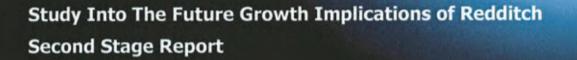
WYG Planning & Design



November 2008



Appendix One: Open Space Review

Second Stage Report: Appendix 1 Open Space Review



~07

Contents

Introduction	1
Opportunities for Development	7
Amenity Open Space Summary Sheets	10
Semi Natural Open Space Summary Sheets	11

Second Stage Report

1 INTRODUCTION

- 1.01 This report forms part of the Redditch Growth Strategy Phase II Study completed by White Young Green in October 2008. As part of the Phase II study WYG have been asked to review open space in the Borough. The aim of this review is to identify land that could be considered surplus to 'open space' requirements. Sites identified through this review have been submitted to the SHLAA process for evaluation as development opportunities for residential development.
- 1.02 Section 2 of the report provides a summary of the methodology employed in identifying and evaluating open space sites as part of this study.
- 1.03 Section 3 of the report summarises the findings of this Open Space review. Each site considered suitable for evaluation in the SHLAA is included in this section. A summary of the SHLAA outcome for these sites is also included.
- 1.04 Section 4 of the report includes the maps showing all of the sites surveyed.
- 1.05 Section 5 and 6 contains the datasheets and plans of all 'Amenity Open Space' and 'Low Value Semi-Natural' sites considered for evaluation.

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Second Stage Report

2 METHODOLOGY

- 2.01 Redditch Borough Council commissioned Scott Wilson to carry out an Open Space Needs Assessment in 2005. The 2005 report identified and classified all open space within the borough. This reviews approach to each of the 9 classifications is set out below:
 - Allotments Considered of value as open space and a community facility and excluded from this review.
 - Churchyards Considered unsuitable as a development and necessary as a current and future resource.
 - Civic Squares Town centre designation only and considered to have no development potential in their own right.
 - Parks These are large sites of strategic importance to the town and considered out of scope for this open space review.
 - Play Area These locations are a community facility and not considered to be in scope for this open space review.
 - School Grounds All education sites were excluded as they are out of scope for this open space review. Individual disposals sites would be considered in the SHLAA.
 - Sports Facilities Managed sports facilities are not considered part of the open space review. Individual disposals sites would be considered in the SHLAA.
 - Semi-natural Open Space These sites reviewed by an ecologist as part of the Phase II study are included in this review.
 - 9. Amenity Open Spaces These green areas are included in this review.
- 2.02 In the context of reviewing these sites for their development potential the decision was taken to remove the first 7 of the above 9 classifications for the reasons detailed above.

Second Stage Report



The two categories of open space considered worthy of a full review from the 2005 study were amenity open space and semi-natural open space.

Reviewing Semi-Natural Open Space

- 2.03 The 2005 Open Space Study identified that Redditch contains a significant amount of land in a semi-natural state. Semi natural spaces include woodlands, urban forestry, scrub, grasslands, wetlands, open and running water, wastelands and derelict open land.
- 2.04 As part of the review an independent report (appendix 2) was commissioned to establish the ecological value of each semi-natural site identified in the 2005 study. WYG Environmental were appointed to conduct a predominantly desk-based review identifying the most valuable and least valuable areas for conservation and wildlife habitat.
- 2.05 In order to assess their value for wildlife and conservation, each land parcel of seminatural space was assigned a value based on the following criteria:
 - naturalness;
 - habitat complexity;
 - presence of protected and notable species;
 - designation status, i.e. statutory and non-statutory nature conservation sites;
 - habitat connectivity;
 - site area size and
 - proximity to statutorily designated sites.
- 2.06 The sites were categorised into three classes based on their total scores: 'high conservation value', 'moderate conservation value' and 'low conservation value'. Site visits were also completed for a sample of these sites to ensure that desk based findings are accurate and the assessment of relative value correct.



Second Stage Report

- 2.07 The assessment identified 11 sites as 'high' value to conservation and wildlife, 32 sites with 'moderate' value and 31 sites with 'low' value. The report categorised sites of 'low' value for conservation and wildlife as likely to pose the least constraints to any proposed developments. Areas falling in the 'moderate' category are believed to be more likely to pose constraints than 'low' value sites and it is considered that those areas categorised with 'high' value for nature conservation are highly likely to pose constraints to any development plans, particularly as most possess statutory nature conservation designations.
- 2.08 The 31 sites identified in the report as of 'low' value were then included into the review of amenity open space to assess their potential for development.
- 2.09 The full independent ecological assessment is included in the appendix 2.

Reviewing Amenity Open Spaces

- 2.10 Amenity Open Space is defined as green space which includes informal recreation areas commonly found adjoining residential areas. They perform a range of function within Redditch from grassed open space play areas to landscaping buffers between different land uses.
- 2.11 There were approximately 78 sites classified as amenity open space in the 2005 study. These sites together with the 31 semi-natural sites classified as 'low' value in ecological terms were visited and assessed.
- 2.12 Before the site survey was carried out a desktop filtering exercise was conducted to remove sites from the review which could not be considered development options. The key consideration here was the size of some sites that could not support development. Details of sites excluded due to the site size are recoded in the tables at the start of section 5.



Second Stage Report

2.13 The assessment of these spaces looked at the following key areas:

How does the site relate other open space locally?

One of the key considerations is the relationship the site has with other surrounding open spaces. The 2005 report included GIS maps illustrating the relationship number and type of other open spaces locally. These maps were used to evaluate if a shortage of local alternative open spaces exist. Where local shortages are identified sites would be excluded from further development evaluation. The accessibility and use of the space was also considered.

Is the open space required?

The quality of the space was assessed to ensure that good quality green spaces are safeguarded from development. This evaluation looks at how each space relates to surrounding land use and what impact development of the site would have on neighbouring sites and the overall local environment. Attention was paid to whether green spaces were there as recreational space or performed other functions such as landscape buffers or green networks. Sites incorporating obvious drainage infrastructure supporting surrounding uses were also discounted.

Is there any additional ecology and amenity value offered by the site?

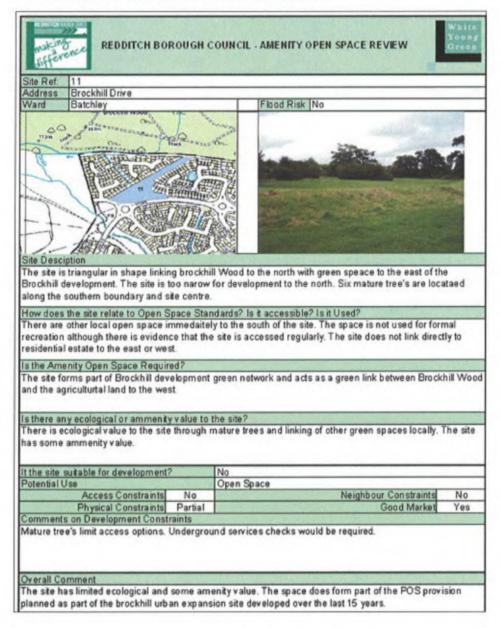
The sites were also reviewed on their own value based on ecology and amenity factors such as the abundance on site of potential natural habitats, watercourses, hedgerows and woodlands. Sites which are planned open spaces as part of previous development sites were also generally excluded from further consideration.

What are the development constraints?

Basic development considerations such as access, topography and the physical relationship to neighbouring land uses were also considered. Sites which had obvious development constraints were excluded from further development considerations.

Second Stage Report

Example of Completed Site Survey Form

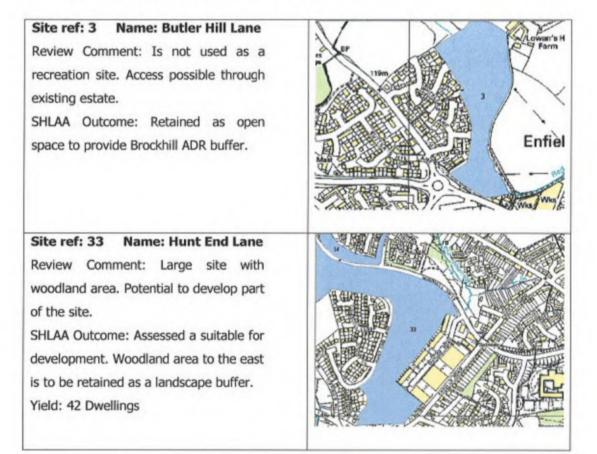


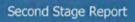
Second Stage Report

3 OPPORTUNITIES FOR DEVELOPMENT

3.01

The survey sourced 6 sites with development potential and these sites were presented to the Council for further assessment as part of the Council's SHLAA. A summary of the SHLAA review of each site is included below:





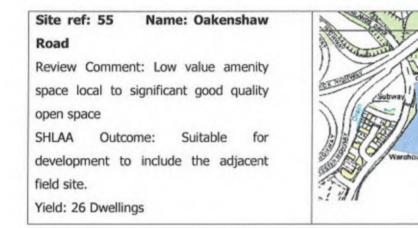
. .



Site Ref: 34 Name: Rye Grass Lane Review Comment: Site has low amenity value with some development potential SHLAA Outcome: Assessed as too small a developable area	
Site ref: 40 Name: Pheasant Lane Review Comment: The site has development potential outside of the wooded areas running along the watercourse SHLAA Outcome: Assessed as having development potential. Yield: 13 Dwellings	On Contraction of the Contractio
Site ref: 50 Name: Wirehill North Review Comment: Large site with potential for part development. SHLAA Outcome: Included for development on the western area. Yield: 66 Dwellings	

