Centres within close proximity to the area meaning development is unlikely to impact upon the vitality or viability of any District Centres.
S4 Reduce crime, fear of crime and anti social behaviour	+	Measures to design out crime can be incorporated into any large scale development.
S5 Increased	--	Very few facilities are within a reasonable walking

Area 20		
SA Objectives	SA Effects	Commentary
sustainable travel choices and move towards more sustainable travel patterns		distance and the nearest bus service is 1.9km away. The train station and Town Centre are 10km away which may encourage car use. Overall it is considered that development in this location will encourage travel by unsustainable modes of transport.
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	-	There are two areas of ancient woodlands and a number of mature hedgerows which may have some biodiversity value. Further ecological surveys would be required to examine the full extent of biodiversity in this location.
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	--	<p>Development on any of the areas will result in the loss of greenfield land, but this particular area is in the designated Green Belt. Development has the negative potential to reduce the Green Belt gap between Redditch and both Tanworth in Arden and Henley in Arden.</p> <p>The lack of defining boundaries through the area may create the potential for sprawl into the wider countryside and the topography could also make development particularly prominent in this Green Belt location.</p> <p>The area is classified as grade 3 agricultural land.</p>
E3 Safeguard and strengthen landscape and	--	If developed in isolation development of the area would appear as a new settlement in the countryside. This is likely to cause significant harm to the wider landscape, affecting the overall character of the area.

Area 20		
SA Objectives	SA Effects	Commentary
townscape character and quality		
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	0	High quality design would be expected on any area; however, if development occurred then it could have the potential to adversely affect the setting of 2 listed buildings which are within the area. In an area of such a large scale it would be expected that appropriate buffer zones could be provided to minimise any impact.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated in any location.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	0	There are a number of ordinary watercourses that run throughout the area. There are no known flooding issues; however, an FRA would be required to gather further information.
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	?	All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.

Area 20		
SA Objectives	SA Effects	Commentary
		<p>Severn Trent Water confirmed in the Draft Outline Water Cycle Study Update that the strategic water supply to the study area (i.e. Bromsgrove and Redditch) will support the proposed development but local distribution network is likely to require reinforcement in many cases. Although from wastewater collection side, it is recommended that additional development sites should be located in larger catchments such as Spernal or Priestbridge, both Spernal and Priestbridge STWs have minimal or negligible spare treatment capacity. But there is no land or other constraints preventing the STWs expansion. In terms of receiving water quality, Spernal discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge discharges to Bow Brook and it fails significantly on reactive phosphorus.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the District but no AQMA's are located within the immediate vicinity of this area.</p> <p>Further studies would be required to assess the impact development would have on this SA objective.</p>
E9 Reduce causes of and adapt to the impacts of climate change	-	<p>There are no bus stops within a reasonable walking distance. In addition the easy access to the M42 as well as the Town Centre being 10km away would encourage use of the car.</p> <p>All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures. However due to the un-sustainability of the location this SA objective has been categorised as having a harmful impact.</p>
Economic Objectives		
EC1 Develop a knowledge driven	0	The nearest employment opportunities are available at Ravensbank and Moons Moat industrial estates which are 6.7km away. This is considered to be a

Area 20		
SA Objectives	SA Effects	Commentary
economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural		significant distance from the area.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	With no employment locally it is unlikely to be potential to promote and support new technologies of high value and low impact.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	0	The area is not in close proximity to existing employment opportunities and Abbey Wood First School is 6.5km away.

**Appendix B: Assessment Matrices for Scenarios for Alternative Growth Locations**

Areas 4 & 6 Combined		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	+	<p>Access to health care is poor with the nearest GP surgery between 2.2 and 3.7km away from the centre of the areas.</p> <p>There is some open space provision (approx 1.6 ha) directly adjoining area 4 within Redditch Borough and two semi-natural and amenity open space falling within area 6. The proximity of open space and wider benefits of having the Monarch Way footpath going through the south is likely to have a positive impact on the health and well-being of the future occupants.</p>
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless	0.5	<p>Educational establishments are not within walking distance, for example, the nearest First School to area 6, Hollyoakes Field First School, is 1.9km away. The closest school to area 4 is Webheath First School which is approximately 3km away.</p> <p>The combined areas are between 2-4km from Redditch Town centre and which is within cycling distance.</p>

