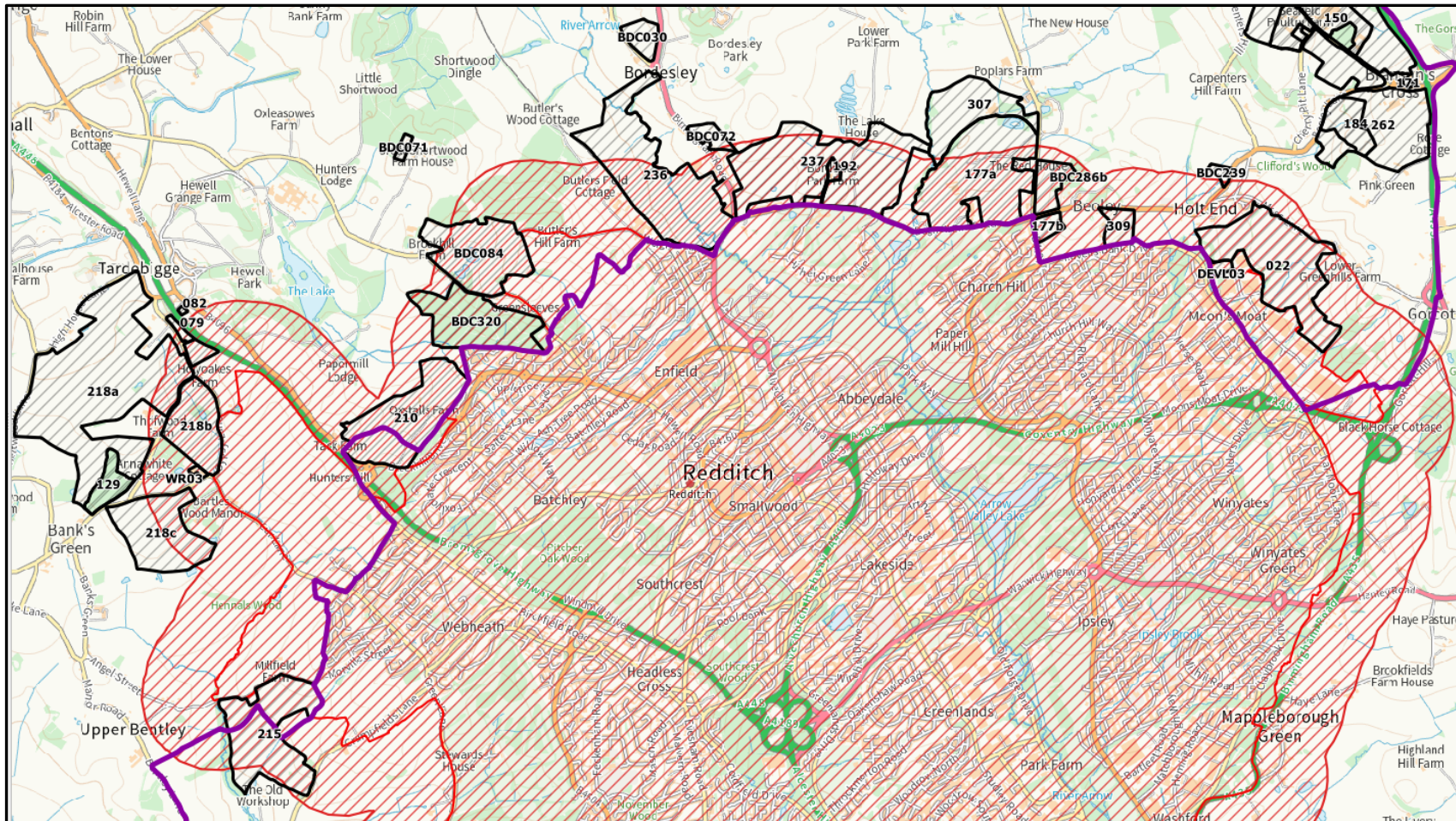


Description

Redditch is located at the south east of Bromsgrove district and the urban area of the town is built up to the edge of the administrative boundary that it shares with Bromsgrove District. The map extract below shows all the sites submitted during the Call for Sites (CfS) exercise on the edge of Redditch. Sites which fell either totally or partially within the 500m buffer around the edge of Redditch's urban area were assessed.