wy

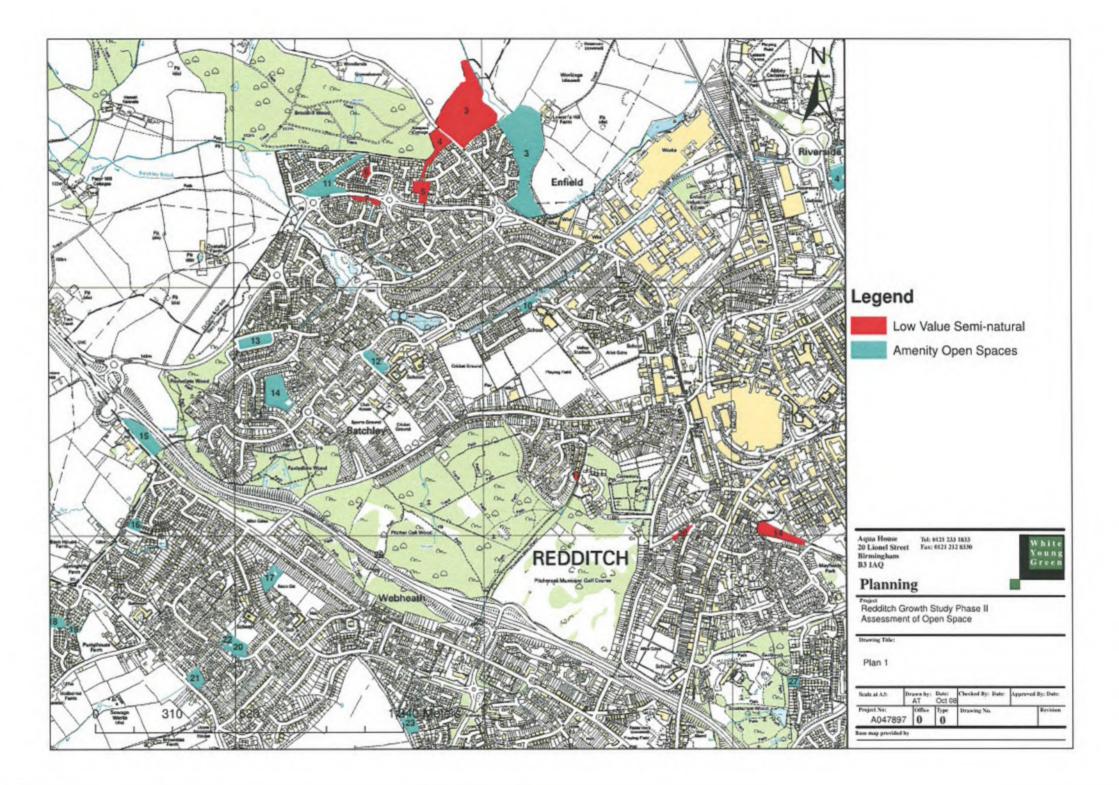
Second Stage Report

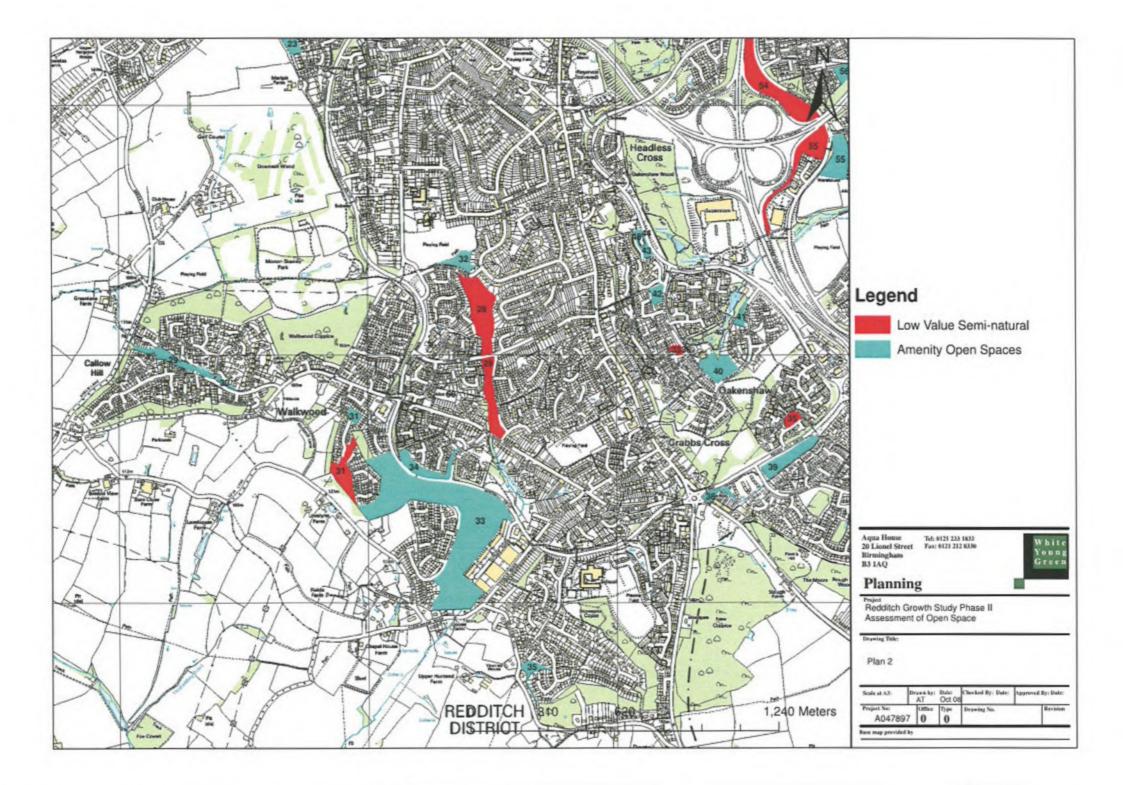


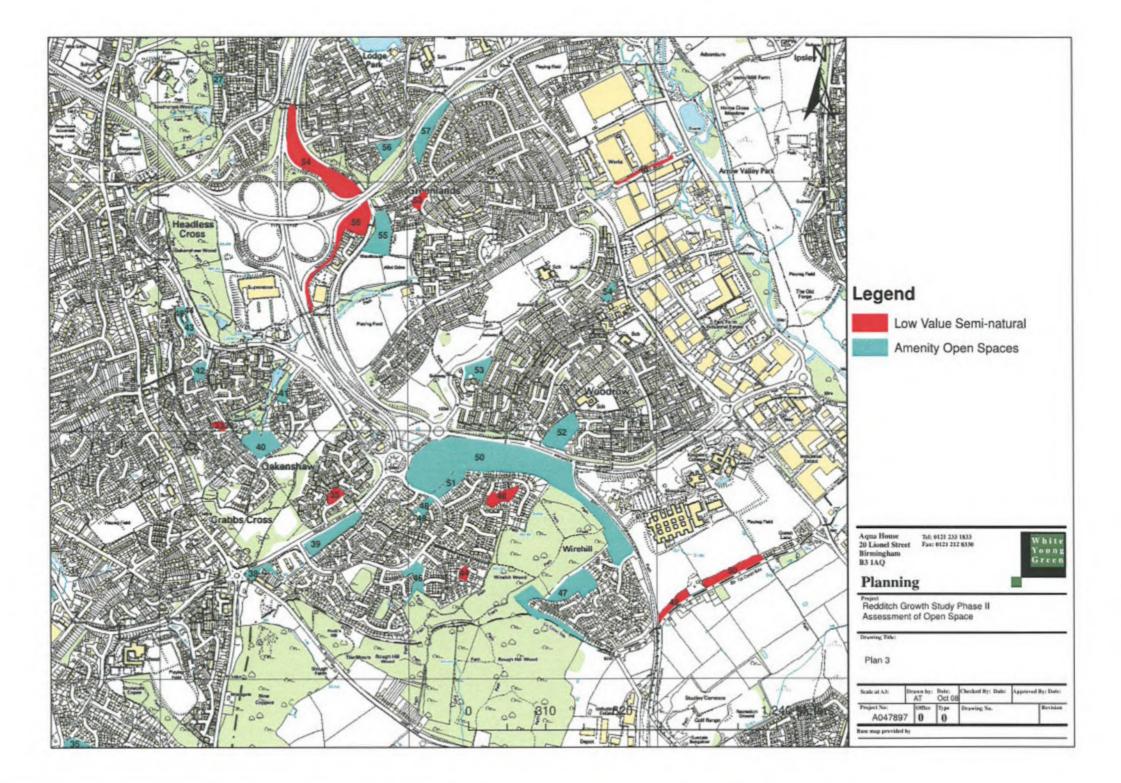
3.02 The review of semi-natural and amenity open spaces is an important part of this growth options study and ensures that a through review of potential for development within the town is considered before looking to urban expansion sites to meet the RSS target. The review has identified 7 sites worthy of consideration in the SHLAA and these sites have yielded 147 dwellings reducing the need to develop 7.5Ha of land outside of the current settlement boundary.

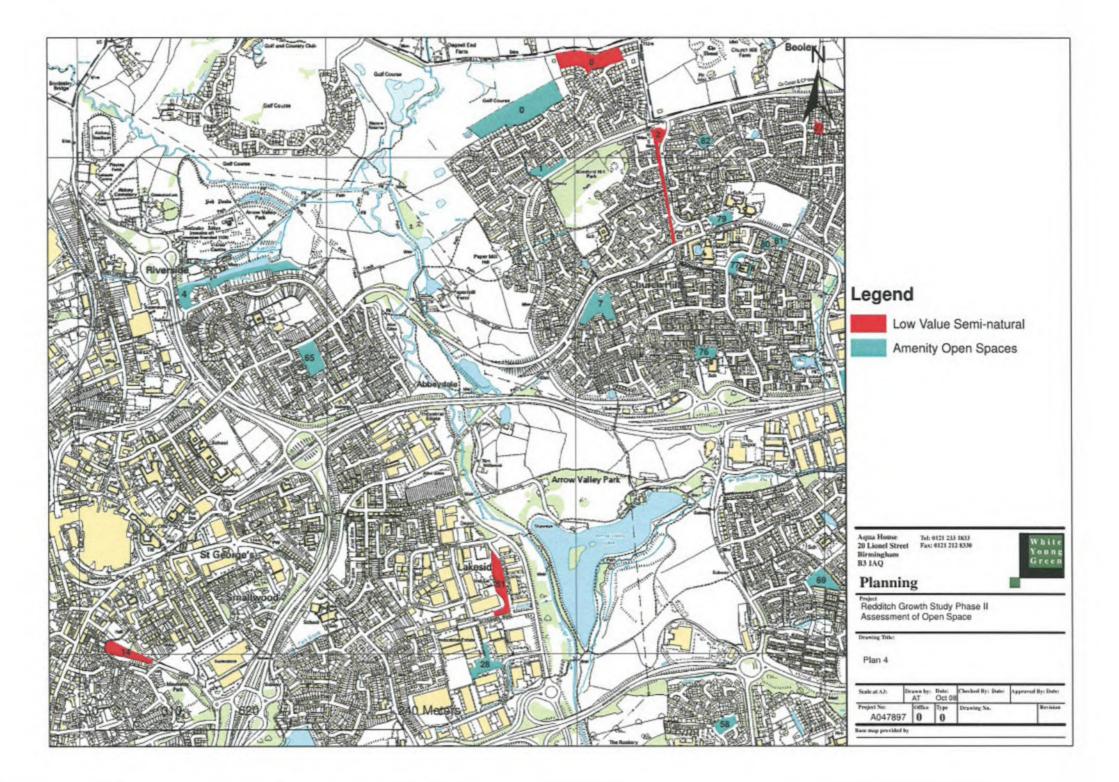
4 OPEN SPACE SITES REVIEWED

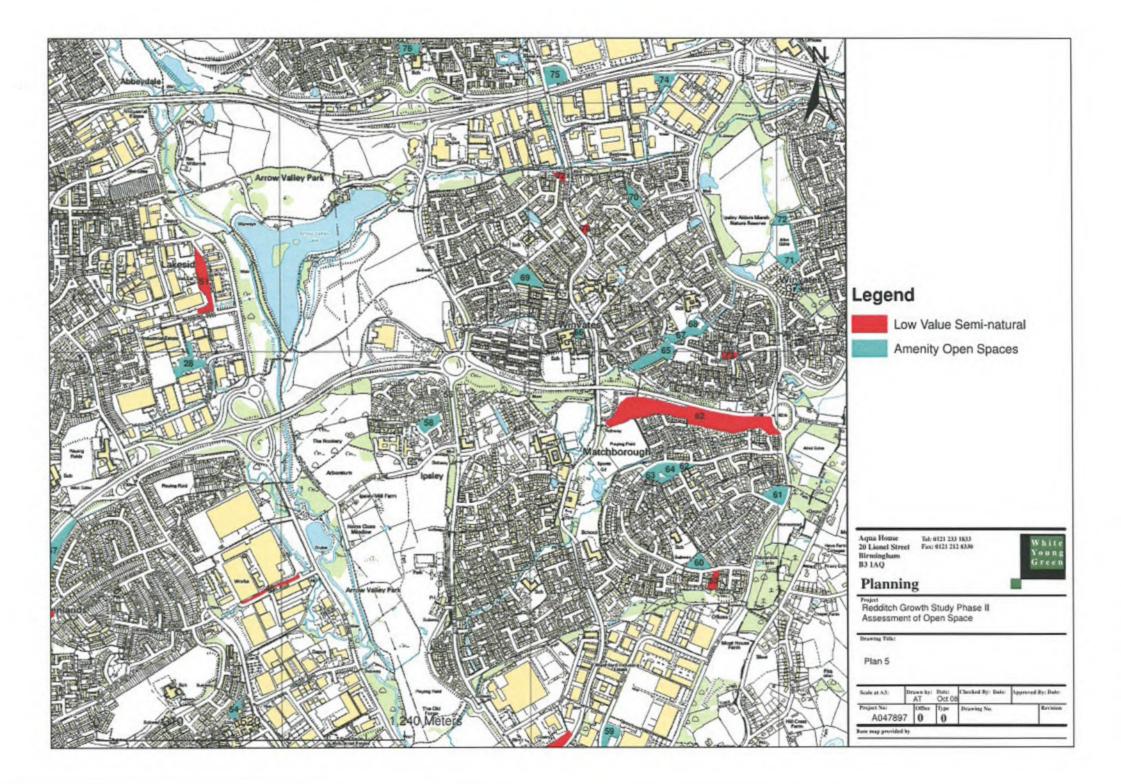
4.01 The Maps below show Low Value Semi-Natural and Amenity Open Spaces surveyed as part of this review.

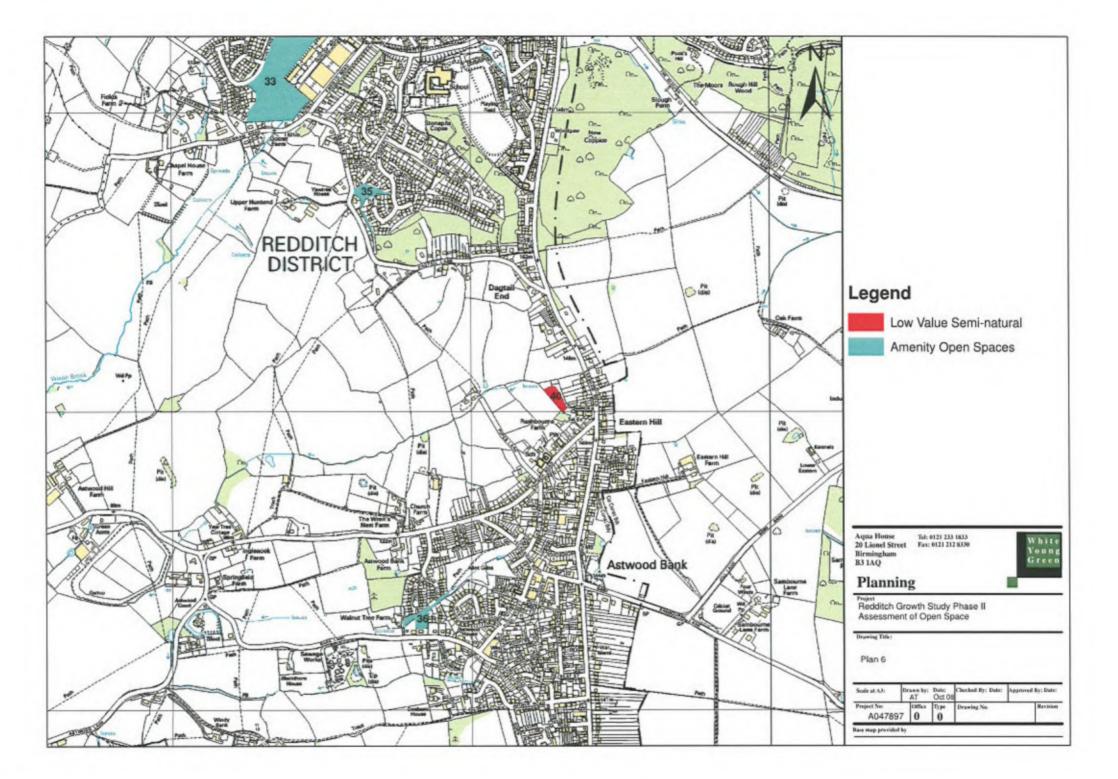












Second Stage Report

5 AMENITY OPEN SPACE SUMMARY SHEETS

5.01 The information provided by Redditch BC for Amenity Open Space included the sites in the table below. These sites were removed at a pre-survey stage for the reason given below.

Site Ref	Reason for not surveying
Ref 2	Too small for development
Ref 6	Removed as it is a duplicate of site 5
Ref 8	Too small for development
Ref 9	Too small for development
Ref 25	Too small for development
Ref 26	Too small for development

5.02 The survey sheets for all surveyed Amenity Open Space sites are included over leaf.

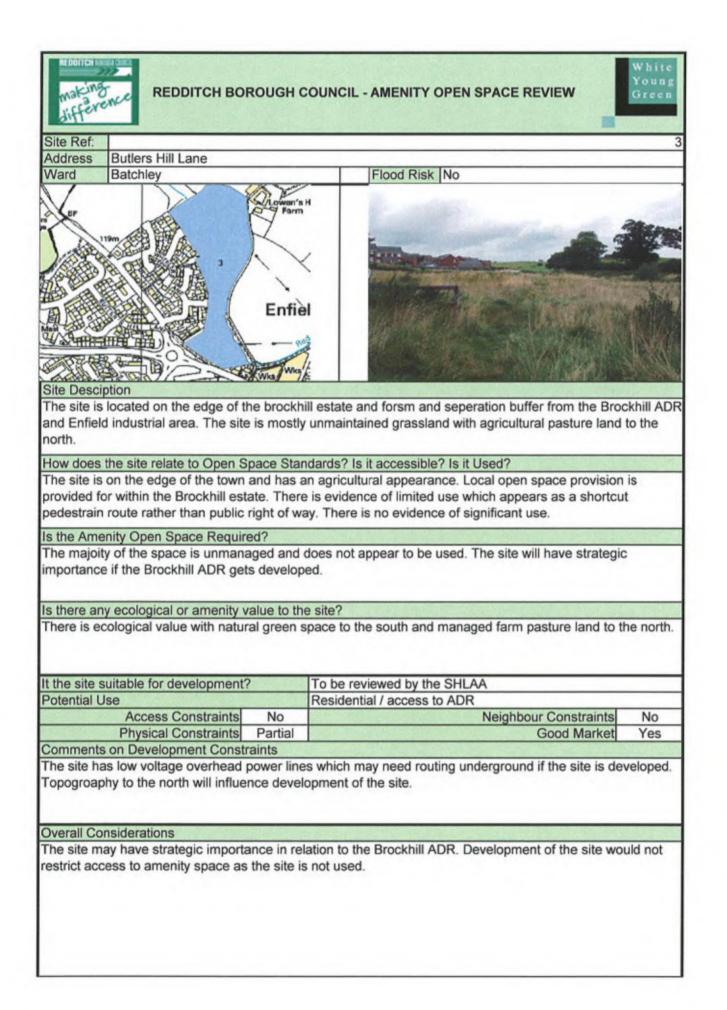


2911			
Site Ref:			0
Address	Church Hill North		
Ward	Church Hill Ward		Flood Risk
			Line with a second s
			这一些公式的公式 为是我的问题。我就
Site Desci			
This large	site is located to the rear	of the C	Church Hill North estate and seperates the golf course from the
residentia	l estate. The site is locate	d in an e	elevated position and is backland development. Substantial mature
trees are o	on site.		
How doos	the site relate to Open S	naco St	andarda? Is it sosseeible? Is it Llead?
How uses	the site relate to open on	Jace ole	andards? Is it accessible? Is it Used? ne site sits on the edge of open countryside. The site is accessible
			e site sits on the edge of open countryside. The site is accessible
on tool on	nly and is reasonable well u	Jsea.	
	enity Open Space Require	ed?	
The space	e has high amenity value.		
Is there ar	ny ecological or amenity va	alue to t	the site?
	as some ecological value.		ne siter
The site in	as some ecological value.		
the second se	suitable for development?		No
Potential U			Open Space
St. Starting	Access Constraints	Yes	Neighbour Constraints No
	Physical Constraints	No	Good Market Moderate
	s on Development Constra		
The site d	oes not currently have acr	cess and	d without adjacent sites or a new access through the golf club
	ated. Mature trees cover m		
Overall Co	onsiderations	CHER 25	
	s not considered suitable for	or devel	opment.
			opiniona