Areas 4 & 6 Combined		
SA Objectives	SA Effects	Commentary
of age, gender, ethnicity, disability, socio-economic status or educational attainment		<p>There are limited retail facilities available in Webheath in close proximity to the eastern part of area 4. Batchley District Centre is situated between 2-3km areas 4 and 6 where a range of retail and community facilities are available. The nearest facilities are within cycling distance, although the car is likely to be used.</p> <p>It is considered that a 0.5 scoring is appropriate due to the parts of the area between 2-4km of Redditch Town Centre which warrants a positive scoring, although not higher due to there not being educational establishments within walking distance of the areas.</p>
S4 Reduce crime, fear of crime and anti social behaviour	+	Measures to design out crime can be incorporated into any large scale development.
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	+	<p>There are three bus services available within 1km from area 4. These services (142, 143, X3) have an hourly service (Monday to Saturday) between Redditch and Bromsgrove. Whilst the X3 offers an additional two journeys on Sunday. In addition the area is approximately 4.5km from Redditch Train Station. Area 6 has frequent bus services running in and around Redditch to areas such as Webheath, Abbey Stadium, Batchley, as well as Longbridge in Birmingham. However the nearest bus stop is 1.2km from the centre of area 6 and is considered to be beyond a reasonable walking distance.</p> <p>The areas are between 2-4km from Redditch Town Centre and the Kingfisher Centre where a range of retail, business, health and leisure opportunities are available. It is therefore considered there will be some positive impacts on sustainable travel.</p>
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood	0	The same opportunities for consultation and community involvement apply to each area.



Areas 4 & 6 Combined		
SA Objectives	SA Effects	Commentary
and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	-1.5	<p>There is no SSSI and SWS within area 6. There is arable farmland, possibly unimproved grassland and broadleaved woodland in the centre of the area.</p> <p>However, area 4 contains two SWSs (Swans Brook and Callow Farm Meadow) and 2 further SWSs (Brotherton Wood and Banks Green) located adjacent to the boundary of the area meaning that there are some environmental constraints in this locality.</p> <p>There are a number of wooded areas across the area that development would need to take into consideration particularly towards the eastern side of the area. These could provide buffers for views into and out of the potential development areas. Bartles Wood and Hennals Wood are areas of ancient woodland.</p> <p>Further ecological surveys would be required to examine the full extent of biodiversity in this location. A negative scoring is considered appropriate due to the potential impact on existing habitats. The scoring of -1.5 is considered appropriate due to the proximity of SWS within area 4.</p>
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open	-	<p>There would be a loss of Green Belt land within both areas.</p> <p>In terms of area 4 the gap between the potential extended area of Redditch and the settlement of Finstall is likely to reduce development could also impact Tardebigge dependant upon the level of growth in area 4, however there is potential for strong Green Belt boundaries to be defined with the area containing a number of defining features. It is considered that area 6 is well contained within the existing landscape.</p> <p>All of area 6 has 20.1% to 60% likelihood of being BMV land. Most of area 4 has 20.1% to 60% likelihood of being BMV land however part of the area alongside the</p>

Areas 4 & 6 Combined		
SA Objectives	SA Effects	Commentary
space and biodiversity interest.		<p>A448, and near Banks Green contains a greater than 60% likelihood of being BMV land.</p> <p>As development on the area will result in the loss of Green Belt it is considered that a negative scoring is considered most appropriate.</p>
E3 Safeguard and strengthen landscape and townscape character and quality	-	<p>Areas 4 and 6 are greenfield areas and development there is likely to have a negative impact on the landscape character.</p> <p>Both areas have potential to connect with the existing urban form of Redditch at Webheath and Brockhill respectively and there is potential to strengthen the townscape character.</p> <p>It is thus considered that a negative scoring is most appropriate due to impact on the open countryside.</p>
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	0	<p>Area 4 only contains one listed building and it is therefore considered that the impact on the historic environment is likely to be limited. It should be noted that the walled garden at Hewell Grange Conservation Area borders the area to the north and any impact on this asset would need to be mitigated. Further surveys would be required to examine the full extent of historic assets in this location.</p> <p>In terms of area 6 the historic assets of the area are very limited with no Listed Buildings, historic parks or Conservation Areas in close proximity to the area. The only asset recorded in the Historic Environment Records (HER) is an element of Ridge and Furrow earthworks (Ref: WSM09858) towards the northeast of Area 6. HECZ 148(e) is categorised by historic woodland landscape setting around parkland. Development on this area is unlikely to impact on the historic woodlands but could affect the historic hedgerows that act as linkages. Given the data available, It is considered that development would only have limited impact on this objective.</p> <p>Further surveys would be required to examine the full extent of historic assets in this location however it is considered that development would have a neutral impact on this area.</p>

Areas 4 & 6 Combined		
SA Objectives	SA Effects	Commentary
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated onto any area.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	-	<p>Area 4 contains a number of ordinary watercourses including Swans Brook as well as Spring Brook. The majority of the area falls within flood zone 1 however a small area of land bounding Spring Brook falls within flood zone 2 from Pumphouse Lane to Cur Lane. The northern extent of Spring Brook terminates at the rear of Springhouse Farm where the watercourse ends with a spring, although it is not thought that this spring would affect development delivery. There is no historic flooding within area 4.</p> <p>In terms of area 6 there is an unnamed watercourse adjacent to Lowans Farm which is a minor tributary of Red Ditch and has no flood zone definition. There is less than 1% of the area located in a high risk area further south within Redditch Borough. However, the majority of the area falls within Flood Zone 1 with a low probability of flooding and there is no historic flooding within area 6.</p> <p>It is therefore considered that a negative score is most appropriate for the combined area due to the existence of watercourses through both areas and the potential for flooding.</p>
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	0	All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.