Edge of Redditch: Summary of Initial Sift and Significant Constraints

| Initial Sift/ Site No. | 079 | 177a | 177b | 192 | 210 | 215 | 218a | 218b | 218c | 236 | 237 | 307 | 309 | BDC 072 | BDC 084 | BDC 239 | BDC 286b | BDC 320 | WR 03 |
|----------------------------------|-----|------|------|-----|-----|-----|------|------|------|-----|-----|-----|-----|------------|------------|------------|-------------|------------|----------|
| Site size | | | | | | | | | | | | | | | | | | | |
| Proximity to existing settlement | | | | | | | | | | | | | | | | | | | |
| Flood Risk | | | | | | | | | | | | | | | | | | | |
| SSSI | | | | | | | | | | | | | | | | | | | |
| Ancient Woodland | | | | | | | | | | | | | | | | | | | |
| Country Park | | | | | | | | | | | | | | | | | | | |
| SM / Registered Park & Garden | | | | | | | | | | | | | | | | | | | |
| Significant Constraints | | | | | | | | | | | | | | | | | | | |
| Priority Habitat | | | | | | | | | | | | | | | | | | | |
| Noise | | | | | | | | | | | | | | | | | | | |
| Green Belt Harm | | | | | | | | | | | | | | | | | | N/A | |
| Landscape Sensitivity | | | | | | | | | | | | N/A | | N/A | | N/A | | N/A | |

Edge of Redditch: Sites discounted at Initial Sift/ Significant Constraints stage:

| Site No. | Site Name | Reason site discounted |
|----------|---|---|
| 177b | Land east of Icknield Street, nr Redditch | Site in an area of High Landscape Sensitivity for housing |
| 210 | Land at Brockhill West | Site in an area of High Landscape Sensitivity for housing |
| 218a | Land south of High House Lane, west of Holyoakes Lane and north of Sheltwood Lane | Site in an area of Very High Green Belt Harm. * See further explanation regarding this site in the 'Site Assessment & Site Selection Methodology Addendum 1' document, paragraph 4.0.8 |
| 307 | Beoley Equestrian Centre | Less than 10% of the site falls within a settlement or its buffer zone. Site in an area of Very High Green Belt Harm. |
| BDC072 | Land east of Birmingham Road, Bordesley | Less than 10% of the site falls within a settlement or its buffer zone. Site in an area of Very High Green Belt Harm. |
| BDC084 | Brockhill North | Site in an area of High Landscape Sensitivity for housing |
| BDC239 | Hillside, Beoley Lane | Less than 10% of the site falls within a settlement or its buffer zone. Site in an area of Very High Green Belt Harm. |
| BDC286b | Land east of Icknield Street and north of Church Hill | Site in a Priority habitat area comprising Wood-pasture and parkland. Site in an area of Very High Green Belt Harm. Site in an area of High Landscape Sensitivity for housing and employment. * See further explanation regarding this site in the 'Site Assessment & Site Selection Methodology Addendum 1' document, paragraph 4.0.8 |
| BDC320 | Brockhill Wood | 100% of the site falls within an area of ancient woodland, and is classed as a Priority Habitat |

Edge of Redditch: Detailed Considerations Desktop Summary

| Significant Constraints/ Site No. | 079 | 177a | 192 | 215 | 218b | 218c | 236 | 237 | 309 | WR03 |
|---|---|------|-----|-----|------|------|-----|-----|-----|------|
| Priority Habitats | | | | | | | | | | |
| Noise | | | | | | | | | | |
| Green Belt Harm | | | | | | | | | | |
| Landscape Sensitivity | | | | | | | | | | |
| LSA Opportunities for development | | N/A | N/A | | N/A | N/A | N/A | N/A | N/A | N/A |
| Detailed Considerations criteria: | | | | | | | | | | |
| Minerals | | | | | | | | | | |
| Ancient/Veteran Trees | | | | | | | | | | |
| SSSI Impact Risk Zone | | | | | | | | | | |
| TPOs | | | | | | | | | | |
| Public Open Space | | | | | | | | | | |
| Risk to the Historic Environment | | | | | | | | | | |
| Proximity of AQMA/ AQCA | Not relevant to any site in this settlement | | | | | | | | | |
| Major Accident Hazard Site/ | | | | | | | | | | |
| High Voltage Electricity Infrastructure | Not relevant to any site in this settlement | | | | | | | | | |