Green

Site Ref:			
Address	Paper Mill Drive		
Ward	Church Hill Ward		Flood Risk
Site Desci	iption	and the	cal shops and adjacent to the main highway running through
	the site relate to Open Sp a limited number of altern		indards? Is it accessible? Is it Used? nenity spaces locally.
Is the Ame	enity Open Space Require	d?	
	e has some amenity value		ng recreastional and informal play space within this residential
The space area.		providin	
The space area. Is there ar	ny ecological or amenity va	providin	
The space area. Is there ar The site h	ny ecological or amenity va as limited ecological value	providin	ne site?
The space area. Is there ar The site has It the site s	ny ecological or amenity va as limited ecological value suitable for development?	providin	No
The space area. Is there ar The site h	ny ecological or amenity va as limited ecological value suitable for development? Use	providin alue to th	No Open Space
The space area. Is there ar The site has It the site s	ny ecological or amenity va as limited ecological value suitable for development? Use Access Constraints	providin alue to th	No Open Space Neighbour Constraints No
The space area. Is there ar The site has It the site s Potential U	ny ecological or amenity va as limited ecological value suitable for development? Use Access Constraints Physical Constraints	Providin alue to th Yes No	No Open Space
The space area. Is there ar The site has It the site s Potential L Comments	ny ecological or amenity va as limited ecological value suitable for development? Use Access Constraints	Providin alue to th Yes No	No Open Space Neighbour Constraints No





White Young Green

The site is located to the rear of the Needle Museum and visitor centre on the northern fringe of a estate. The site is backlansd development with wooded area to the wets and sloping grassland to	
Site Desciption The site is located to the rear of the Needle Museum and visitor centre on the northern fringe of A estate. The site is backlansd development with wooded area to the wets and sloping grassland to	
The site is located to the rear of the Needle Museum and visitor centre on the northern fringe of a estate. The site is backlansd development with wooded area to the wets and sloping grassland to	
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The site is located to the rear of the Needle Museum and visitor centre on the northern fringe of a state. The site is backlansd development with wooded area to the wets and sloping grassland to	
estate. The site is backlansd development with wooded area to the wets and sloping grassland to	
How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are a many alternative outdoor space locally. The site is accessible and used.	
	ad
s there any ecological or amenity value to the site?	
There is limited ecological value.	
t the site suitable for development? No	
Potential Lise Open Space	
Potential Use Open Space Neighbour Constraints	No
Potential Use Open Space Access Constraints Yes Neighbour Constraint Physical Constraints Yes Good Market	
Is the Amenity Open Space Required? The space performs an amenity reole providing green linkages across the rear of the forge mill repropoerties. Is there any ecological or amenity value to the site?	ad





Site Ref: Address				
Aland	AbbeyDale Football Pitc	h		
Ward	Abbey Park		Flood Risk No	
			A CONTRACTOR OF A CONTRACTOR OFTA CONTRACTOR O	
			and the second sec	
			and the second second	S Contra
			A STATE OF A	
			and the second s	
Dito Desel	- No.	States and		
Site Descip		on this	arranged area located within the Althought area of Ded	ditab Th
rite site na	a lootball pitch marked	on this	grassed area located within the Abbeydale area of Red	altch. The
site is sum	bunded by residential pro	perty wi	th local accesss to Arrow Country Park and surrounding	area.
			andards? Is it accessible? Is it Used?	
The site is	the main formal amenity	playing	pitch in the Abbeydale area. The site is accessible and	well used
s the Ame	nity Open Space Require	d2		10 25 10
			ocal area and is used as a playing pitch.	
The site is	a central amenity space		ocal alea and is used as a playing pitch.	
	y ecological or amenity va			A.S.
	y ecological or amenity vanited ecological value for			
There is lin	nited ecological value for	to this s		
There is lin	nited ecological value for uitable for development?	to this s		
There is lin	nited ecological value for uitable for development? se	to this s	No Open Space	
there is lin	uitable for development? se Access Constraints	to this s	No Open Space Neighbour Constraints	No
There is lin t the site s Potential U	uitable for development? se Access Constraints Physical Constraints	to this s	No Open Space	No Medium
There is lin t the site s Potential U	uitable for development? se Access Constraints Physical Constraints on Development Constra	to this s	No Open Space Neighbour Constraints	
There is lin t the site s Potential U	uitable for development? se Access Constraints Physical Constraints	to this s	No Open Space Neighbour Constraints	
There is line t the site s Potential U	uitable for development? se Access Constraints Physical Constraints on Development Constra	to this s	No Open Space Neighbour Constraints	
There is lin t the site s Potential U	uitable for development? se Access Constraints Physical Constraints on Development Constra	to this s	No Open Space Neighbour Constraints	
There is line t the site service of the site service of the site service of the site service of the site of the si	nited ecological value for uitable for development? se Access Constraints Physical Constraints on Development Constra no constraints.	to this s	No Open Space Neighbour Constraints	
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There is lin t the site s Potential U Comments There are r	uitable for development? se Access Constraints Physical Constraints on Development Constra no constraints.	No No aints	No Open Space Neighbour Constraints	

REDDITCH MERICAL
making
different

ann		No. P. Law	
Site Ref:			
Address	Hedge Worth Close		
Ward	Church Hill Ward		Flood Risk
Site Desci This large		of play fa	acilities included with mature trees and hedgrows surrounding
	sed areas. Play facilities a		
How does	the site relate to Open S	pace Sta	ndards? Is it accessible? Is it Used?
			Hill and is one of the main amenity open space for the area.
Other ope	n spaces are available loo	cally.	
	enity Open Space Require	ed?	
	e has high amenity value.		
	y ecological or amenity v		ne site?
The site h	as some ecological value.		
the second s	suitable for development?		No
Potential U			Open Space
	Access Constraints	Yes	Neighbour Constraints No
3.94.34	Physical Constraints	No	Good Market Mode
	s on Development Constr		
The site is	currently landlocked with	no obvi	ous alternative access. Public rights of way criss cross the sit
Overall Co	Insiderations		
	s over access restrict any	develop	oment potential and the site is well used so is not suitable for



10

Site Ref: Address Birchendale Middle School Ward Flood Risk Batchley Site Desciption The sire is located within school grounds and peforms as part of the school playing fields. The area is small and adjoins a watercourse to the north. How does the site relate to Open Space Standards? Is it accessible? Is it Used? The site does not provide any sustantail open space. The site is not accessible currently without accessing school premises. The site is not used beyond its function as part of the green space around the school. Is the Amenity Open Space Required? The ammenity space is not required as part of the school open space which benefits from other school playing and recreation areas. Is there any ecological or amenity value to the site?

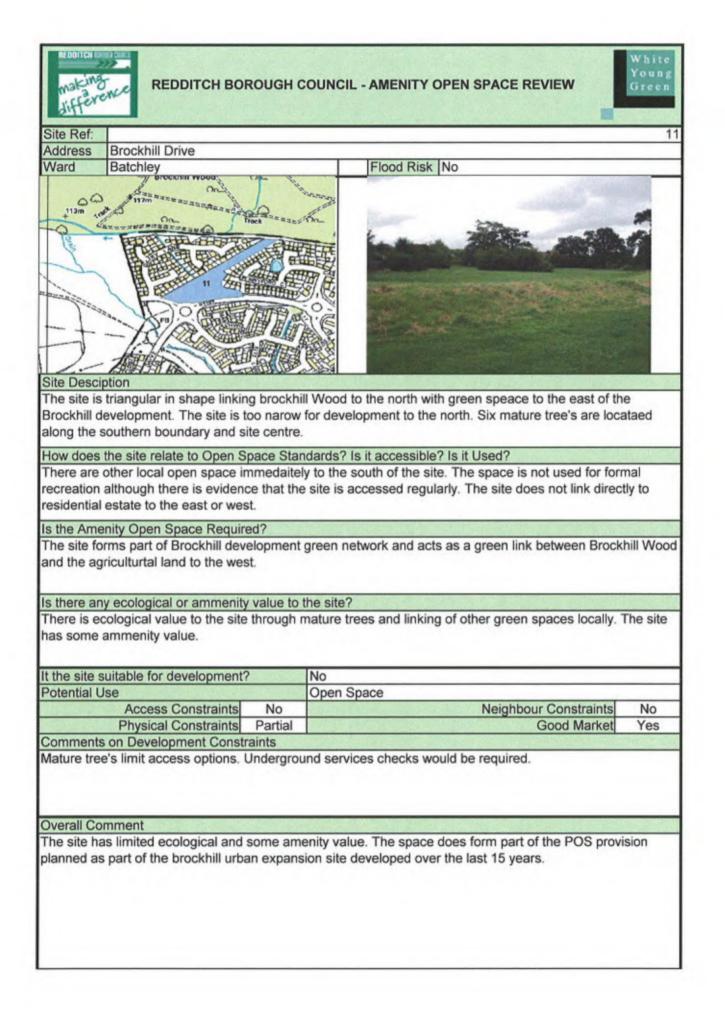
There is no ecological value. The site has limited amenity value by virtue of its location and size in relation to surrounding open spaces.

It the site suitable for development?	Charles and	No	
Potential Use	125753	School related uses	
Access Constraints	yes	Neighbour Constraints	No
Physical Constraints	No	Good Market	Moderate

Comments on Development Constraints The site is constrained by access and only makes sense as part of the redevelopment of the entire school site.

Overall Comments

The site is too small to realise significant development and is constrained by access.







341	-		S. S. Hu
Site Ref:			1:
Address Cherry Tree Walk			
Ward Batchley		Flood Risk	
Site Desciption			1
	vle am	menity space with semi detatched properties accessing	directly
The site is well located in relation to boundaries to the site. The site is he site. Is the Amenity Open Space Require	alterna eavily us d? integral		
		No.	
It the site suitable for development? Potential Use		No Open Serece	
Access Constraints	No	Open Space Neighbour Constraints	Yes
Physical Constraints	No	Good Market	
Comments on Development Constra		Good Market	wouerau
	ints with	h seperation distances and urban design limitations due space.	to t
Overall Conclusions	2-16-2		ownest w
	relation	ship reltative to surrounding land use and is not suitable	e for



Site Ref: 13 Salters Lane Address Ward Batchley Flood Risk Site Desciption The site is located within the Salters Lane crescent and is approximately 50% matre tree's. The space is managed and well maintained sloping gradually from east to west. How does the site relate to Open Space Standards? Is it accessible? Is it Used? The site is located to the edge of the tow with open countryside to the north. The site provides useful amenity open space and is a key part of the streetscene providing a green buffer between the denser Brockhill development and original Batchley estate. Is the Amenity Open Space Required? The amenity space is an important part of the streetscene and offers limited development opportunity. Is there any ecological or amenity value to the site? There may be some ecological value and the site related well to local woodland. It the site suitable for development? No Potential Use Open Space Access Constraints Neighbour Constraints No No **Physical Constraints** Good Market Good Yes Comments on Development Constraints The space has limited development opportunity by virtue of the mature trees on site.

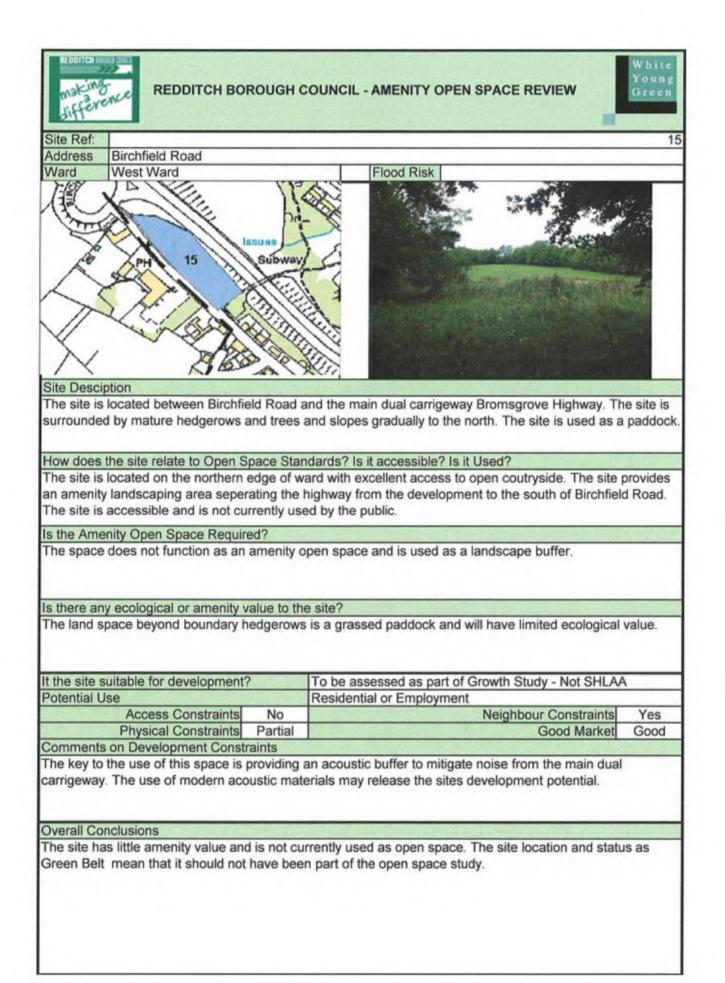
Overall Conclusions

The site has amenity value for local residents and offers limited opportunities for development by virtue of mature trees oin site and its relationship with surronding neighbouring uses.