Areas 4 & 6 Combined		
SA Objectives	SA Effects	Commentary
		<p>In terms of receiving water quality, Spernal Sewage Treatment Work discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge Sewage Treatment Work discharges to Bow Brook and it fails significantly on reactive phosphorus. However, the Environment Agency will revise the permit level to ensure the objectives of the Water Framework Directive is met, which includes the no deterioration in status on all water bodies by 2027.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the District and Borough and no AQMA's are located within the immediate vicinity of this area. Further studies would be required to assess the impact development would have on this objective.</p>
E9 Reduce causes of and adapt to the impacts of climate change	+	<p>All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures. The use of recycled materials on all areas could be encouraged.</p> <p>There are three bus services available within 1km from area 4. These services (142, 143, X3) have an hourly service (Monday to Saturday) between Redditch and Bromsgrove. Whilst the X3 offers an additional two journeys on Sunday. There are no bus stops within reasonable walking distance to area 6; the hourly service is approximately 1.2km from the Area.</p> <p>The combined area is between 2 and 4.5km from Redditch Train Station.</p> <p>A positive scoring is considered appropriate due to the reasonable proximity to the Town Centre, the frequency of services and the ability to incorporate energy efficiency measures.</p>
Economic Objectives		

Areas 4 & 6 Combined		
SA Objectives	SA Effects	Commentary
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	+0.5	Area 4 is 5.5km from the nearest Industrial Estate at Enfield. Area 6 is just 1km and 1.2km away from Weights Lane Business Park and Enfield Industrial Estate. It is therefore considered that development in these locations could deliver economic benefits.
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	+0.5	Area 4 is 5.5km from the nearest Industrial Estate at Enfield. Area 6 is just 1km and 1.2km away from Weights Lane Business Park and Enfield Industrial Estate. There is the potential to promote and support new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+	Area 4 is 5.5km from the nearest Industrial Estate at Enfield. Area 6 is just 1km and 1.2km away from Weights Lane Business Park and Enfield Industrial Estate.  The combined areas are between 2.3 and 4km from North East Worcestershire College. This is likely to have positive impacts on this objective in terms of providing opportunities to obtain vocational qualifications.

Areas 4 & 5		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	+	<p>The SA findings for this objective were the same for both of these areas. Access to health care is relatively poor in both areas; with the nearest GP surgery 3.7km from Area 4 and 1.8km from Area 5.</p> <p>There are, however, a number of open space facilities in close proximity to both areas, which could have a positive effect on the population's health and well-being. In relation to area 4, there is some open space provision (approx 1.6 ha) directly adjoining the area within Redditch Borough, as well as Monarch's Way footpath running through the south of the area. Area 5 has two open space facilities (Brockhill Park and a community wood) are within walking distance (approximately 550-600m).</p>
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender,	+0.5	Area 5 is more sustainable in terms of this objective when compared with Area 4. There are no educational establishments within walking distance of Area 5; the nearest First School Batchley First School is 1.6km away. The nearest local centre Batchley District Centre is around 1.8km away. The area is 3.3km from Redditch Town Centre and which is within cycling distance. This close proximity to the Town Centre could potentially improve vitality and viability.

Areas 4 & 5		
SA Objectives	SA Effects	Commentary
ethnicity, disability, socio-economic status or educational attainment		<p>Area 4 on the other hand also has no educational establishments within walking distance, for example, the closest school is Webheath First School which is approximately 3km away. There are limited retail facilities available in Webheath in close proximity to the eastern part of Area 4. Batchley District Centre is within 3km from the area where a range of retail and community facilities are available. The eastern part of Area 4 is within 4km from Redditch Town Centre where a range of retail and community facilities are available. The nearest facilities are within cycling distance, although the car is likely to be used.</p> <p>Due to the neutral scoring of Area 4 and the positive scoring of 1 for Area 5, a total of 0.5 is given for this scenario.</p>
S4 Reduce crime, fear of crime and anti social behaviour	+	Measures to design out crime can be incorporated into any large scale development.
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	+1.5	<p>Both these areas gained a positive score in relation to this objective; however area 5 scored more highly. In terms of area 4 there are three bus services available within 1km from the area, most of which are hourly between Redditch and Bromsgrove. There are also frequent buses near area 5 running in and around Redditch to areas such as Webheath, Headless Cross, Alexandra Hospital, as well as Bromsgrove and Studley. The nearest bus stop is adjacent to Tack Farm which is less than 700m from the centre of the area.</p> <p>The eastern part of area 4 is within 4km from Redditch Town Centre, train station and the Kingfisher Centre where a range of retail, business, health and leisure opportunities are available. Area 5 is approximately 3.3km from these services. Overall, this scenario scores highly against this objective, due to the relatively sustainable access to the Town Centre and numerous bus stops with frequent services. These factors are likely to increase sustainable travel choices.</p>
S6 To provide opportunities for communities to	0	The same opportunities for consultation and community involvement apply to each area.