Edge of Redditch: Site Analysis and Planning Judgement Discussion

| Site 079 - Land to the east of Holyoakes Lane, Tardebigge | | |
|---|---|--|
| RAG | Constraint commentary | Conclusion |
| | Green Belt Harm: High | <p>Context: This is a greenfield site, which lies to the south west of Tardebigge's built form. The site is severed from the existing settlement by the A448 Bromsgrove Highway and does not offer a good opportunity for a residential extension to the existing Tardebigge settlement.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>The site is in an area of High/Medium Landscape Sensitivity. However, it has also been identified as a secondary area for housing opportunity. Very limited housing in linear form with large rear gardens may be able to be accommodated south east of the bowling green but no further south than existing dwellings and the existing hedge. Houses should reflect or be sensitive to the rural estate style including front boundaries.</p> <p>Main Strengths and Weaknesses: There are limiting constraints associated with this site. Key issues relate to noise and the historic environment. The site is located adjacent to the A448 Bromsgrove Highway and could be noisy, especially in relation to garden space, which would face the road. The highway also severs this site's connectivity to the wider Tardebigge settlement.</p> <p>In terms of connectivity, this site falls within the buffer zones around both Redditch and Tardebigge, however its proximity to</p> |
| | Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing. The site is also identified as a Secondary area for housing opportunity. | |
| | LWS and Priority Habitats: 0.75% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows | |
| | Noise: Day noise level: 64db. Night noise level: 56db With suitable glazing and ventilation internal noise levels as per BS8233:2014 should be achievable. Noise levels within outdoor amenity space may exceed the LOAEL (50 dbLAeq16hr) for outdoor amenity space but be less than the SOAEL for outdoor amenity space (55dB LAeq16hr). | |
| | Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. | |
| | Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment | |
| | SSSI Impact Risk Zone: Site does fall within a relevant SSSI IRZ but is below the threshold requiring action and therefore is unlikely to require further assessment | |
| | TPOs: No TPOs within the site. | |
| | Public Open Space: | |

| Site 079 - Land to the east of Holyoakes Lane, Tardebigge | | |
|---|---|---|
| RAG | Constraint commentary | Conclusion |
| | Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment. | either settlement leaves it isolated without offering a logical extension to either settlement. |
| | <p>Risk to the Historic Environment:</p> <p>Within 15m of Hewell Grange Registered Parkland.</p> <p>The majority of sites in this category will be suitable for development, but there is a higher risk that more detailed assessment will determine that they are not suitable, or a risk that part of the site is not suitable. If deemed suitable for development, there are likely to be caveats, such as lower housing density to ensure that the historic character of an area is not eroded, or archaeological mitigation in the form of excavation or recording.</p> <p>The site is also adjacent to Hewell Grange Conservation Area, fully within the 2km buffer zone. This site has the potential to impact on the Hewell CA and the Walled Garden, so a setting assessment would be required.</p> | <p>This site could be reconsidered if adjacent site 218a were to be considered suitable for allocation.</p> <p>Whilst the Landscape Sensitivity Assessment has identified this site as a secondary opportunity for housing, this could be in conflict with the heritage assets located in this vicinity and further assessment would be required.</p> |
| | Conclusion Outcome: | In summary, whilst this site might provide a limited opportunity for housing in terms of landscape sensitivity, impacts on the historic environment could outweigh this. Furthermore, the site is isolated from an adjoining settlement and should no longer be considered suitable for allocation. |

| Site 177a - Land north of Dagnell End Road, west of Icknield Street | | |
|---|---|---|
| RAG | Constraint commentary | Conclusion |
| | Green Belt Harm: High | <p>Context: This is a large greenfield site, which lies to the north of Redditch's built form. It is bounded by Dagnell End Road to the south and Icknield Street to the east. The north and western boundaries are formed by a watercourse, which is prone to flooding.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>The watercourse running along the north and western boundary could help to contain the site.</p> <p>The site is in an area of High/Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: There are some limiting constraints associated with this site, which are very likely to be capable of mitigation at planning application stage or through policy provision as part of a local plan allocation. By way of example:</p> <ul style="list-style-type: none"> • Possible impacts from the identified floods zone would rule out development in the northern half of this site. • There is a Scheduled Monument beyond the south east of the site, which would need careful consideration and further advice. However, the intervening development of the adjacent scrap yard may reduce the impact from residential development on this site. |
| | Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing. | |
| | LWS and Priority Habitats: 4.42% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Rivers, Hedgerows, Eutrophic standing waters, Lowland meadows | |
| | Noise: Less than 49.9dB. Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr) | |
| | Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Parts of site within S&G MCA. Some resource on site resource, but small scale and already partially sterilised. Wider resource also partially sterilised in vicinity of site. But should use on site. | |
| | Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment | |

| Site 177a - Land north of Dagnell End Road, west of Icknield Street | | |
|---|--|--|
| RAG | Constraint commentary | Conclusion |
| | <p>SSSI Impact Risk Zone: >50% of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required.</p> <p>The site is covered by a number of different IRZs, predominantly 31982 and 31672 with a small area in the southwest corner of the site being within IRZ 67160. In the context of the development proposed on the site, these IRZs are relevant to the following development categories for consultation with Natural England:</p> <ul style="list-style-type: none"> • Residential: residential developments of 100 units or more • Rural Residential: any residential development of 50 or more dwellings outside existing settlements/urban areas. | <ul style="list-style-type: none"> • Consultation would need to be undertaken with NE in terms of SSSI impact. • Consultation with WCC would be advisable to understand the potential of on-site mineral use. • Beoley Pastures Landfill is located on part of site and Clevedon Farm Landfill located immediately adjacent to site. Further information is required about landfill to make full assessment. <p>Furthermore, whilst the site does not overlap with a MAHS or MAHP consultation zone, an Esso Oil pipeline does however run across the centre of the site in an east-west direction. Any masterplan would need to factor this into its street design and layout.</p> |
| | <p>TPOs: No TPOs within the site.</p> | |
| | <p>Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.</p> | |
| | <p>Risk to the Historic Environment: High risk to the historic environment.</p> <p>The site falls within the medieval Bordesley deer park (undesigned heritage asset) and parts of it are close to the Roman road (Icknield Street) and Saltway.</p> <p>The majority of sites in this category will be suitable for development, but there is a higher risk that more detailed assessment will determine that they are not suitable, or a risk that part of the site is not suitable. If deemed suitable for development, there are likely to be caveats, such as lower housing density to ensure that the historic character of an area is not eroded, or archaeological mitigation in the form of excavation or recording.</p> <p>The site also falls within the 2km buffer zone around Beoley Conservation Area.</p> | |

| Site 177a - Land north of Dagnell End Road, west of Icknield Street | | |
|---|-----------------------|---|
| RAG | Constraint commentary | Conclusion |
| | Conclusion Outcome: | In summary, this site could offer development potential, especially in the southern half of the site if the constraints identified can be adequately mitigated. |

| Site 192 - Land at Bordesley Park Farm, Dagnell End Road | | |
|--|--|---|
| RAG | Constraint commentary | Conclusion |
| | Green Belt Harm: High | <p>Context: This is a small greenfield site, which lies to the north of Redditch Borough. It is located off a narrow track and comprises a farm building complex which currently operates as a wedding venue.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>The site is in an area of High/Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. However, those that have been identified are significant.</p> <p>The site has 30% Priority Habitat coverage which would impact the developable area. However, whilst TPOs have been identified, they are located along the track to the main site area and would have no impact on the wider development area.</p> <p>The risk to the historic environment is categorised as significant, which means that demolition is highly unlikely. Conversion of existing buildings, if deemed acceptable, would result in this site falling below the site threshold for allocation in the Plan.</p> |
| | Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing. | |
| | LWS and Priority Habitats: 30.14% of the site is covered by Priority Habitat. Between 5 and 50% of the site overlaps with either a Locally Important Site or a Priority Habitat. Further assessment is required and a reduction in net developable area is likely. The site contains the following Priority Habitat: Hedgerows | |
| | Noise: Less than 49.9dB Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures. | |
| | Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Negligible part of site within S&G MCA. Although wider resource largely unsterilised, distance from site limits potential impact. | |
| | Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment | |
| | SSSI Impact Risk Zone: Site does fall within a relevant SSSI IRZ but is below the threshold requiring action and therefore is unlikely to require further assessment | |
| | TPOs: Two individual TPOs (T33 and T34 under ref 5285056) are within the site, however these are alongside the access road to the main part of the site and are therefore unlikely to affect any future development. Further assessment would be required. | |

| Site 192 - Land at Bordesley Park Farm, Dagnell End Road | | |
|--|--|---|
| RAG | Constraint commentary | Conclusion |
| | <p>Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.</p> | |
| | <p>Risk to the Historic Environment: Very high risk to the historic environment.</p> <p>Bordesley Park Farm is a high status 17th century house. It is currently undesignated but may be of national significance. Even if deemed to be less than national significance it is of regional significance, particularly in the context of the high level of loss of historic farmsteads in the wider area. This site is unsuitable for development due to the significance of Bordesley Park Farm.</p> | |
| Conclusion Outcome: | | In summary, due to the significant potential for historic environment impact, this site should no longer be considered for allocation. |