Young Green

	Damas Orașe î		
Address	Rowan Crescent		
Ward	Batchley		Flood Risk
			Toronto and the second s
			and the second se
Site Desc	intion	10 A 10 10 10 10	
ne site is	s backland open space prov	vision wi	th managed play facilities on site. Access is possible via single
ane tarma	ac roads which provides ac	cess to t	the rear of the residential properties overlooking the site.
low doos	the site relate to Open Spo	non Cton	dards? Is it accessible? Is it Used?
			ay space within the Batchley area and looks to be well used.
			ay space within the Batchley area and looks to be well used. hout demolition of one semi detatched block.
Access is	not sufficient for redevelop	ment wit	
Access is s the Ame	not sufficient for redevelop enity Open Space Required	ment wit	
Access is s the Ame	not sufficient for redevelop	ment wit	
Access is s the Ame	not sufficient for redevelop enity Open Space Required	ment wit	
Access is s the Ame	not sufficient for redevelop enity Open Space Required	ment wit	
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Access is s the Ame The amen s there ar	not sufficient for redevelop enity Open Space Required ity open space is required.	ment wit	thout demolition of one semi detatched block.
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Access is s the Ame he amen s there ar here is n	not sufficient for redevelop enity Open Space Required ity open space is required.	ment wit	thout demolition of one semi detatched block.
Access is s the Ame The amen s there ar There is n	not sufficient for redevelop enity Open Space Required ity open space is required. ny ecological or amenity val o ecological value. The site suitable for development?	ment wit	hout demolition of one semi detatched block.
Access is s the Ame The amen s there ar There is n	not sufficient for redevelop enity Open Space Required ity open space is required. ny ecological or amenity val o ecological value. The site suitable for development? Jse	lue to the	hout demolition of one semi detatched block. e site? nificant amenity value. No Open Space
Access is s the Ame The amen s there ar There is n	not sufficient for redevelop enity Open Space Required ity open space is required. ny ecological or amenity val o ecological value. The site suitable for development? Jse Access Constraints	Inent with a sign of the second secon	hout demolition of one semi detatched block. e site? nificant amenity value. No Open Space Neighbour Constraints Yes
s the Ame he amen s there ar here is n there site s cotential L	not sufficient for redevelop enity Open Space Required ity open space is required. ny ecological or amenity val o ecological value. The site suitable for development? Jse Access Constraints Physical Constraints	Inent with a sign of the second secon	hout demolition of one semi detatched block. e site? nificant amenity value. No Open Space Neighbour Constraints Yes
Access is s the Ame The amen s there ar There is n t the site s Potential U	not sufficient for redevelop enity Open Space Required ity open space is required. ny ecological or amenity val o ecological value. The site suitable for development? Jse Access Constraints Physical Constraints s on Development Constrai	In the second se	hout demolition of one semi detatched block. a site? nificant amenity value. No Open Space Neighbour Constraints Yes Good Market Moderat
Access is s the Ame The amen s there ar There is n t the site s Potential L Comments Access is	not sufficient for redevelop enity Open Space Required ity open space is required. ny ecological or amenity val o ecological value. The site suitable for development? Jse Access Constraints Physical Constraints s on Development Constrai the key constraint to develop	Yes No ints opment.	hout demolition of one semi detatched block. e site? nificant amenity value. No Open Space Neighbour Constraints Yes
Access is s the Ame The amen s there ar There is n t the site s Potential L Comments Access is	not sufficient for redevelop enity Open Space Required ity open space is required. ny ecological or amenity val o ecological value. The site suitable for development? Jse Access Constraints Physical Constraints s on Development Constrai	Yes No ints opment.	hout demolition of one semi detatched block. a site? nificant amenity value. No Open Space Neighbour Constraints Yes Good Market Moderat
Access is s the Ame The amen s there ar There is n t the site s Potential L Comments Access is	not sufficient for redevelop enity Open Space Required ity open space is required. ny ecological or amenity val o ecological value. The site suitable for development? Jse Access Constraints Physical Constraints s on Development Constrai the key constraint to develop	Yes No ints opment.	hout demolition of one semi detatched block. a site? nificant amenity value. No Open Space Neighbour Constraints Yes Good Market Moderat
s the Ame The amen The amen There is n There is n there is n there is n Commenta Access is	not sufficient for redevelop enity Open Space Required ity open space is required. ny ecological or amenity val o ecological value. The site suitable for development? Jse Access Constraints Physical Constraints s on Development Constrai the key constraint to develop	Yes No ints opment.	hout demolition of one semi detatched block. a site? nificant amenity value. No Open Space Neighbour Constraints Yes Good Market Moderat
Access is s the Ame The amen The amen s there ar There is n t the site s Potential L Comments Access is n the west	not sufficient for redevelop enity Open Space Required ity open space is required. ny ecological or amenity val o ecological value. The site suitable for development? Jse Access Constraints Physical Constraints s on Development Constrai the key constraint to develop	Yes No ints opment.	hout demolition of one semi detatched block. a site? nificant amenity value. No Open Space Neighbour Constraints Yes Good Market Moderat





Foxlydiate Lane

West Ward

Address

Ward

REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

Flood Risk



16

Site Desciption

The site provides local amenity open space for northern area of webheath. The site is small and has topographical changes. There are mature trees and a culvert and land drain on site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are limited open space alterantives in this area of Webheath. The site has public rights of way running through it and is accessible. The site has amenity value in an area with limited amenity open spaces.

Is the Amenity Open Space Required?

The space provides valuable amenity open space with mature trees and hedgerows linking the edge of the conurbation to the open countryside to the north.

Is there any ecological or amenity value to the site?

The site has mature tree's and has some ecological value

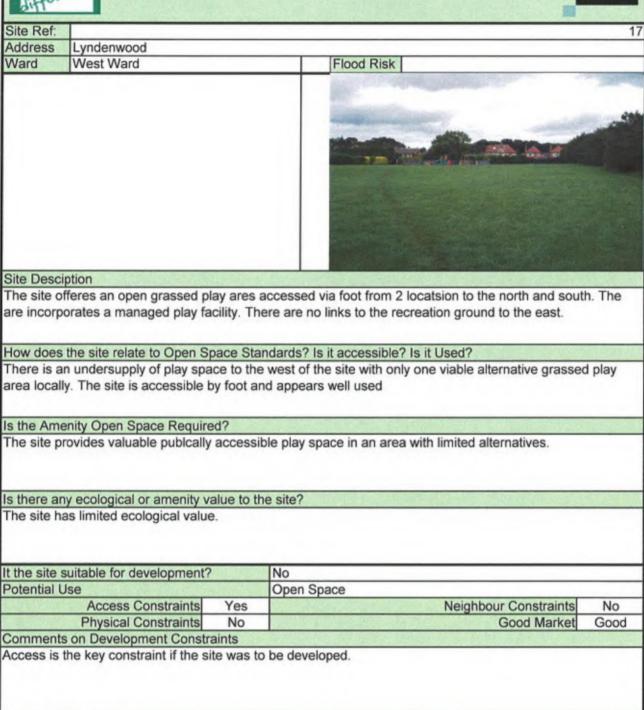
No		
Open Space		
Neighbour Constraints	No	
Good Market	Good	
	Open Space Neighbour Constraints	

The site is constrained due to on site drainage, topography, size and mature tree's

Overall Conclusions

The site has little development potential in relation to its role as ameinty open space.





Overall Conclusions

The site forms part of the local play space provision and its loss would further limit access to usable pamenity play space were it to be developed.



Address

Ward

REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



18

Site Desciption

The site is a sizable area with a natural watercourse running through the site with mature trees. This planned open space for the estate includes the electricity sub station which is well landscaped.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The area is well related to open countryside although some types of open space are not found locally. The site is accessible but performs and important part of the open space are on the estate.

Is the Amenity Open Space Required?

The space provides an internal green buffer within the estate which includes a natural watercourse within the site

Is there any ecological or amenity value to the site?

Great Hockings Lane West

West Ward

The site has local amenity value which is accessible from a number of locations..

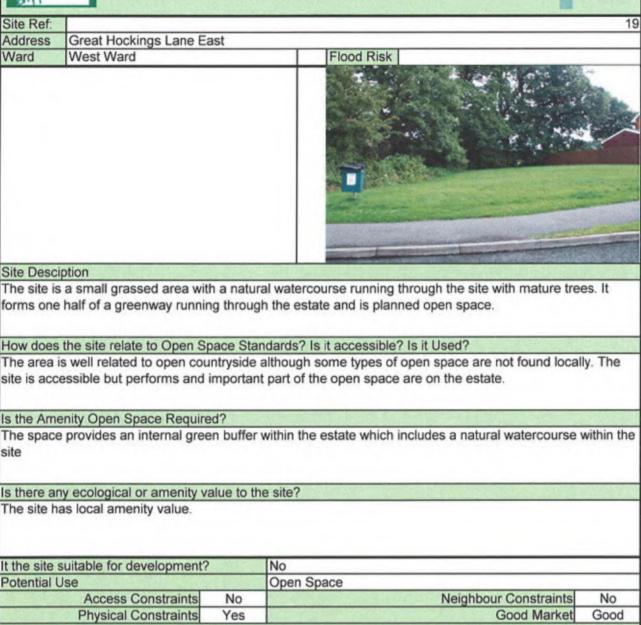
It the site suitable for development? Potential Use		No	
		Open Space	
Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Good
Comments on Development Constra	ints	A CONTRACTOR OF	

The site is a strategic green buffer within the estate including natural drainage and waterrcourses. There are several mature trees and sub station services on site.

Overall Conclusions

The site provides a key open space location in relation to the estate.





Comments on Development Constraints

The site is limted by virtue of its size and the mature trees and watercourse on the site.

Overall Conclusions

The site has little development potential in relation to its role as ameinty open space.





Access Constraints	No	Neighbour Constraints	No		
Physical Constraints	No	Good Market	Good		
Comments on Development Constraints					

The site has no obvious development constraints.

Overall Conclusions

The site is important part of managed open amenity and play space in the local area. There is a shortage (particularly to the west) of alternative facilities.



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Site Ref:			
Address	Church Road, Webheat	h	
Ward	Webheath		Flood Risk
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			A PART OF LEASE
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			and the second s
Site Desc		The second	
		for the	adjacent housing estate. There are a number of open culverts
running ad	cross the site.		
How doos	the site relate to Open St	aco St	andards? Is it accessible? Is it Used?
			ea overlooking open countryside. The site does not form part of
			ed for recreation. The site does peform a drainage function.
ine usual	amentity open space and i	s not us	ed for recreation. The site does perform a drainage function.
	enity Open Space Require		
The site is	required for drainge purp	oses.	
Is there ar	ny ecological or amenity va	alue to t	he site?
	as limited ecological value		
The one h	as inflice coological value		
	suitable for development?		No
Potential U			Open Space
Children -	Access Constraints	No	Neighbour Constraints No
	Physical Constraints	Yes	Good Market Good
	s on Development Constra		
The site is	covered with undergroun	d and o	pen drainage features restricting development of the site.
Overall Co	onclusions		
The site is	not developable by virtue	of the c	on site drainage.



Site Ref: 22 Springvale Road Woodland Address Ward West Ward Flood Risk Site Desciption The site is a small copse of woodland trees adjacent to a larger open play area. There is restricted access if the site were to be developed in isolation. The site has public rootpaths running through it. How does the site relate to Open Space Standards? Is it accessible? Is it Used? There is an undersupply of play space to the west of the site with only one viable alternative grassed play area locally. The site is accessible and liks well with the adjacent play space site. Is the Amenity Open Space Required? The site provides a rural backdrop for the adjacent play space. The site has very limited development potential in isolation. Is there any ecological or amenity value to the site? The site has some ecological value and is an important landscaping buffer between the school and surrounding land uses. It the site suitable for development? No Potential Use Woodland Access Constraints Yes Neighbour Constraints No **Physical Constraints** Good Market Yes Good Comments on Development Constraints Access is the key constraint if the site was to be developed in isolation.

Overall Conclusions

The site is too small and would need to be developed as part of site 22. When assessed in osolation or as part of site 22 it offers little potential for development.

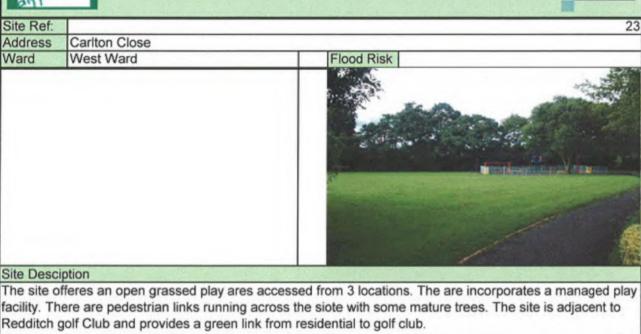
REDOFTCH	
making	
difference	

Site Ref:

Address

Ward

REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are no alternaitve play spaces in this part of Reddich

Is the Amenity Open Space Required?

The site is an important green space providing pedestian links through to the residential are and offering amenity play space to local people.

Is there any ecological or amenity value to the site?

The site has trees running along all sides. It has both amenity and ecology value.

	No	
100	Open Space	
No	Neighbour Constraints	No
Yes	Good Market	Good
		Open Space No Neighbour Constraints

Access may prosent a problem with limited dimesnions from Carlton Close.

Overall Conclusions

The site is an important green space providing pedestian links through to the residential are and offering amenity play space to local people.