Areas 4 & 5		
SA Objectives	SA Effects	Commentary
participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	-2	<p>This scenario gained the lowest score in terms of this objective as both areas would have implications related to biodiversity and/or geodiversity. Area 4 contains two SWSs (Swans Brook and Callow Farm Meadow) and two SWSs (Brotherton Wood and Banks Green) are located adjacent to the boundary of the area meaning that there are some environmental constraints in this locality. There are also a number of wooded areas across the area that development would need to take into consideration particularly towards the eastern side of the area.</p> <p>Hewell Park Lake SSSI is located in the north-western corner of area 5 and Brockhill Wood SWS is in the eastern corner of the area. There are also two SWSs nearby in the form of Butler Hill Wood SWS and Foxlydiate and Pitcher Oak Woods</p> <p>Further ecological surveys would be required to examine the full extent of biodiversity in this location however development could have significant negative impact on the SSSIs and SWSs if not managed properly.</p>
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land	-1.5	<p>As with all the scenarios and potential development areas around Redditch, the land is within designated Green Belt.</p> <p>On Area 4, development could cause coalescence with Tardebigge dependant upon the level of growth. Area 5 is arguably better contained due to topography; however, developing the area will have a significant impact on the setting and special open character of Hewell Grange. The majority of both areas have over 60% likelihood of being the Best of Most Versatile land,</p>



Areas 4 & 5		
SA Objectives	SA Effects	Commentary
and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.		<p>with some parts and having a 20.1% to 60% likelihood of being BMV land.</p> <p>Due to these various constraints, this objective has been marked negatively. Although Area 4 would have negative outcomes in relation to this objective, it would not be as harmful as Area 5, hence the -1.5 scoring.</p>
E3 Safeguard and strengthen landscape and townscape character and quality	-	<p>Both areas are greenfield and development is likely to have a negative impact on the landscape character. However, both areas have the potential to connect with the existing urban form of Redditch. Particularly at Webheath in relation to Area 4 and at Batchley in relation to Area 5. Development could potentially strengthen the townscape character in both locations. Due to the greenfield nature of these areas, this objective has been marked negatively.</p>
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	--	<p>Area 4 only contains one listed building and it is therefore considered that the impact on the historic environment is likely to be limited. It should be noted that the walled garden at Hewell Grange Conservation Area borders the area to the north and any impact on this asset would need to be mitigated. This objective was marked neutral for this area.</p> <p>Area 5 has more historic assets within its boundaries and nearby. Part of Hewell Grange which is a Grade II* registered historic park, Conservation Area and consists of numerous listed buildings, falls within area 5. It is considered that any development within area 5 would cause significant harm to the setting of these historic assets. Due to the sheer number of heritage assets and their importance, it is considered this objective should be scored -2. Although there are less historic features on area 4, there are heavily outweighed by those on and near to area 5.</p>
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	<p>Waste minimisation measures can be incorporated in any location.</p>

Areas 4 & 5		
SA Objectives	SA Effects	Commentary
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	-1.5	<p>There are watercourses and associated flood risk apparent within both areas. Area 4 contains a number of ordinary watercourses including Swans Brook as well as Spring Brook. There are areas of flood risk associated with both of these defined watercourses. The northern extent of Spring Brook terminates at the rear of Springhouse Farm where the watercourse ends with a spring, although it is not thought that this spring would affect development delivery.</p> <p>Batchley Brook bisects Area 5 from the west to the east and an area around the watercourse falls within flood zone 2, 3a and 3b. There is one historic flooding record next to the eastern boundary of the area. Batchley Brook is one of the watercourses identified in the Level 1 SFRA that is most vulnerable to exceeding its flow capacity to an extent that properties have been affected. However, the majority of the area falls within Flood Zone 1 with a low probability of flooding.</p> <p>As there is flood risk associated with both areas, this objective is marked negatively.</p>
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	0	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>In terms of receiving water quality, Sernal Sewage Treatment Work discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge Sewage Treatment Work discharges to Bow Brook and it fails significantly on reactive phosphorus. However, the Environment Agency will revise the permit level to ensure the objectives of the Water Framework Directive is met, which includes the no deterioration in status on all water bodies by 2027.</p>

Areas 4 & 5		
SA Objectives	SA Effects	Commentary
		<p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the District and no AQMA<sup>6</sup> are located within the immediate vicinity of this area.</p> <p>Further studies would be required to assess the impact development would have on this objective.</p>
E9 Reduce causes of and adapt to the impacts of climate change	+1.5	<p>Both areas within this scenario would have a positive affect on reducing the impacts of climate change, especially area 5. All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures. The use of recycled materials on all areas could be encouraged.</p> <p>Regarding area 4, there are three bus services available within 1km from the area that run hourly between Bromsgrove and Redditch. On area 5 there are bus stops within a reasonable walking distance with an hourly service being less than 700m. In addition both areas are within 4.5km and 3.3km respectively to the Town Centre and its associated uses, including the train station.</p> <p>The relatively close centres of Webheath (area 4) and Batchley (Area 5) would also reduce an overburden of car journeys, which would have a positive affect on the environment.</p>
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	0	<p>Both areas are not near employment areas and therefore this scenario has a neutral effect in terms of economic objectives. Enfield Industrial Estate is 5.5km from Area 4 and 2.4km from Area 5.</p>