| Site 215 - Land at Crumpfields Lane | | |
|-------------------------------------|--|--|
| RAG | Constraint commentary | Conclusion |
| | Green Belt Harm: Moderate | Context: This is a greenfield site, which lies to the south west of Redditch's built form. It is adjacent to Strategic Site allocations in both Redditch (Webheath) and Bromsgrove (Foxlydiate) administrative areas. Both of these allocations have been identified to meet the housing needs of Redditch Borough. |
| | Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing. The site is also identified as a Primary area for housing opportunity. | |
| | LWS and Priority Habitats: 0.33% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows, Lowland mixed deciduous woodland, Eutrophic standing waters | <p>The analysed constraints relate to the part of the site that falls within Bromsgrove District as like for like analysis data for Redditch Borough is currently unavailable.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm. A strong, defensible Green Belt boundary could be established to the west along the length of the area of ancient woodland (Brook Range), and the watercourse (Spring Brook/ Swans Brook).</p> <p>The site is in an area of Medium Landscape Sensitivity. However, it has also been identified as a primary area for housing opportunity.</p> <p>Spring Brook is a natural barrier and so any housing development would need to protect and enhance this as part of GI and keep east of it. Monarch's Way should be incorporated in the GI and proposals should be mitigated in terms of views from the south and south east. Boundary hedgerows and trees should be retained and enhanced as part of publicly accessible GI.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. In terms of the issues highlighted, the TPOs are predominantly towards the site's</p> |
| | Noise: Less than 49.9dB Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr) | |
| | Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources. | |
| | Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment | |
| | SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action and therefore is unlikely to require further assessment | |
| | TPOs: TPO No.73 (1992) is within the site. Net developable area may need to be reduced. Further assessment required | |

| Site 215 - Land at Crumpfields Lane | | |
|-------------------------------------|--|---|
| RAG | Constraint commentary | Conclusion |
| | <p>Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.</p> | <p>boundaries and would have a limited impact on development. However, the close proximity to Norgrove Court (Grade I Listed) would require further investigation. Furthermore, the internal parcel boundaries within the site don't appear to be very substantial (Google Maps) and it would be difficult to establish a strong Green Belt boundary that could offer screening between Norgrove Court and any new development.</p> |
| | <p>Risk to the Historic Environment: Site is situated within 50m Norgrove Court (Grade I Listed) and the land immediately adjacent may have formed part of its gardens. There are earthworks on Lidar within the site adjacent to Norgrove Court which include ridge and furrow but potential for further remains of earlier moated site.</p> <p>The area adjacent to Norgrove Court is unsuitable for development. Parts of the rest of the site might be suitable but would need more detailed assessment and consultation with Historic England.</p> | |
| <p>Conclusion Outcome:</p> | | <p>In summary, due to potential impacts of new development on Norgrove Court and the lack of potential strong Green Belt boundaries that might offer screening between new development and Norgrove Court, this site should no longer be considered for allocation.</p> |

| Site 218b - Land to the east of Holyoakes Lane and west of Gypsy Lane, Tardebigge | | |
|---|--|--|
| RAG | Constraint commentary | Conclusion |
| | Green Belt Harm: High | <p>Context: This is a greenfield site, which lies adjacent to the Strategic Site Allocation (Foxlydiate) to the west of Redditch. It is a smaller parcel relating to a larger submission, which includes 218a and 218c. 218a has been discounted as it lies in an area of Very High Green Belt Harm.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm. The woodland adjoining the south of the site could provide a strong defensible Green Belt boundary.</p> <p>The site is in an area of High/Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. However, any impacts on the Hewell CA and the Walled Garden Grade II would need to be undertaken.</p> <p>The site could be considered as an extension to the Foxlydiate Strategic Site Allocation. However, access along Gypsy Lane would not be desirable for a site that could provide a yield in excess of 350 dwellings, and integration with the Foxlydiate Strategic Site would need to be explored further.</p> |
| | Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing. | |
| | LWS and Priority Habitats: 6.99% of the site is covered by Priority Habitat. Between 5 and 50% of the site overlaps with either a Locally Important Site or a Priority Habitat. Further assessment is required and a reduction in net developable area is likely. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Hedgerows, Eutrophic standing waters | |
| | Noise: Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr) | |
| | Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Partially within building stone quarry MCA. Little existing sterilisation, but lower level of confidence in precise location of resource. Opportunities for use on site likely to be more limited than for sand and gravel/solid sand, but could explore. | |
| | Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment | |
| | SSSI Impact Risk Zone: >50% of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required | |
| | TPOs: No TPOs within the site. | |