Site Ref: Address Ward				2
Ward	Carlton Close Trees			
	West Ward		Flood Risk	
	small and adjacent to the		ite 23. The space is occupied completely by trees with a	public
right of wa	ay running across the eate	ern edge.		
House	the site relate to One of	nace Of	ondersle0 is it assessable0 is it lines/0	
			andards? Is it accessible? Is it Used?	
The site for	enity Open Space Require orms one boundary to the lential areas.		ay space beyond and provides an important planting buf	fer from
iocal resid				
	ny ecological or amenity v	alue to th	he site?	N 1 10
Is there ar	ny ecological or amenity v woodland and will have			
ls there ar The site is	woodland and will have	some eco	ological value.	
s there an The site is t the site :	woodland and will have suitable for development?	some eco	ological value.	
s there an The site is t the site	s woodland and will have s suitable for development? Jse	some eco	No Woodland	No
Is there an The site is	swoodland and will have s suitable for development? Jse Access Constraints	some eco ? Yes	No Woodland Neighbour Constraints	No Good
Is there an The site is It the site Potential I	s woodland and will have s suitable for development? Jse	Yes Yes	No Woodland	No Good
Is there an The site is It the site Potential I Comment Access is	swoodland and will have s suitable for development? Jse Access Constraints Physical Constraints s on Development Constr impossible in isoloation a	Yes Yes Yes raints	No Woodland Neighbour Constraints	
Is there an The site is It the site Potential U Comment Access is	swoodland and will have s suitable for development? Jse Access Constraints Physical Constraints s on Development Constr impossible in isoloation a	Yes Yes Yes raints and the si	No Woodland Good Market	Good



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White

Young

Site Ref:		27
Address	Ashperton Close	
Ward	Central Ward	Flood Risk
	s located within the residential a	rea of southcrest and provides a green gateway from the estate into f the original estate design and is predominently a grassed parcel of
How does	the site relate to Open Space S	Standards? Is it accessible? Is it Used?
	limited alternative amenity space he site is both well used and acc	ces locally although the area has access to other alterative open cessible.
Is the Ame	enity Open Space Required?	
	e performs a amenity function w	ithin the estate.
Is there an	ny ecological or amenity value to	o the site?
	mited ecological value.	
t the site	suitable for development?	No

It the site suitable for development?		No	
Potential Use		Open Space	
Access Constraints	No	Neighbour Constraints	No
Physical Constraints	No	Good Market	Yes
Comments on Development Constra	aints		

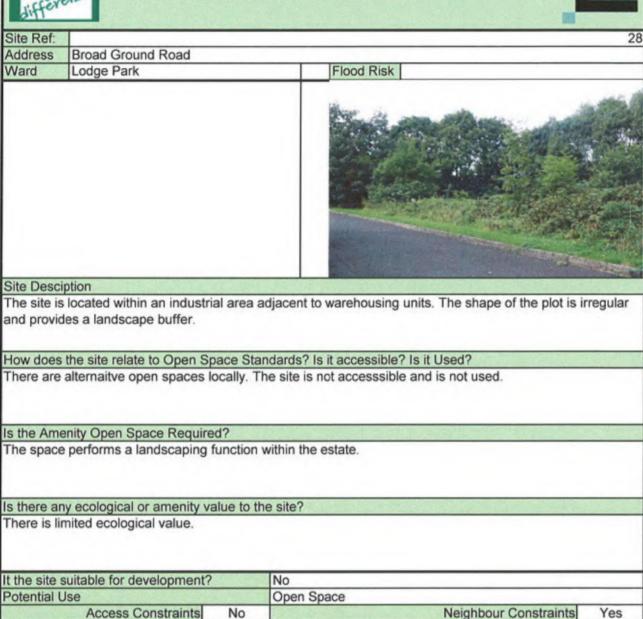
There are no development constraints associated with the site.

Overall Considerations

The site has high amenity value and is not suitable for development.



Green



Access Constraints	No	Neighbour Constraints	Yes
Physical Constraints	Partial	Good Market	No
Comments on Development Const	traints		192 - NI

The site is ciontrained by virtue of surrounding use and the shape limits its development potential in isolation although the area could be redeveloped for industrial uses.

Overall Considerations

The site has limited development potential and is not likely to be developed in isolation.





Site Ref:				
				2
Address	Foxholes Lane West			
Ward	Feckenham		Flood Risk	
Site Desci				
The site p and trees	rovides an important lands run throughout the site wh	ich has a	ffer and greenway for the callow hills estate. Mature he a watercourse including lake running its entire length.	dgerows
How does	the site relate to Open Sn	ace Star	ndards? Is it accessible? Is it Used?	Children Ser
istate in			d hu la sal sa idente	
s the Ame The site po estat to the s there an	enity Open Space Require erforms an important ame e countryside beyond. ny ecological or amenity va	d? nity role a	and is part of the suburban character of the area linking e site? irtue of the hedgerows and trees and watercourse on s	
s the Ame The site po estat to the s there an The site w	enity Open Space Require erforms an important ame e countryside beyond. ay ecological or amenity va ill have some ecological va	d? nity role a	and is part of the suburban character of the area linking e site? irtue of the hedgerows and trees and watercourse on s	
s the Ame The site po estat to the s there an The site w	enity Open Space Require erforms an important ame e countryside beyond. by ecological or amenity va ill have some ecological va suitable for development?	d? nity role a	and is part of the suburban character of the area linking e site? irtue of the hedgerows and trees and watercourse on s	
s the Ame he site po stat to the s there an he site w	enity Open Space Require erforms an important ame e countryside beyond. by ecological or amenity va ill have some ecological va suitable for development?	d? nity role a	and is part of the suburban character of the area linking e site? irtue of the hedgerows and trees and watercourse on s No Open Space	ite.
s the Ame The site po estat to the s there an The site w t the site s Potential L	enity Open Space Require erforms an important ame e countryside beyond. y ecological or amenity va ill have some ecological va suitable for development? Jse	d? nity role a alue to the alue by v	and is part of the suburban character of the area linking e site? irtue of the hedgerows and trees and watercourse on s	





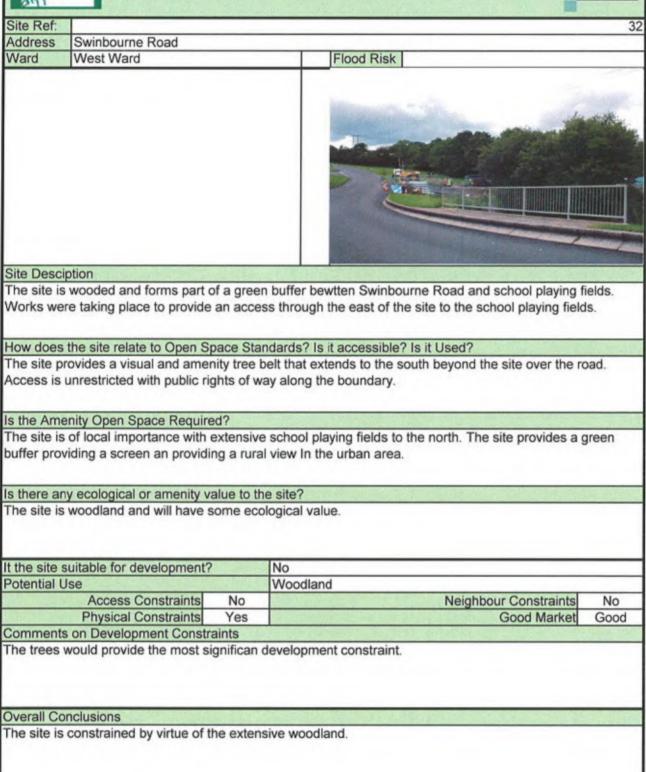
Address	Foxholes Lane East			
Ward	Crabbs Cross		Flood Risk	
			and the second se	
				A 100 100
				Salar Providence
				and the
			and and a second se	and the second second
				and a state
				and and a second designed to the second desig
Site Desc	ption			
		scape buf	ffer and greenway for the callow hills estate. Mature he	dgerows
			watercourse running its entire length.	
	•		Contraction from the state of the state of the state of the	
		01	1 1 0 1 1 1 1 0 1 1 1 1 0	
			dards? Is it accessible? Is it Used?	
			open space although there are no managed play areas	s on the
estate. Th	e site is accessible and is	used by I	local residents.	
Is the Am	enity Open Space Require	d?		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
	enity Open Space Require		and is part of the suburban character of the area	
			and is part of the suburban character of the area.	
			and is part of the suburban character of the area.	
The site p	erforms an important ame	enity role a		
The site p	erforms an important ame ny ecological or amenity va	enity role a alue to the	e site?	
The site p	erforms an important ame ny ecological or amenity va	enity role a alue to the		
The site p	erforms an important ame ny ecological or amenity va	enity role a alue to the	e site?	
The site p	erforms an important ame ny ecological or amenity va	enity role a alue to the	e site?	
The site p Is there all The site n	erforms an important ame ny ecological or amenity va nay have some ecological	anity role a alue to the value by v	e site? virtue of the hedgerows and trees on site.	
The site p is there and The site n	erforms an important ame ny ecological or amenity va nay have some ecological suitable for development?	anity role a alue to the value by v	e site? virtue of the hedgerows and trees on site. No	
The site p is there and The site n	erforms an important ame ny ecological or amenity va nay have some ecological suitable for development? Jse	alue to the value by v	e site? virtue of the hedgerows and trees on site. No Open Space	No
The site p Is there and The site n	erforms an important ame ny ecological or amenity va nay have some ecological suitable for development? Jse Access Constraints	alue to the value by v	e site? virtue of the hedgerows and trees on site. No Open Space Neighbour Constraints	No
The site p Is there an The site n It the site Potential I	erforms an important ame ny ecological or amenity va nay have some ecological suitable for development? Jse Access Constraints Physical Constraints	alue to the value by v No yes	e site? virtue of the hedgerows and trees on site. No Open Space	No Good
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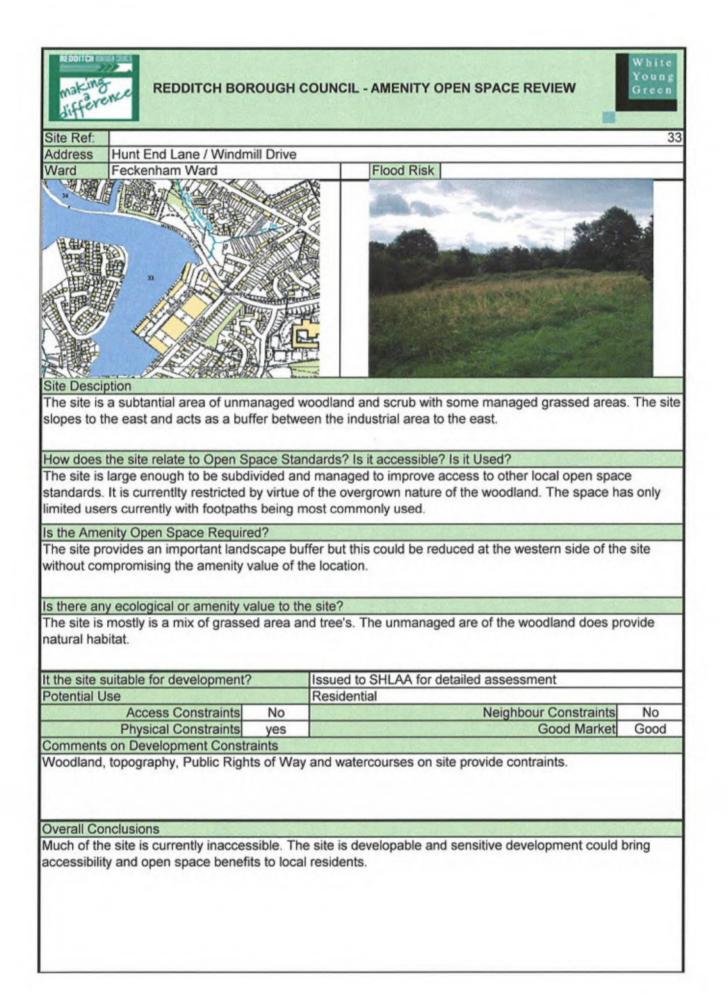




Address				
	Moorcroft Close			
Ward	Crabbs Cross		Flood Risk	
		pen spa	ce provision for the estate. Mature trees are located acro	oss the
			andards? Is it accessible? Is it Used? ace provision for the local area. There gare limited altern	A section
locally. Th	e site is well used and ac	cessible		
	enity Open Space Require		e providing local grassed informal play space and providi	
natural are	ea on the estate.			
	ny ecological or amenity va			and the
i ne site m			y virtue of the mature tree's on site.	
	suitable for development?	19/62	No	
the second s	les -		Open Space	
the second s	Jse			
It the site Potential U	Access Constraints	No	Neighbour Constraints	No
Potential U	Access Constraints Physical Constraints	yes	Neighbour Constraints Good Market	No Good
Potential L	Access Constraints Physical Constraints s on Development Constra	yes aints	Good Market	
Potential L	Access Constraints Physical Constraints	yes aints	Good Market	
Potential Comment	Access Constraints Physical Constraints s on Development Constra	yes aints	Good Market	







Flood Risk Flood Risk	eastern pace is ite
e of its topography and proximity to the road the spectrum of the solution of	eastern pace is ite
d includes significant mature tree growth along its or ? Is it accessible? Is it Used? e of its topography and proximity to the road the sp this could be reduced at the western side of the si ion.	eastern pace is ite
e of its topography and proximity to the road the sp this could be reduced at the western side of the si ion.	ite
this could be reduced at the western side of the si ion.	ite
s. Part development of the site could be achieved	
s. Part development of the site could be achieved	
	without
to SHLAA for development potential assessment	t
Neighbour Constraints	No
Good Market	Good
significant impact on the local residents to the nor	th.
	Good Market



Site Ref: 35 Weavers Hill Address Ward Feckenham Flood Risk Site Desciption The site is irregular in shape incorporating mature trees and footpaths leading to the Stoneypits area. The site slopes upwards to the north. How does the site relate to Open Space Standards? Is it accessible? Is it Used? The site is not particularly well located in relation to other open space but does sit on the development boundary of Redditch with open countryside beyond. The site is accessible on foot and appears well used. Is the Amenity Open Space Required? The space offers some amenity value with several properties backing onto the open area. Is there any ecological or amenity value to the site? The site has limited ecological value. It the site suitable for development? No Potential Use Open Space Access Constraints Yes Neighbour Constraints No **Physical Constraints** Good Market Yes Good **Comments on Development Constraints** Access and the shape of the plot are the most significant limiting factors. **Overall Conclusions**

The site has limited development potential with insufficent access and very limited development potential.