Areas 4 & 5		
SA Objectives	SA Effects	Commentary
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	0	Both areas are not near employment areas and therefore this scenario has a neutral effect in terms of economic objectives. Enfield Industrial Estate is 5.5km from Area 4 and 2.4km from Area 5.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	+0.5	Both areas are not near employment areas and therefore this scenario has a neutral effect in terms of economic objectives. Enfield Industrial Estate is 5.5km from Area 4 and 2.4km from Area 5. North East Worcestershire College is 3.5km from Area 5, which accounts for the 0.5 rating for this objective.

Reduced Areas 4, 11 and Areas 5 & 6		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	+	<p>All areas have poor access to health care, with the nearest GP surgery 1.8 to 2.3km away (reduced area 4 is 2.2km away, area 5 is 1.8km away, Area 6 is 2.2km away and reduced area 11 is 2.3km away).</p> <p>However, they all have open space within / adjacent to the areas, which is likely to have a positive impact on this objective. For reduced area 4, there is some open space provision (approx 1.6 ha) directly adjoining the area within Redditch Borough. There is also a bridleway bounding the area to the north. For Area 5, two open space facilities (Brockhill Park and a community wood) are within walking distance (approximately 550-600m). For Area 6, two open space facilities (semi-natural and amenity open space) falls within the area. For reduced area 11, two sports grounds are located within 1km of the south east of the area as well as Hewell Road Swimming Baths. Adjacent to the area in the east is Abbey Stadium sports centre and 1km further east is Abbey Hotel Golf Club.</p>
S3 Improve the vitality and viability of Town centres, other	+	All areas are within cycling distance to Redditch Town Centre and therefore development could have a positive impact on the vitality and viability of this

Reduced Areas 4, 11 and Areas 5 & 6		
SA Objectives	SA Effects	Commentary
centres and communities and the quality of and equitable access to local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment		<p>centre. Reduced area 4, area 5, area 6 and reduced area 11 are 3.5km, 3.3km, 2km and 3km away from the Town Centre respectively.</p> <p>However, none of the areas are within close distance (i.e. 1.5km) to the nearest District Centre or school, hence the impact on equitable access to local services and facilities are considered to be neutral. The distance for reduced area 4, area 5, area 6 and reduced area 11 to the nearest District Centre and school are: 2.3km &amp; 1.7km; 1.8km &amp; 1.6km; 2km &amp; 1.9km; 3km &amp; 1.7km respectively.</p>
S4 Reduce crime, fear of crime and anti social behaviour	+	Measures to design out crime can be incorporated into any large scale development.
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	+ 1.5	<p>Both reduced area 4, Area 5 and reduced area 11 have frequent bus service running within walking distance to the areas (400m for reduced area 4 and 700m for Area 5). For reduced area 4, there are three bus services (142, 143, X3) offering an hourly service (Monday to Saturday) between Redditch and Bromsgrove. Whilst the X3 offers an additional two journeys on Sunday. For Area 5, frequent bus service run in and around Redditch to areas such as Webheath, Headless Cross, Alexandra Hospital, as well as Bromsgrove and Studley. For reduced area 11, there is an hourly bus service operating along the Birmingham Road through Bordesley (route 146) and an hourly service along Hewell Lane (route 143) providing good access to many parts of the area. Although there is also frequent bus service running around Area 6, the bus stop is around 1.2km away.</p> <p>Reduced area 4, area 5, area 6 and reduced Area 11 are within 3.5km, 3.3km, 2km, 3km from Redditch Train Station. However, reduced area 11 is well positioned to access the M42 and therefore could encourage commuting via unsustainable modes of transport.</p> <p>To sum up, it is considered that all areas will have a positive impact on promoting sustainable travel.</p>
S6 To provide opportunities for	0	The same opportunities for consultation and

Reduced Areas 4, 11 and Areas 5 & 6		
SA Objectives	SA Effects	Commentary
communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community		community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	-1.25	<p>Hewell Park Lake SSSI, Brockhill Wood SWS (SP06/12) fall within Area 5 whereas Butler's Hill Wood SWS (SP06/14) and River Arrow SWS (SP06/18) fall within reduced area 11. Developments may have significant negative impact on the areas if not managed properly.</p> <p>There are small wooded areas mainly along hedgerows that would act as constraints to development in reduced area 4. There are arable farmland, possibly unimproved grassland and broadleaved woodland in the centre of area 6. Developments in these two areas are likely to have negative impact on this objective.</p> <p>Further ecological surveys would be required to examine the full extent of biodiversity in these areas. However development could have significant negative impact on the SSSI, SWS and important habitats if not managed properly.</p>
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of	-1.5	<p>Development on the areas will result in the loss of Green Belt. Though area 4 reduced capacity would reduce the gap between Redditch and Finstall it is not considered to be a major impact in Green Belt terms. Area 6 appears to be well contained within the existing settlement.</p> <p>Although Area 5 is well contained within the existing settlement, developing the area will have a significant impact on the setting of the Hewell Grange Conservation Area and Registered Park and Garden. Development on reduced area 11 will create</p>