| Site 218b - Land to the east of Holyoakes Lane and west of Gypsy Lane, Tardebigge | | |
|---|---|---|
| RAG | Constraint commentary | Conclusion |
| | <p>Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.</p> | |
| | <p>Risk to the Historic Environment: Has the potential to impact on the Hewell CA and the Walled Garden Grade II, (1469591) so setting assessments would be required</p> | |
| Conclusion Outcome: | | In summary, this site could offer an extension to the Foxlydiate Strategic Site Allocation if access avoiding Gypsy Lane can be addressed and impacts on the Hewell CA and the Walled Garden can be minimised. |

| Site 218c - Land south of Curr Lane, Tardebigge | | |
|---|--|---|
| RAG | Constraint commentary | Conclusion |
| | Green Belt Harm: High | Context: This is a greenfield site, which lies to the west of Redditch. It is a smaller parcel relating to a larger submission, which includes 218a and 218b. 218a has been discounted as it lies in an area of Very High Green Belt Harm. 218c has been included within the submission as an area for Green Belt enhancement land. Therefore, it has not been assessed on its own merits for development potential. |
| | Landscape Sensitivity: The site partially falls within a High/Medium Landscape Sensitivity area for housing. | |
| | LWS and Priority Habitats: 0.63% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Hedgerows, Eutrophic standing waters | |
| | Noise: Noise levels within outdoor amenity spaces are likely to exceed the SOAEL, (Note: Screening is inclusive of a -10dB reduction applied for potential acoustic barriers) as such we would deem these sites unacceptable for residential development. Internal noise levels as per BS8233:2014 may be achievable with good acoustic design and suitable acoustic glazing and ventilation units. Detailed Noise Impact Assessments would be required to justify further consideration of these locations. | |
| | Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Very small part of site is within S&G MCA. Site would not increase sterilisation. | |
| | Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment | |
| | SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action and therefore is unlikely to require further assessment | |
| | TPOs: No TPOs within the site. | |

| Site 218c - Land south of Curr Lane, Tardebigge | | |
|---|---|---|
| RAG | Constraint commentary | Conclusion |
| | <p>Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.</p> | |
| | <p>Risk to the Historic Environment: Has the potential to impact on the Hewell CA and the Walled Garden Grade II, (1469591) so setting assessments would be required</p> <p>This site may impact on Lane House Farm, Grade II (1348539) and Bentley FH, as above so a setting assessment may be required, site visit may be needed to determine this</p> | |
| Conclusion Outcome: | | In summary, this site should no longer be considered for residential uses as it has only been submitted as an area for Green Belt enhancement relating to a larger submitted site. |

| Site 236 - Land west of Birmingham Road, Bordesley | | |
|--|---|---|
| RAG | Constraint commentary | Conclusion |
| | Green Belt Harm: Very High, High and Moderate | <p>Context: This is a greenfield site, which lies to the north of Redditch's built form. The site lies between the railway line to the west and the A441 to the east.</p> <p>Green Belt and Boundaries: The site falls predominantly within areas of High and Moderate Green Belt harm, with a small portion identified as having Very High Green belt harm to the very north of the site. The lower harm level is attributed to the portion of the site that lies closest to existing built development, located between the railway line and the River Arrow. Both of these features would provide strong, defensible Green Belt boundaries.</p> <p>The site is in an area of High/Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site. Whilst the site is peppered with TPOs, they are predominantly located along the watercourse. Master planning should take account of those located within the wider site area.</p> <p>The site is crossed by a high pressure gas main and the Esso aviation fuel line. Both are located in the southern half of the site, which would require sympathetic master planning to avoid them.</p> <p>However, the key issue is the very high risk to the historic environment, not only within the site, but potential hydrology impacts downstream at the Bordesley Abbey Scheduled Monument.</p> |
| | Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing. | |
| | LWS and Priority Habitats: 1.83% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows, Lowland mixed deciduous woodland, Rivers | |
| | Noise: Daytime level = 43 decibels, nighttime level = 41 decibels Less than 49.9dB Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures. | |
| | Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Parts of site within S&G MSAs. Site would not materially increase sterilisation, but should use on site. | |
| | Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment | |
| | SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ or is below the threshold requiring action and therefore is unlikely to require further assessment | |
| | TPOs: TPOs within the site. Net developable area may need to be reduced. Further assessment required | |
| | Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment. | |