Site Ref: Address	Pheasant Meadow Clos	o Achu	ood Pank	
Ward	Feckenham	e, Asiw	Flood Risk	
Site Desc				
he site is	s irregular in shape incorpo	orating s	some woodland, scrub grassland and a watercourse run	ning
long the	site.		and the second	
	the effect of a company	01		1 10 10 10
low does	the site relate to Open Sp	bace Sta	andards? Is it accessible? Is it Used?	
			andards? Is it accessible? Is it Used? lation to other open space but is closely located to open	and the second
The site is	not particularly well locat	ed in rel	lation to other open space but is closely located to open	
The site is	not particularly well locat	ed in rel		
The site is countrysid	not particularly well locat le. The site is not particula	ed in rel arly acce	lation to other open space but is closely located to open	
The site is countrysid	e not particularly well locat le. The site is not particula enity Open Space Require	ed in rel arly acce	lation to other open space but is closely located to open essible and appears not to be well used.	
The site is countrysid	e not particularly well locat le. The site is not particula enity Open Space Require	ed in rel arly acce	lation to other open space but is closely located to open	
The site is countrysid	e not particularly well locat le. The site is not particula enity Open Space Require	ed in rel arly acce	lation to other open space but is closely located to open essible and appears not to be well used.	
The site is countrysid	a not particularly well locat le. The site is not particula enity Open Space Require e offers some amenity valu	ed in rel arly acce ed? ue with p	lation to other open space but is closely located to open essible and appears not to be well used.	
The site is countrysid s the Ame The space s there ar	e not particularly well locat le. The site is not particula enity Open Space Require e offers some amenity valu ny ecological or amenity valu	ed in rel arly acce ed? ue with p alue to t	lation to other open space but is closely located to open essible and appears not to be well used.	
The site is countrysid s the Ame The space s there ar	a not particularly well locat le. The site is not particula enity Open Space Require e offers some amenity valu	ed in rel arly acce ed? ue with p alue to t	lation to other open space but is closely located to open essible and appears not to be well used.	
The site is countrysid s the Ame The space	e not particularly well locat le. The site is not particula enity Open Space Require e offers some amenity valu ny ecological or amenity valu	ed in rel arly acce ed? ue with p alue to t	lation to other open space but is closely located to open essible and appears not to be well used.	
The site is countrysid s the Ame The space s there ar The site h	a not particularly well locat le. The site is not particula enity Open Space Require e offers some amenity value by ecological or amenity value.	ed in rel arly acce ed? ue with p alue to t	lation to other open space but is closely located to open essible and appears not to be well used.	
the site is sountrysid the Ame he space the site has the site has the site site site site site site site sit	e not particularly well locat le. The site is not particula enity Open Space Require e offers some amenity value by ecological or amenity value as some ecological value.	ed in rel arly acce ed? ue with p alue to t	lation to other open space but is closely located to open essible and appears not to be well used.	
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Site Ref:				
Address	Feckenham Green			
Ward	Feckenham		Flood Risk	
Site Desci	ption	17 (T.B.S.		
the second se		t the cer	ntre of Feckenham. Mature trees are situated on the site	
How does	the site relate to Open Sr	nace Sta	andards? Is it accessible? Is it Used?	1
			jn to open space, is highly accessible and well used.	1.1.1
The site is	reasonably wen located i	ritelatio	in to open space, is nightly accessible and well used.	
Is the Ame	enity Open Space Require	ed?		1821
Is the Ame	nity Open Space Require	ed? alue and	its role within the rural village environment is significant	1231 1
Is the Ame The space	nity Open Space Require has very high amenity va	ed? alue and	its role within the rural village environment is significant	
Is the Ame The space	enity Open Space Require has very high amenity va	ed? alue and	its role within the rural village environment is significant	
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The space Is there an	has very high amenity va	alue and		
The space	has very high amenity va y ecological or amenity va	alue and		
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The space Is there an The site ha	has very high amenity va y ecological or amenity va as some ecological value.	alue and	he site?	
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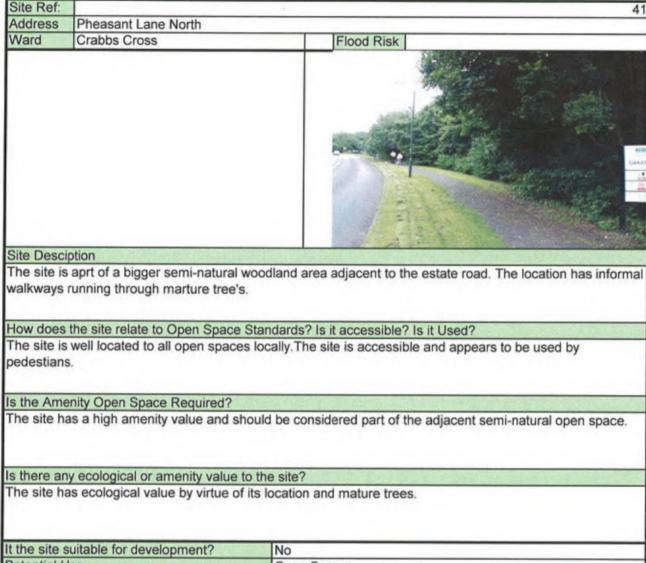


Young Green

Site Ref:				
Address	Rough Hill Drive			_
Ward	Greenlands		Flood Risk	
Traina	oreenlands		FIOOD KISK	
			k	
Site Desci	intion			
		ffer sene	rating the main Oakenshaw estate with the main road to	the
north. Par	t of the adjacent site to th rior to being built upon.	e west h	as already been developed althouigh this site was not he	eavily
low does	the site relate to Open Si	pace Sta	ndards? Is it accessible? Is it Used?	1277
The site is	well located to all open s	paces lo	cally. The site is accessible an not curently well used.	
The site ha	enity Open Space Require as a high amenity value p main roads.	ed? roviding	valuable landscaping consistent with the green nature o	fmany
The site ha	as a high amenity value p main roads.	roviding		fmany
The site har Redditch r	as a high amenity value p main roads. ny ecological or amenity va	roviding alue to th		fmany
The site har Redditch r	as a high amenity value p main roads.	roviding alue to th		fmany
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Address Pheasant Lane			4
Ward Crabbs Cross		Elaad Bick	
Als Ale The His	1 9/1	Flood Risk	
EIST HIM BUTTER			
AF AT A CONTRACT	白鹤石		-
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Co. Star	Plan and		and the second s
REAL	Daker		
h- Che All And All	SAI .		
al Martin Katolog	. 81		
Site Desciption			
	nd strip of semi r	natural open space. The large site is approximate	ely 50%
grassland and 50% woodland.			
low does the site relate to Open Si	Olandard Charles		100000000000000
		P Is it accessible? Is it Used?	a second
The site is well located to all open s		? Is it accessible? Is it Used? e site does not appear to be well used but links to	the gree
The site is well located to all open s			the gree
The site is well located to all open s			the gree
The site is well located to all open s network from north to south.	paces locally.Th		the gree
The site is well located to all open s network from north to south. s the Amenity Open Space Require	paces locally.Th	e site does not appear to be well used but links t	
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Potential Use		Open Space	
Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Good
Comments on Development Constr	aints	Show on the second state of the second second	The Assessment of

The site has a substantial number of trees.

Overall Conclusions

The site forms part of a wider woodland space and should not be considered suitable for development.

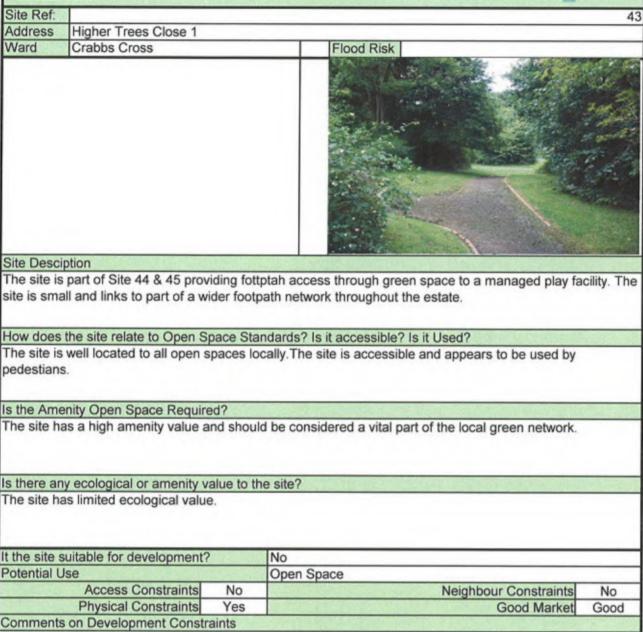


White Young Green

Site Ref:				4
Address	Castleditch Lane			
Site Descipt	Crabbs Cross tion	iways cro	Flood Risk	e of
			ndards? Is it accessible? Is it Used? cally. Pedestrian access is good and the site is well use	d
The site prov		ed?	ffer with property fronting onto the open space. The site	
The site pro amenity valu	vides an important lands ue.	ed? scape bu	ffer with property fronting onto the open space. The site	
The site pro amenity valu Is there any	ecological or amenity va	ed? scape bu alue to th	iffer with property fronting onto the open space. The site	
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The site pro amenity valu Is there any The site has	ecological or amenity va some ecological value	ed? scape bu alue to th and a hig	Iffer with property fronting onto the open space. The site re site? gh amenity value. No Open Space	e has hig
The site pro- amenity values Is there any The site has It the site su	vides an important lands ue. ecological or amenity va s some ecological value itable for development? se Access Constraints	ed? scape bu alue to th and a hig	Iffer with property fronting onto the open space. The site re site? gh amenity value. No Open Space Neighbour Constraints	
The site pro- amenity values there any The site has the site sue Potential Us	ecological or amenity va some ecological value itable for development? e Access Constraints Physical Constraints	ed? scape bu alue to th and a hig No Yes	Iffer with property fronting onto the open space. The site re site? gh amenity value. No Open Space	e has hig
The site pro- amenity values Is there any The site has It the site su Potential Us	vides an important lands ue. ecological or amenity va s some ecological value itable for development? se Access Constraints	ed? scape bu alue to th and a hig No Yes	Iffer with property fronting onto the open space. The site re site? gh amenity value. No Open Space Neighbour Constraints	e has hig Partial
The site pro- amenity values Is there any The site has It the site su Potential Us Comments of The site is o	ecological or amenity va some ecological value itable for development? e Access Constraints Physical Constraints on Development Constra	ed? scape bu alue to th and a hig No Yes aints	Iffer with property fronting onto the open space. The site re site? gh amenity value. No Open Space Neighbour Constraints	e has hig Partial Good
The site pro- amenity values Is there any The site has It the site su Potential Us Comments of The site is of significant de	ecological or amenity va some ecological value atable for development? e Access Constraints Physical Constraints on Development Constra on a slight slope although evelopment contraint.	ed? scape bu alue to th and a hig No Yes aints	ffer with property fronting onto the open space. The site re site? gh amenity value. No Open Space Neighbour Constraints Good Market	e has hig Partial Good
The site pro- amenity values Is there any The site has It the site su Potential Us Comments of The site is of significant do	ecological or amenity va ecological or amenity va some ecological value itable for development? ie Access Constraints Physical Constraints on Development Constra on a slight slope although evelopment contraint.	ed? scape bu alue to th and a hig No Yes aints n the mai	ffer with property fronting onto the open space. The site re site? gh amenity value. No Open Space Neighbour Constraints Good Market	Partia Good



ireen



Some mature trees

Overall Conclusions

The site is required as access to the local managed play facility.





Site Ref:			
Address	Higher Trees Close 2		
Ward	Crabbs Cross	Flood Risk	
Site Desci		iding green space to a managed play facility. The site is small a	nd links
	network throughout the es		
		pace Standards? Is it accessible? Is it Used? paces locally. The site is accessible and appears to be used.	Sally Sa
	enity Open Space Require		
The site h	enity Open Space Require	ed? nd should be considered a vital part of the local green network. alue to the site?	
The site h Is there ar The site h	enity Open Space Require as a high amenity value an ny ecological or amenity va as limited ecological value	ed? nd should be considered a vital part of the local green network. alue to the site?	
The site h Is there ar The site h It the site s	enity Open Space Require as a high amenity value an ny ecological or amenity va as limited ecological value suitable for development?	ed? nd should be considered a vital part of the local green network. alue to the site?	
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The site h Is there ar The site h	enity Open Space Require as a high amenity value an ny ecological or amenity va as limited ecological value suitable for development? Jse	ed? nd should be considered a vital part of the local green network. alue to the site? e. No Open Space	No Good
The site has the rear The site has the site has the site has the site has the site set of the	enity Open Space Require as a high amenity value an ny ecological or amenity va as limited ecological value suitable for development? Jse Access Constraints Physical Constraints s on Development Constra	ed? nd should be considered a vital part of the local green network. alue to the site? e. No Open Space No Neighbour Constraints Yes Good Market	





Address	LE-L-T-OL			
Ward	Higher Trees Close 3 Crabbs Cross		Flood Risk	
Site Desci				
	s part of Site 43 & 44 prov network throughout the e		en space to a managed play facility. The site is small an	d links
Llaur da c	the site relate to One O			
			ndards? Is it accessible? Is it Used? cally. The site is accessible and appears to be used.	-74
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Is there an	ny ecological or amenity va as limited ecological value		ne site?	
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Is there an The site has It the site s Potential U Comments Size is the Overall Co	as limited ecological value suitable for development? Jse Access Constraints Physical Constraints s on Development Constra e key constraint as the plot	No Yes aints t is not b	No Open Space Neighbour Constraints Good Market	



Whi

Addroos	Graingare Lana South			
Address Ward	Graingers Lane South Greenlands Ward		Flood Risk	
, and				
Site Desci	ption			
		irehill Wo	ood providing an amenity buffer within the residential are	a of
Dakensha	w. The site slopes upwar	ds from t	he road towards Wirehill.	
How does	the site relate to Open S	naco Sta	Checkle 2 Is it accesses inle? Is it Lload?	12 20 20
		Date Sta	noaros r is il accessible r is il useo r	
			ndards? Is it accessible? Is it Used? cally.The site is accessible with pathways criss crossing	the site
The site is s the Ame	well located to all open s enity Open Space Require	ed?		the site
The site is s the Ame	well located to all open s enity Open Space Require	ed?	cally. The site is accessible with pathways criss crossing	the site
The site is is the Ame The site h	well located to all open s enity Open Space Require	ed?	cally. The site is accessible with pathways criss crossing a green buffer with public footpath.	the site
The site is s the Ame The site h s there ar	well located to all open s enity Open Space Require as a high amenity value a ny ecological or amenity v	ed? acting as a	cally. The site is accessible with pathways criss crossing a green buffer with public footpath.	the site
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The site is s the Ame The site h s there ar The site h t the site s	enity Open Space Require as a high amenity value a ny ecological or amenity v as limited ecological value	ed? acting as a ralue to th e with a fe	cally. The site is accessible with pathways criss crossing a green buffer with public footpath. ne site? ew mature trees on site and high amenity value.	the site
The site is s the Ame The site h s there ar The site h t the site s	well located to all open s enity Open Space Require as a high amenity value a ny ecological or amenity v as limited ecological value suitable for development?	ed? acting as a value to th e with a fe	cally. The site is accessible with pathways criss crossing a green buffer with public footpath. ne site? ew mature trees on site and high amenity value.	
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and the second second	The second s			
Site Ref:				
Address	Wirehill South			
Ward	Greenlands		Flood Risk	
Site Desci				
This site is elevated b	s linked to Wirehill Wood a behind residential property	and consists of and currenty	of a grassed scrub area with a few trees. The site i only has pedestrian access.	S
How does	the site relate to Open Sp	and currenty	only has pedestrian access. ds? Is it accessible? Is it Used?	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
How does	the site relate to Open Sp well located to all open s	and currenty	only has pedestrian access.	
elevated b How does The site is wood itself	the site relate to Open Sp well located to all open s f.	and currenty ace Standard baces locally.	only has pedestrian access. ds? Is it accessible? Is it Used?	
How does The site is wood itself	the site relate to Open Sp well located to all open s f. enity Open Space Require	and currenty ace Standard baces locally.	only has pedestrian access. ds? Is it accessible? Is it Used?	rehill
How does The site is wood itself s the Ame The space	the site relate to Open Sp well located to all open s f. enity Open Space Require offers some amenity value y feature in the area.	and currenty ace Standard baces locally. d? le although th	only has pedestrian access. ds? Is it accessible? Is it Used? The site is accessible and well used linking into wi	rehill
How does The site is wood itself s the Ame The space amenmioty s there an	the site relate to Open Sp well located to all open s f. enity Open Space Require offers some amenity value	and currenty ace Standard baces locally. d? e although the situe to the situ	only has pedestrian access. ds? Is it accessible? Is it Used? The site is accessible and well used linking into wi	rehill
How does The site is wood itself s the Ame The space amenmioty s there an The site ha	the site relate to Open Sp well located to all open s well located to all open s f. enity Open Space Require offers some amenity value y feature in the area.	and currenty ace Standard baces locally. d? e although the situe to the situ	only has pedestrian access. ds? Is it accessible? Is it Used? The site is accessible and well used linking into wi	rehill
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How does The site is wood itself s the Ame The space amenmioty s there an The site ha	the site relate to Open Sp well located to all open s well located to all open s f. enity Open Space Require offers some amenity value y feature in the area. y ecological or amenity value as limited ecological value	and currenty bace Standard baces locally. d? de although the site	only has pedestrian access. ds? Is it accessible? Is it Used? The site is accessible and well used linking into wing the larger woodland area behind is the more signific a? en Space	ant
How does The site is wood itself s the Ame The space amenmioty s there an The site ha	the site relate to Open Sp well located to all open s well located to all open s f. enity Open Space Require offers some amenity value y feature in the area. y ecological or amenity value suitable for development? Ise	and currenty bace Standard baces locally. d? le although the site lue to the site No	only has pedestrian access. ds? Is it accessible? Is it Used? The site is accessible and well used linking into wi he larger woodland area behind is the more signific a?	rehill