Reduced Areas 4, 11 and Areas 5 & 6		
SA Objectives	SA Effects	Commentary
vacant buildings where this is not detrimental to open space and biodiversity interest.		coalescence with Bordesley. The trans-boundary impact of this area is the strategic gap between Redditch and Alvechurch, and also Bromsgrove will be significantly reduced. In addition the strategic gap between Redditch and Birmingham would also be reduced.
E3 Safeguard and strengthen landscape and townscape character and quality	-1.25	<p>All areas are greenfield and developments in the areas are likely to have a negative impact on the landscape character.</p> <p>In terms of reduced area 4, area 5 and area 6, they all adjoin the existing built up area and could potentially strengthen the townscape character there. However for reduced area 11, development could bring the extent of the built up area of Redditch close to Alvechurch and to some extent Rowney Green, which could affect the settlements character. It would also appear as a new settlement in the countryside.</p>
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built environment in new development proposals.	-2	<p>There are no listed buildings or conservation areas within reduced area 4, area 6 and reduced area 11. The only asset recorded in the Historic Environment Records (HER) is an element of Ridge and Furrow earthworks (Ref: WSM09858) towards the northeast of area 6. The three areas fall within HECZ147(c), HECZ148(e) and HECZ148(c). There is a high probability that high quality historic assets in particularly alluvial deposits survive in HECZ147(C). Development on HECZ148(e) could affect the historic hedgerows that act as linkages. Any development in HECZ148(c) will potentially impact on sensitive archaeological remains preserved within, and below, alluvial deposits in the Arrow Valley.</p> <p>The Grade II* Hewell Grange Registered Park and Garden (RPG) lies to the immediate west of area 5 and the description is available at <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1000886">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1000886</a>. Area 5 falls into an area which forms part of the setting of the Conservation Area and the RPG. The assessment process for assessing the implications of development proposals on the setting of heritage assets published by English Heritage has been followed and it reveals that development on any part of area 5 would be harmful to the setting of the Conservation Area and RPG.</p>



Reduced Areas 4, 11 and Areas 5 & 6		
SA Objectives	SA Effects	Commentary
		As development on area 5 would have a significant negative impact on the historic environment and that only all areas come forward together will be able to meet Redditch's needs, it is considered that the score for this objective should show the significance of the negative impact.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated in any location.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	--1.5	<p>Reduced area 4 contains Spring Brook. There is a small area of flood risk associated with this watercourse. The area also contains part of a small watercourse which has no flood zone definition.</p> <p>Batchley Brook bisects Area 5 from the west to the east and area around the watercourse falls within flood zone 2, 3a and 3b. There is one historic flooding record next to the eastern boundary of the area. Batchley Brook is one of the watercourses identified in the Level 1 SFRA that is most vulnerable to exceeding its flow capacity to an extent that properties have been affected.</p> <p>There is an unnamed watercourse adjacent to Lowans Farm in Area 6 which is a minor tributary of Red Ditch and has no flood zone definition. There is less than 1% of the area located in a high risk area further south within Redditch Borough.</p> <p>River Arrow bisects Reduced area 11 from north to south and some areas along the River Arrow fall within flood zone 3a. There are also records of historic flooding associated with River Arrow.</p> <p>Although some locations within the areas are at risk of flooding and may increase flooding elsewhere if not designed properly, majority of the areas are in flood zone 1 and will be appropriate for development.</p>

Reduced Areas 4, 11 and Areas 5 & 6		
SA Objectives	SA Effects	Commentary
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	?	<p>All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.</p> <p>Severn Trent Water confirmed in the Draft Outline Water Cycle Study Update that the strategic water supply to the study area (i.e. Bromsgrove and Redditch) will support the proposed development but local distribution network is likely to require reinforcement in many cases. Although from wastewater collection perspective, it is recommended that additional development sites should be located in larger catchments such as Sernal or Priestbridge, both Sernal and Priestbridge STWs have minimal or negligible spare treatment capacity. But there is no land or other constraints preventing the STWs expansion. In terms of receiving water quality, Sernal discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge discharges to Bow Brook and it fails significantly on reactive phosphorus.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the District and Borough but no AQMA<math>\S</math> are located within the immediate vicinity of this area.</p> <p>Further studies would be required to assess the impact development would have on this SA objective.</p>
E9 Reduce causes of and adapt to the impacts of climate change	+	All areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures. The use of recycled materials on all areas could be encouraged.