| Site 236 - Land west of Birmingham Road, Bordesley | | |
|--|---|---|
| RAG | Constraint commentary | Conclusion |
| | <p>Risk to the Historic Environment: Very high risk to the historic environment</p> <p>Site potentially contains significant remains of medieval fish ponds, medieval mill site and a medieval village that could be related to Bordesley Abbey 500m away. Known earthworks levelled but subsurface remain. Located adjacent to Bordesley Hall Park and Deer Park.</p> <p>Site unsuitable for development given the significant archaeological remains, which although undesignated are likely to be of national significance. Development here could also affect the hydrology of the Scheduled Monument 500m downstream.</p> <p>Northern part of site within the Alvechurch 2km Conservation Area buffer, and the south western part of the site is within the Hewell Grange 2km Conservation Area buffer.</p> | |
| | Conclusion Outcome: | In summary, this site should no longer be considered for allocation due to the very high risk to the historic environment. |

| Site 237 - Land east of Birmingham Road, Bordesley | | |
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| RAG | Constraint commentary | Conclusion |
| | Green Belt Harm: High | <p>Context: This is a large greenfield site, which lies to the north of Redditch's built form. It is bounded by Dagnell End Road to the south and Birmingham Road to the west. Boundaries to the north and east are primarily hedgerows.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm. Creating strong and defensible Green Belt boundaries to the north of this site will be a challenge.</p> <p>The site is in an area of High/Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site. However, possible impacts from the identified flood zone would rule out development in the very east of this site.</p> <p>Consultation would need to be undertaken with NE in terms of SSSI impact.</p> <p>TPOs would need to be sympathetically master planned.</p> <p>Consultation with WCC would be advisable to understand the potential of on-site mineral use.</p> <p>The site is crossed diagonally by the high pressure gas main, which enters the site in its south west corner and follows a route running just to the north of Bordesley Park Farm. The Esso fuel line also crosses the site, running slightly further to the north of the gas pipeline. Master planning would need to be sympathetic to these.</p> |
| | Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing. | |
| | LWS and Priority Habitats: 0.72% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Lowland mixed deciduous woodland, Hedgerows, Eutrophic standing waters | |
| | Noise: Less than 49.9dB Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr) | |
| | Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Part of site is within S&G MSA. Resource is not significant but currently unsterilised. Site would not materially increase sterilisation, but should use on site. | |
| | Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment | |
| | SSSI Impact Risk Zone: >50% of the site falls within a relevant SSSI IRZ and further assessment, including consultation with Natural England, is required. The site is covered by a number of different IRZs (31982, 31672, 67160 and 52793) which, in the context of the development proposed on the site, are | |

| Site 237 - Land east of Birmingham Road, Bordesley | | |
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| RAG | Constraint commentary | Conclusion |
| | <p>relevant to the following development categories for consultation with Natural England:</p> <ul style="list-style-type: none"> • Residential: residential developments of 100 units or more • Rural Residential: any residential development of 50 or more dwellings outside existing settlements/urban areas. | <p>Whilst the assessment of risk to the historic environment is relatively low, this site surrounds Bordesley Park Farm (site 192) which has been dismissed due to very high harm to the historic environment. This should be a key consideration if this site (237) progresses towards allocation in terms of impact on site 192 and sensitive master planning.</p> |
| | <p>TPOs:</p> <p>There are a large number of TPOs across the entirety of site 237, which are mainly individual TPOs on established Oak trees in this area.</p> <p>Net developable area may need to be reduced. Further assessment required.</p> | |
| | <p>Public Open Space:</p> <p>Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.</p> | |
| | <p>Risk to the Historic Environment:</p> <p>Associated with landscape of former Deer Park associated with Bordesley Abbey c.500m to the south. Traditional Farmstead, some potential for surviving earthworks. Parliamentary field pattern with moderate field amalgamation</p> <p>These sites are likely to be suitable for development, but some mitigation may be required.</p> <p>The easternmost part of the site lies within a 2km buffer zone of Beoley Conservation Area.</p> | |
| | Conclusion Outcome: | <p>In summary, this site could offer development potential, if the constraints identified can be adequately mitigated.</p> |