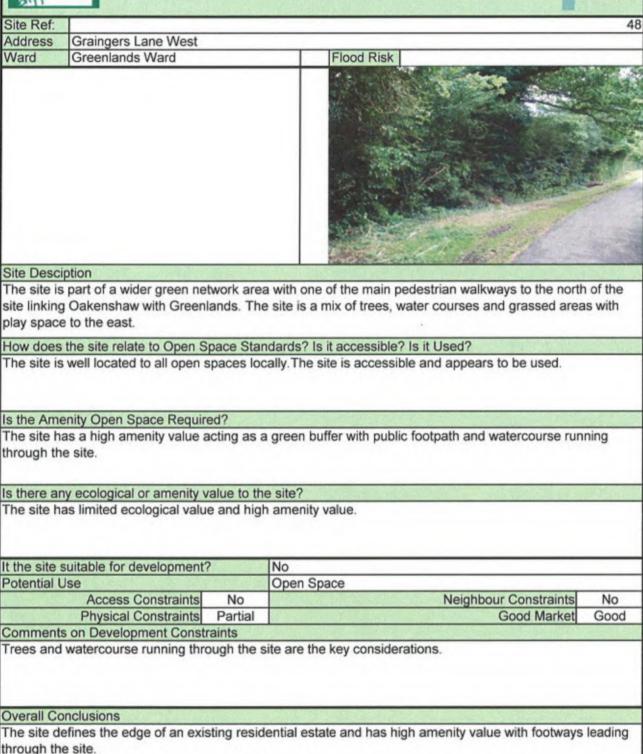
Access is the most significant issue on site with no obvious vehicular access point without demolision of an existing unit. Topography is also a considerable constraint.

Overall Conclusions

The site has limited development potential with the eastern area most suitable for development. Access limitations removes this site from being considered for development.



Green





White Young Green

Site Ref: Address			
	Newton Close		
Ward	Greenlands	Flood Risk	
		no photo	
Site Desci	ntion		
	part of Site 48 acesses the lo		10000
The site is	well located to all open space	e Standards? Is it accessible? Is it Used? es locally. The site is accessible and appears to be used.	
	enity Open Space Required? as a high amenity value and s	hould be considered a vital part of the local green network.	
The site ha	as a high amenity value and s y ecological or amenity value		
The site h s there an The site ha	as a high amenity value and s y ecological or amenity value as limited ecological value.	to the site?	
The site has there and the site has the site has the site has the site has the site site site site site site site sit	as a high amenity value and s y ecological or amenity value as limited ecological value. suitable for development?	to the site?	
The site has there and the site has the site has the site has the site has the site site site site site site site sit	as a high amenity value and s by ecological or amenity value as limited ecological value. suitable for development? Ise	to the site?	
The site h s there an The site ha	as a high amenity value and s by ecological or amenity value as limited ecological value. Suitable for development? Use Access Constraints	to the site? No Open Space Neighbour Constraints	No
The site has there and the site has the site has the site has the site has the site set of the	as a high amenity value and s y ecological or amenity value as limited ecological value. suitable for development? Ise Access Constraints Physical Constraints	to the site? No Open Space Io Neighbour Constraints Es Good Market	No Good
The site has there and the site has the site has the site has the site set of	as a high amenity value and s y ecological or amenity value as limited ecological value. suitable for development? Ise Access Constraints Physical Constraints S on Development Constraints	to the site? No Open Space Io Neighbour Constraints Es Good Market	

Site Ref:				Ę
Address	Wirehill North		PR1 4 PR1 4	
Ward	Greenlands	III IT THE CORE I AND	Flood Risk	
	ption site wraps around Oaken		Wood to the north providing an extensive greater mainly grasslands with some mature hedgeror	
ees.				
	the site relate to Open Sp	ace Standards? I	e it accessible? le it llead?	
	well located to all open s		site is accessible and integrates with other ope	en space
ses local	well located to all open s	paces locally.The	site is accessible and integrates with other ope	en space
s the Ame	well located to all open s ly. enity Open Space Require big enough to sub divide	paces locally. The ed? and retain large a	site is accessible and integrates with other ope	en space
s the Ame The site is s there ar	well located to all open s ly. enity Open Space Require	paces locally. The ed? and retain large a alue to the site?	site is accessible and integrates with other ope	en space
s the Ame he site is there ar he site h	well located to all open s ly. enity Open Space Require big enough to sub divide by ecological or amenity va as some ecological value.	paces locally. The ed? and retain large a alue to the site?	site is accessible and integrates with other operates of open space.	en space
s the Ame he site is there ar he site h	well located to all open s ly. enity Open Space Require big enough to sub divide by ecological or amenity va as some ecological value.	paces locally. The ed? and retain large a alue to the site?	site is accessible and integrates with other operate of open space.	en space
ses local the Ame he site is there ar he site h the site s	well located to all open s ly. enity Open Space Require big enough to sub divide by ecological or amenity va as some ecological value.	paces locally. The ed? and retain large a alue to the site? To be n	site is accessible and integrates with other operate of open space.	en space
ses local the Ame he site is the site he the site he the site site	well located to all open s ly. enity Open Space Require big enough to sub divide by ecological or amenity va as some ecological value. suitable for development? Jse Access Constraints Physical Constraints	paces locally. The ed? and retain large a alue to the site? To be re Resider No No	site is accessible and integrates with other operation of open space.	
ses local the Ame he site is the site is the site he otential L	well located to all open s ly. enity Open Space Require big enough to sub divide by ecological or amenity va as some ecological value. suitable for development? Jse Access Constraints Physical Constraints s on Development Constra	paces locally. The ed? and retain large a alue to the site? To be re Resider No No aints	eviewed in the SHLAA Neighbour Constraints	No
s the Ame The site is s there ar The site h t the site s Potential L Comments There are	well located to all open s ly. enity Open Space Require big enough to sub divide by ecological or amenity va as some ecological value. suitable for development? Jse Access Constraints Physical Constraints s on Development Constra no significant development	paces locally. The ed? and retain large a alue to the site? To be re Resider No No aints nt constraints.	eviewed in the SHLAA Neighbour Constraints	No Good

REDOITCH CONTRACT
making
different

diffe				15.5
Site Ref:				5
Address	Graingers Lane East			
Ward	Greenlands Ward		Flood Risk	
Site Desci				
			ea with one of the main pedestrian walkways to the north ne site is a mix of trees, water courses and grassed area	
How does	the site relate to Open S	pace Sta	ndards? Is it accessible? Is it Used?	2.12.5
The site is	well located to all open s	paces lo	cally. The site is accessible and appears to be used.	
Is the Ame	enity Open Space Require	ed?		A THE
The site h	as a high amenity value b	ordering	the Oakenshaw estate.	
Is there an	y ecological or amenity v	alue to th	ne site?	- 1995
The site ha	as limited ecological value	and hig	h amenity value.	
It the site s	suitable for development?		No	
Potential L		1. 1. 1.	Open Space	
	Access Constraints	No	Neighbour Constraints	No
No. 14.	Physical Constraints	Partial	Good Market	Good
Comments	s on Development Constr	aints		2012 - 2189
Trees and		ugh the	site are the key considerations.	
The site de	fines the edge of an avia	ting rooi	deptiel estate and has high amonity value with factures	loading

The site defines the edge of an existing residential estate and has high amenity value with footways leading through the site.



Site Ref:				
Address	Salford Close			
Vard	Greenlands Ward		Flood Risk	
			The second se	
		with a s	mall grassed area. Public rights of way run through and	past the
			ndards? Is it accessible? Is it Used? cally. The site is accessible and appears to be used.	
	enity Open Space Require as a high amenity value p		a green space buffer in a predominatley residential area	a.
The site has site has site an		roviding alue to th	ne site?	a.
the site h there ar he site h	as a high amenity value p ny ecological or amenity va as limited ecological value	roviding alue to the and hig	ne site? h amenity value.	a.
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the site has there any he site has the site has the site has the site site site site site site site sit	as a high amenity value p ny ecological or amenity va as limited ecological value suitable for development? Jse Access Constraints	noviding alue to the and hig No	ne site? h amenity value. No Open Space Neighbour Constraints	No
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White

Address Vard	Woodrow North Greenlands Ward		
Vuru	Cicomanao wara	Flood Risk	
		With a state of the state of th	
			A COLOR
			-
		The subscription of the second s	
		Carlo and the state of the stat	
			an instants
		and the second	- Anna - A
			in the second
ite Desci			
his village	e green style amenity space	e slopes steeply from the road down towards residential prop	errties
	disasti santa the susan T	is a managed alow area within the site	
hich fron	t directly onto the green. I	iere is a managed play area within the site.	
hich fron	t directly onto the green. I	ere is a managed play area within the site.	
low does	the site relate to Open Sp	ce Standards? Is it accessible? Is it Used?	1.11
low does	the site relate to Open Sp		199
low does	the site relate to Open Sp	ce Standards? Is it accessible? Is it Used?	
low does	the site relate to Open Sp	ce Standards? Is it accessible? Is it Used?	
low does The site is	the site relate to Open Sp well located to all open sp	ce Standards? Is it accessible? Is it Used? aces locally. The site is accessible and is well used.	
low does he site is s the Ame	the site relate to Open Sp well located to all open sp enity Open Space Require	ce Standards? Is it accessible? Is it Used? aces locally. The site is accessible and is well used.	
low does he site is s the Ame	the site relate to Open Sp well located to all open sp enity Open Space Require	ce Standards? Is it accessible? Is it Used? aces locally. The site is accessible and is well used.	n 2 sides
low does he site is s the Ame	the site relate to Open Sp well located to all open sp enity Open Space Require	ce Standards? Is it accessible? Is it Used? aces locally. The site is accessible and is well used.	n 2 sides
low does he site is	the site relate to Open Sp well located to all open sp enity Open Space Require	ce Standards? Is it accessible? Is it Used? aces locally. The site is accessible and is well used.	n 2 sides
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low does the site is the Ame the site ha	the site relate to Open Sp well located to all open sp enity Open Space Require as a high amenity value wi y ecological or amenity va	ce Standards? Is it accessible? Is it Used? aces locally. The site is accessible and is well used. ? n residential property overlooking and accessing the space o	n 2 sides
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low does the site is the Ame he site ha	the site relate to Open Sp well located to all open sp enity Open Space Require as a high amenity value wi y ecological or amenity va as no ecological value.	ce Standards? Is it accessible? Is it Used? aces locally. The site is accessible and is well used. ? In residential property overlooking and accessing the space of ue to the site?	n 2 sides
low does the site is the Ame he site ha there an he site ha	the site relate to Open Sp well located to all open sp enity Open Space Require as a high amenity value wi y ecological or amenity va	ce Standards? Is it accessible? Is it Used? aces locally. The site is accessible and is well used. ? n residential property overlooking and accessing the space o ue to the site?	n 2 sides
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low does the site is the Ame he site ha	the site relate to Open Sp well located to all open sp enity Open Space Require as a high amenity value wi y ecological or amenity va as no ecological value.	ce Standards? Is it accessible? Is it Used? aces locally. The site is accessible and is well used. ? n residential property overlooking and accessing the space of the site? No Open Space	
low does the site is the site hat the site hat the site hat the site site site site site site site sit	the site relate to Open Sp well located to all open sp enity Open Space Require as a high amenity value wi y ecological or amenity va as no ecological value. suitable for development? Ise Access Constraints	ce Standards? Is it accessible? Is it Used? aces locally. The site is accessible and is well used. ? n residential property overlooking and accessing the space of use to the site? No Open Space No No No No No No No No No	Yes
low does the site is the site has the site has the site has the site site site the site site site site site site site sit	the site relate to Open Sp well located to all open sp enity Open Space Require as a high amenity value wi y ecological or amenity va as no ecological value.	ce Standards? Is it accessible? Is it Used? aces locally. The site is accessible and is well used. ? n residential property overlooking and accessing the space or ue to the site? No Open Space No Yes	



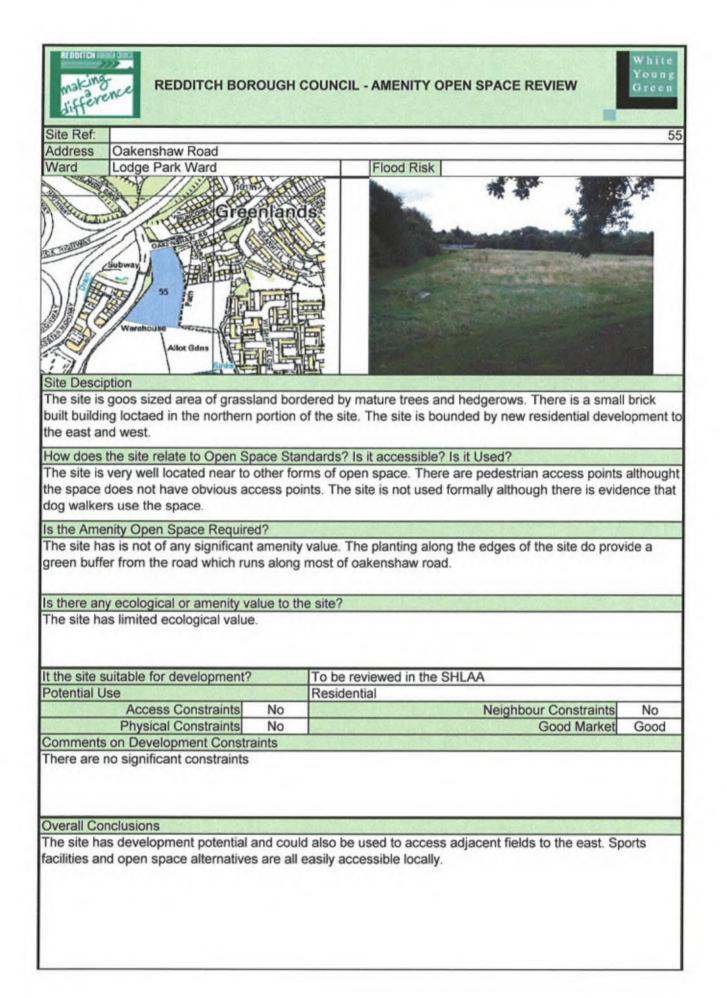
Centre s Ward grassed land situated	Flood Risk
s Ward	
grassed land situated	around the local medical centre. The space is flat but irregular in
te to Open Space Sta	indards? Is it accessible? Is it Used?
ated relative to all ope	en spaces locally surrounded by a mix of residential, commercial for recreation but is easy accessible.
Space Required?	
enity value and does r	not add value to the streetscene.
	ne site?
gical value.	
	cated relative to all ope es. The site is not used Space Required?