Reduced Areas 4, 11 and Areas 5 & 6		
SA Objectives	SA Effects	Commentary
		<p>Both reduced area 4, area 5 and reduced area 11 have frequent bus service running within walking distance to the areas. Although there is also frequent bus service running around area 6, the bus stop is around 1.2km away.</p> <p>All areas are within 2km to 3.5km from Redditch Train Station. However, as reduced Area 11 is well located to access the M42, it is considered that development will encourage travel by car.</p> <p>To sum up, it is considered that the areas are likely to have a positive impact on this objective.</p>
<b>Economic Objectives</b>		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban and rural	+0.5	<p>Weights Lane Business Park and Enfield Industrial Estate are both close to area 6 and reduced area 11. However, the nearest industrial estate to area 5 and reduced area 4 is also Enfield Industrial Estate which is 2.4km and 4km away.</p> <p>Given that only some locations of the areas are close to an employment area which has the potential to develop a knowledge driven economy, developments in the areas will only have a small positive impact on this objective.</p>
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	+0.5	<p>Weights Lane Business Park and Enfield Industrial Estate are both close to area 6 and reduced area 11. However, the nearest industrial estate to area 5 and reduced area 4 is also Enfield Industrial Estate which is 2.4km and 4km away.</p> <p>Given that only some locations are close to an employment area which has the potential to promote and support new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives, developments in the areas will only have a small positive impact on this objective.</p>
EC3 To raise the skills levels and qualifications of workforce and quality	+1.5	<p>Weights Lane Business Park and Enfield Industrial Estate are both close to area 6 and reduced area 11. However, the nearest industrial estate to area 5 and Reduced area 4 is also Enfield Industrial Estate which</p>

Reduced Areas 4, 11 and Areas 5 & 6		
SA Objectives	SA Effects	Commentary
of educational opportunities for all		<p>is 2.4km and 4km away.</p> <p>All areas are within cycling distance to North East Worcestershire College (3.5km from reduced area 4 and area 5, 2.3km from Area 6 and 3km from reduced area 11).</p> <p>Proximity to North East Worcestershire College and employment areas from several locations of the areas is likely to have positive impact on this objective.</p>

Areas 6 & 8 Combined		
SA Objectives	SA Effects	Commentary
Social Objectives		
S1 Provide decent affordable housing for all, of the right quality and tenure and for local needs in clean safe and pleasant local environment	++	All areas would deliver an element of affordable housing in accordance with the NPPF and incorporate high quality design principles.
S2 To improve the health and well-being of the population and reduce inequalities in health	+	<p>Access to health care is considered to be poor from areas 6 and 8 with the nearest GP surgery being over 2km from each area. The Alexandra Hospital is also over 7.5km away from both areas.</p> <p>Although access to sports and recreational facilities is considered to be excellent from these areas. Two open space facilities (semi-natural and amenity open space) falls within area 6. In addition the Abbey Hotel Golf Club is adjacent to area 8 and the Abbey Stadium Sports Centre is 1.6km away. This combination of facilities provides a good opportunity to encourage healthy lifestyles.</p>
S3 Improve the vitality and viability of Town centres, other centres and communities and the quality of and equitable access to	0	Access to facilities and centres varies between the areas. No educational establishments are not within walking distance from either area. The nearest First School to area 6 is Hollyoakes Field First School which is 1.9km away whilst the nearest school to area 8 is Beoley First school which is 2.4km away. The major difference between the areas is the access to Redditch

Areas 6 & 8 Combined		
SA Objectives	SA Effects	Commentary
local services and facilities regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment		Town Centre. Area 6 is 2km from the Town Centre whilst from area 8 the distance increases to 4km. Overall, the combined impact of these areas in relation to this objective is considered to be neutral.
S4 Reduce crime, fear of crime and anti social behaviour	+	Measures to design out crime can be incorporated into any large scale development.
S5 Increased sustainable travel choices and move towards more sustainable travel patterns	+	The access to public transport varies between the areas. Area 6 has is just 2km from Redditch train station but is 1.2km from the nearest bus stop. Whereas area 8 has frequent bus services available on both the Birmingham Road and Icknield Street which provide the boundaries to the east and west of the area. Area 8 is also 4km from Redditch train station. Although area 8 has good access to the M42 which could encourage an unsustainable pattern of commuting. Overall it is still considered that the area could have a positive impact on sustainable travel.
S6 To provide opportunities for communities to participate and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community	0	The same opportunities for consultation and community involvement apply to each area.
Environmental Objectives		
E1 To conserve and enhance biodiversity and geodiversity	-1.5	The impact on biodiversity varies between areas 6 and 8. There area no SSSI <del>ç</del> or SWS <del>ç</del> within area 6 but Dagnell Brook SWS is located within area 8. Dagnell End Meadow SSSI, Peck Wood SWS and Rowney