| Site 309 - Land south of Church Hill, Beoley | | |
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| RAG | Constraint commentary | Conclusion |
| | Green Belt Harm: High | <p>Context: This is a greenfield site, which lies to the north of Redditch's built form. The site is bounded by Church Hill to the north and Ravensbank Drive to the south. The site slopes downwards in a south eastern direction, from the north west corner on Church Hill</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>The site is within both High and High/Medium Landscape Sensitivity areas. The High sensitivity rating is attributed to the northern third of the site which is the site's highest point.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.</p> <p>The identified TPOs are predominantly located on the boundaries of the site and could be sensitively master planned to avoid impact.</p> <p>However, the key issue is the very high risk to the historic environment, both in terms of the immediately adjacent Grade II Listed farm and the setting of The Mount Scheduled Monument.</p> |
| | Landscape Sensitivity: The site falls within both High and High/Medium Landscape Sensitivity areas for housing, with the High/Medium Landscape Sensitivity area covering more of the site. | |
| | LWS and Priority Habitats: 0.13% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows, Lowland mixed deciduous woodland | |
| | Noise: 40 dB: Site suitable for residential development, should any part of the proposed plot be in close proximity to the traffic network consideration may need to be given to glazing and ventilation specifications. Noise within outdoor amenity spaces should be able to achieve WHO guidance values. (less than 50dB LAeq16hr) | |
| | Minerals: Limited or no potential to sterilise mineral sites or supporting infrastructure. Part of site is within S&G MCA. Resources already sterilised. Site would not materially increase sterilisation. | |
| | Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment | |
| | SSSI Impact Risk Zone: >50% of the site falls within a relevant SSSI IRZ, but the consultation category thresholds are not relevant to proposed residential development. | |
| | TPOs: The site is covered by TPO NT No.5. Further assessment required | |

| Site 309 - Land south of Church Hill, Beoley | | |
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| RAG | Constraint commentary | Conclusion |
| | <p>Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.</p> | |
| | <p>Risk to the Historic Environment: The lies directly adjacent to the Grade II Listed 17th century Church Hill Farm and within the setting of The Mount Scheduled Monument. The site contains earthwork ridge and furrow and had good potential for earlier below- ground remains given its location within the historic village and its proximity to the ancient Saltway.</p> <p>This site is considered unsuitable for development due to the setting of the Scheduled Monument. The impact of development north of Ravensbank Drive to the setting of the Scheduled Monument has the potential to be very high. The Scheduled Monument would become detached from the wider landscape, and there's a danger that it would become an isolated entity, surrounded by housing.</p> <p>The site also falls within the buffer zone of Beoley Conservation Area.</p> | |
| Conclusion Outcome: | | In summary, this site should no longer be considered for allocation due to the very high risk to the historic environment. |

| Site WR03 – Curr Lane Farm, Upper Bentley | | |
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| RAG | Constraint commentary | Conclusion |
| | Green Belt Harm: High | <p>Context: This is a brownfield site, which lies some way to the west of Redditch's built form. The site has been the subject of a recent planning application, which was refused and a subsequent appeal, which was dismissed.</p> <p>Whilst the Inspector agreed that the redevelopment scheme itself posed no harm to the Green Belt purposes, its location failed to conform with the Settlement Hierarchy in the Bromsgrove District Plan and was therefore considered unsustainable.</p> <p>Green Belt and Boundaries: The site falls within an area of High Green Belt Harm.</p> <p>The site is in an area of High/Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: There are very few limiting constraints associated with this site.</p> <p>Whilst assessments have not been requested from WCC, adjacent site 218b has no identified minerals impact, but has been flagged for potential to impact on the Hewell CA and the Walled Garden Grade II, (1469591) so setting assessments would be required. It would be reasonable to include this site in any future assessment.</p> <p>If site 218b is considered as an appropriate extension to future development at the Foxlydiate Strategic Site, then site WR03 should then be considered appropriate for development.</p> |
| | Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing. The site falls within a High Landscape Sensitivity area for employment. | |
| | LWS and Priority Habitats: Site lies adjacent to a Locally Important Site (Deciduous woodland). Further assessment is required and a reduction in net developable area is likely | |
| | Noise: Less than 49.9dB Locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures. | |
| | Minerals: Site not assessed. | |
| | Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones and will not be subject to further assessment | |
| | SSSI Impact Risk Zone: Site does not fall within a relevant SSSI IRZ and therefore is unlikely to require further assessment | |
| | TPOs: No TPOs within the site. | |
| | Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment. | |
| | Risk to the Historic Environment: Site not assessed | |
| Conclusion Outcome: | | In summary, this site could be considered suitable for allocation but only if site 218b was to be allocated as an extension to the Foxlydiate Strategic Site. |

Edge of Redditch: Summary of Site Analysis and Planning Judgement Discussion

| 079 | 177a | 192 | 215 | 218b | 218c | 236 | 237 | 309 | WR03 |
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