Areas 6 & 8 Combined		
SA Objectives	SA Effects	Commentary
		Green SWS are all in close proximity area 8. Development could have an adverse impact of these statutory environmental designations. The combined area also contains woodland, mature trees and hedgerows. Further ecological surveys would be required to examine the full extent of biodiversity in this location.
E2 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, land of Green Belt value, maximising of previously developed land and reuse of vacant buildings where this is not detrimental to open space and biodiversity interest.	-1.5	Development across both areas will result in the loss of Green Belt. However area 6 is well contained within the landscape preventing sprawl in the wider countryside. This is not the case with area 8 where the potential Green Belt harm is more severe. There is a potential for coalescence with Bordesley and a significant reduction in the strategic gap between Redditch and Birmingham.
E3 Safeguard and strengthen landscape and townscape character and quality	-1.5	Both areas are greenfield and development is therefore likely to have a negative impact on the landscape character although the extent of the harm does vary between areas 6 and 8. Area 6 adjoins the existing built up area of Brockhill and could potentially strengthen the townscape character there. This is not the case with area 8 which would not form a logical extension to the existing built form and also potentially harm the green corridor of the River Arrow Valley.
E4 Conserve, protect and enhance the architectural, cultural and historic environment heritage and seek well designed, high quality built	-0.5	High quality design would be expected in any location; however the impact on the historic environment varies between the two areas. Area 6 contains no statutorily designated historic assets whereas area 8 contains 7 Grade II listed buildings. At the closest point area 8 is 1.22km from Beoley Conservation Area and 0.21km from a scheduled ancient monument (The Mount).  Further survey would be required to examine the full extent of historic assets in this location but there is

Areas 6 & 8 Combined		
SA Objectives	SA Effects	Commentary
environment in new development proposals.		expected to be some harmful impact on the historic environment.
E5 To manage waste in accordance with the waste hierarchy; reduce, re-use, recycle, compost, recovery and disposal	+	Waste minimisation measures can be incorporated in any location.
E6 Ensure inappropriate development does not occur in high risk flood prone areas and does not adversely contribute to fluvial flood risk or contribute to surface water flooding in all other areas	-1.5	There areas of flood risk within both areas 6 and 8 although a larger proportion of area 8 is at risk. The Dagnell Brook flows through area 8 and there are notable areas of flood zones 2 and 3 adjacent to this watercourse. There are also 3 records of historic flooding on different points across the area. Less than 1% of area 6 has a high risk of flooding with the majority of the area falling within Flood Zone 1 with a low probability of flooding and there is no historic flooding within this area. Overall there is potential for there to be a negative impact on this objective.
E7 Promote resource efficiency and energy generated from renewable energy and low carbon sources	+	All areas can promote the use of zero or low carbon energy generation technologies.
E8 Protect and enhance the quality of water, soil and air quality	?	All development has the potential to impact upon water quality and increase demand for water usage. The water conservation hierarchy must be followed and measures will be expected to be in place to manage water resources efficiently.  In terms of receiving water quality, Sernal Sewage Treatment Work discharges to the River Arrow and the river fails significantly on Ammonia and reactive phosphorus. Priest Bridge Sewage Treatment Work discharges to Bow Brook and it fails significantly on reactive phosphorus. However, the Environment

Areas 6 & 8 Combined		
SA Objectives	SA Effects	Commentary
		<p>Agency will revise the permit level to ensure the objectives of the Water Framework Directive is met, which includes the no deterioration in status on all water bodies by 2027.</p> <p>Consideration of potential land contamination when development is proposed is important to ensure protection of human health and the wider environment and would be considered at the planning application stage.</p> <p>Air quality is monitored throughout the District and Borough and no AQMA's are located within the immediate vicinity of this area.</p> <p>Further studies would be required to assess the impact development would have on this objective.</p>
E9 Reduce causes of and adapt to the impacts of climate change	+	<p>All the areas have the potential to incorporate energy efficiency measures and to incorporate appropriate future proofing design measures. The use of recycled materials on all areas could be encouraged.</p> <p>There are no bus stops within reasonable walking distance of area 6 with an hourly service approximately 1.2km away. Although the railway station and town centre is approximately 2km from area 6 which are considered to be within cycling distance.</p> <p>Area 8 has greater access to buses with frequent services operating along the western and eastern boundaries of the area. The railway station and town centre are approximately 4km from the area. Although the area is well positioned to access the M42 which could encourage an unsustainable pattern of commuting.</p> <p>Overall the combined area has good access to sustainable transport options and still has the potential to reduce car travel and reduce CO2 emissions.</p>
Economic Objectives		
EC1 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all share the benefits, urban	+	It is considered that development on areas 6 and 8 could deliver economic benefits.



Areas 6 & 8 Combined		
SA Objectives	SA Effects	Commentary
and rural		
EC2 promote and support the development of new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives	+	Weights Lane Business Park and Enfield Industrial Estate are just 1km and 1.2km away from area 6 and Bordesley Hall is located within area 8. There is the potential to promote and support new technologies of high value and low impact especially resource efficient technologies and environmental technology initiatives.
EC3 To raise the skills levels and qualifications of workforce and quality of educational opportunities for all	++	Weights Lane Business Park and Enfield Industrial Estate are just 1km and 1.2km away from area 6 and Bordesley Hall is located within area 8. Area 6 is 2.3km from North East Worcestershire College. This distance increase to 4km from area 8. The areas are in close proximity to existing employment opportunities and a further educational establishment; this is likely to have positive impacts on this objective.





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