	No Open Space		
- Maria			
No	Neighbour Constraints	No	
No	Good Market	Poor	
		Open Space No Neighbour Constraints	

Comments on Development Constraints The shape would limit the development potenial. Development of the adjacent medical centre would release more development potential.

Overall Conclusions

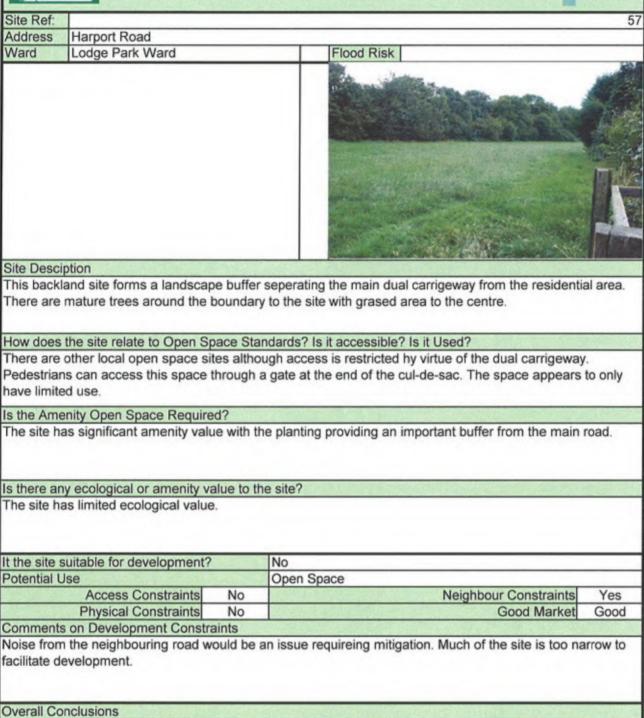
The site has limited development potential but could come forward as a mixed use proposal if Woodrow centre is redeveloped.





Address	Terrys Close			
Ward	Abbey Ward		Flood Risk	
				à.
	an open playing field with		surrounded on all sides buy residential development are mature trees around the site.	. Acces
			rds? Is it accessible? Is it Used?	2 Calified
beform the			ydale estate and althoigh other spaces are accessible	le non
s the Ame	nity Open Space Require is well use and has high	field. d?		le non
s the Ame The space	same function as Terrys nity Open Space Require is well use and has high	field. d? amenity valu	ie.	le non
s the Ame The space s there an	same function as Terrys nity Open Space Require	field. d? amenity valu	ie.	le non
s the Ame The space s there an There is lin	same function as Terrys nity Open Space Require is well use and has high y ecological or amenity va	field. d? amenity valu	ie. te?	le non
s the Ame The space s there an There is lin t the site s	same function as Terrys nity Open Space Require is well use and has high y ecological or amenity va nited ecological value.	field. d? amenity valu alue to the si	ie. te?	le non
s the Ame The space s there an There is lin	same function as Terrys nity Open Space Require is well use and has high y ecological or amenity va nited ecological value. uitable for development? se Access Constraints	field. d? amenity valu alue to the si No	te? b pen Space Neighbour Constraints	No
s the Ame The space s there an There is lin	same function as Terrys nity Open Space Require is well use and has high y ecological or amenity va nited ecological value. uitable for development? se Access Constraints Physical Constraints	field. d? amenity valu alue to the si alue to the si op No No	te? b pen Space	
Is the Ame The space Is there an There is lin It the site s Potential U	same function as Terrys nity Open Space Require is well use and has high y ecological or amenity va nited ecological value. uitable for development? se Access Constraints Physical Constraints on Development Constra	field. d? amenity valu alue to the si alue to the si No No aints	te? b pen Space Neighbour Constraints Good Market	No
t the site s Potential U	a same function as Terrys nity Open Space Require is well use and has high y ecological or amenity vanited ecological value. uitable for development? se Access Constraints Physical Constraints on Development Constraints rees are the only constraints	field. d? amenity valu alue to the si alue to the si No No aints	te? b pen Space Neighbour Constraints Good Market	No
Is the Ame The space Is there an There is lin It the site s Potential U Comments The large t	same function as Terrys nity Open Space Require is well use and has high y ecological or amenity va nited ecological value. uitable for development? se Access Constraints Physical Constraints on Development Constra	field. d? amenity value alue to the si alue to the si No No aints nt along the	te? Depen Space Neighbour Constraints Good Market main road frontage.	No





The site has very limited development potential with significant constraints.

RE		222
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ď	ffer	enc

White Young Green

Site Ref:				58
Address	Ipsley Village Green			
Ward	Winyates Ward		Flood Risk	
Site Desci	otion	21 A.		
The site is		of the Ip	sley estate dsigned as part of the residential layout. The	are has a
How door	the site relate to Open Se	ana Ch	andarda2 la it accossible2 la it Llaad2	
			andards? Is it accessible? Is it Used? pace. It is well used and very accessible.	and the second
			•	
	enity Open Space Require			
The space	e is a integral part of the es	state		
	y ecological or amenity va			Jan Stat
The site h	as some ecological value	and sig	nificant amenity value.	
It the site s	suitable for development?	2.5 16	No	
Potential U	Jse		Open Space	
is they	Access Constraints	No	Neighbour Constraints	Yes
	Physical Constraints	No	Good Market	Good
	s on Development Constra			1112
ts relation	ship to other residential ur	nits is th	ie main constraint.	
Overall Co	onclusions			
	not suitable for developm	ent.		



White

Site Ref: Address	Heming Road			
Ward	Matchborough		Flood Risk	
			Sector States and Sector States	
				and the second
				Charles & C
				N-Deale
			and a local second s	
			at a second s	
			and a state and a state of the	-
Site Descip	otion	Sector/S	the state of the second s	
		srial est	ate. The land is bunded adjacent to the road and provide	sa
	buffer within the site.			
1		01		
			andards? Is it accessible? Is it Used?	1.00
There are I	imited alternative open sp	paces lo	ocally. The site is acessible but not well used.	
Is the Ame	nity Open Space Require	d?		
	nity Open Space Require		is designed to provide landscaping within the industrial es	state.
			s designed to provide landscaping within the industrial es	state.
			is designed to provide landscaping within the industrial es	state.
The space	has some amenity value	and wa		state.
The space	has some amenity value y ecological or amenity va	and wa		state.
The space	has some amenity value	and wa		state.
The space	has some amenity value y ecological or amenity va	and wa		state.
The space	has some amenity value y ecological or amenity va	and wa		state.
The space s there any The site ha	has some amenity value y ecological or amenity va is no ecological value.	and wa	he site?	state.
The space s there any The site ha t the site s	has some amenity value y ecological or amenity value is no ecological value. uitable for development?	and wa	he site?	state.
The space s there any The site ha t the site s	has some amenity value y ecological or amenity va is no ecological value. uitable for development? se	and wa	he site? No Open Space	
The space s there any The site ha t the site s	has some amenity value y ecological or amenity value is no ecological value. uitable for development? se Access Constraints	and wa	No Open Space Neighbour Constraints	Yes
The space Is there any The site ha It the site s Potential U	has some amenity value y ecological or amenity value is no ecological value. uitable for development? se Access Constraints Physical Constraints	and wa	he site? No Open Space	
The space Is there any The site ha It the site s Potential U Comments	has some amenity value y ecological or amenity value is no ecological value. uitable for development? se Access Constraints Physical Constraints on Development Constra	and wa alue to t No aints	he site? No Open Space Neighbour Constraints Good Market	Yes
The space is there any The site ha t the site s Potential U	has some amenity value y ecological or amenity value is no ecological value. uitable for development? se Access Constraints Physical Constraints	and wa alue to t No aints	he site? No Open Space Neighbour Constraints Good Market	Yes
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The space s there any The site ha t the site s Potential U	has some amenity value y ecological or amenity value is no ecological value. uitable for development? se Access Constraints Physical Constraints on Development Constra	and wa alue to t No aints	he site? No Open Space Neighbour Constraints Good Market	Yes
The space is there any The site ha t the site s Potential U Comments Trees and	has some amenity value y ecological or amenity value is no ecological value. uitable for development? se Access Constraints Physical Constraints on Development Constra neighbouring uses are the	and wa alue to t No aints	he site? No Open Space Neighbour Constraints Good Market	Yes
The space Is there any The site ha It the site s Potential U Comments Trees and n Overall Cor	has some amenity value y ecological or amenity value is no ecological value. uitable for development? se Access Constraints Physical Constraints on Development Constra neighbouring uses are the	and wa	he site? No Open Space Neighbour Constraints Good Market hary constraints	Yes
The space Is there any The site ha It the site s Potential U Comments Trees and the Overall Cor	has some amenity value y ecological or amenity value is no ecological value. uitable for development? se Access Constraints Physical Constraints on Development Constra neighbouring uses are the	and wa	he site? No Open Space Neighbour Constraints Good Market hary constraints	Yes
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The space s there any The site ha t the site s Potential U Comments Trees and the Overall Cor	has some amenity value y ecological or amenity value is no ecological value. uitable for development? se Access Constraints Physical Constraints on Development Constra neighbouring uses are the	and wa	he site? No Open Space Neighbour Constraints Good Market hary constraints	Yes



Millhill Road

Matchborough

Address

Ward

REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



60

Site Desciption

The site is a traingular piece of amenity open space within an established residential area. There are several public rights of way crossing the site linking different parts of the estate. Underpasses lead run from the site under the road.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are relatively few alternative open space sites locally. The site is accesible on foot with no curent vehicular access. The site is well used.

Is the Amenity Open Space Required?

The site has high amenity value providing a informal recreation space and green screen as you travel along Millhill road.

Is there any ecological or amenity value to the site? The site has limited ecological value.

It the site suitable for development?		No	
Potential Use		Open Space	
Access Constraints	Partial	Neighbour Constraints	Yes
Physical Constraints	No	Good Market	Good

Comments on Development Constraints

Access would need to be planned as some of the site is below the level of the road. There are mature trees on site

Overall Considerations

The site is not considered suitable for development.



White Young Green

I

s the Amenity Open Space Required? The site is of amenity value in providing a landscape buffer which helps define the leafy suburban in he area. s there any ecological or amenity value to the site? The site has limited ecological value. t the site suitable for development? No Potential Use Open Space Access Constraints No Neighbour Constraints Physical Constraints Yes Good Market Comments on Development Constraints	
Site Desciption The site is a grassed amenity area with mature trees. The triangular land is flat and provides part of isibility splay for twinnward road which divides this space from site 64. How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are a a range of alternative open space sites locally. The site is accessible but not well used. Is the Amenity Open Space Required? The site is of amenity value in providing a landscape buffer which helps define the leafy suburban me area. Is there any ecological or amenity value to the site? The site suitable for development? No Potential Use Open Space Access Constraints No No Neighbour Constraints Physical Constraints Yes Comments on Development Constraints Yes	and the second s
The site is a grassed amenity area with mature trees. The triangular land is flat and provides part of risibility splay for twinnward road which divides this space from site 64. How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are a a range of alternative open space sites locally. The site is accessible but not well used. Is the Amenity Open Space Required? The site is of amenity value in providing a landscape buffer which helps define the leafy suburban n he area. Is there any ecological or amenity value to the site? The site has limited ecological value. It the site suitable for development? Access Constraints Physical Constraints Yes Comments on Development Constraints	
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There are a a range of alternative open space sites locally. The site is accessible but not well used. s the Amenity Open Space Required? The site is of amenity value in providing a landscape buffer which helps define the leafy suburban n he area. s there any ecological or amenity value to the site? The site has limited ecological value. t the site suitable for development? No Potential Use Open Space Access Constraints No Physical Constraints Yes Comments on Development Constraints	ule
There are a a range of alternative open space sites locally. The site is accessible but not well used. s the Amenity Open Space Required? The site is of amenity value in providing a landscape buffer which helps define the leafy suburban n he area. s there any ecological or amenity value to the site? The site has limited ecological value. t the site suitable for development? No Potential Use Open Space Access Constraints No	
s the Amenity Open Space Required? The site is of amenity value in providing a landscape buffer which helps define the leafy suburban in the area. s there any ecological or amenity value to the site? The site has limited ecological value. t the site suitable for development? No Potential Use Open Space Access Constraints No Neighbour Constraints Physical Constraints Yes Good Market Comments on Development Constraints	- And
Potential Use Open Space Access Constraints No Neighbour Constraints Physical Constraints Yes Good Market Comments on Development Constraints Constraints Constraints	ature of
Potential Use Open Space Access Constraints No Neighbour Constraints Physical Constraints Yes Good Market Comments on Development Constraints Constraints Constraints	
Access Constraints No Neighbour Constraints Physical Constraints Yes Good Market Comments on Development Constraints Good Market Good Market	
Physical Constraints Yes Good Market	No
Comments on Development Constraints	Good
The site has mature trees on site. Access will be resticted due to the proximity to the junction.	
Overall Conclusions	a sidi
The space has high amenity value and very limited development potential.	



Site Ref:				6
Address	Millhall Road west			
Ward	Matchborough Ward		Flood Risk	
Site Desci	ption			-
		th mature trees.	The triangular land undulates and provides pa	rt of the
There are s the Ame The site is he area a	enity Open Space Required of amenity value in providin nd creates an attractive am	en space sites loo ? ng a landscape b enity facility.	uffer which helps define the leafy suburban na	
	ny ecological or amenity value	ue to the site?		11 J2-1
t the site s	as limited ecological value.	No		
Potential L		Open Sp		No
	Access Constraints Physical Constraints	Yes	Neighbour Constraints Good Market	Good
Commont	s on Development Constraints		Good Market	Good
The site ha	as mature trees on site.			
	onclusions			-State-
The space	has high amenity value.			



Site Ref:	1000		
Address Millhall Road Central			
Ward Matchborough Ward		Flood Risk	
Site Desciption	and a second	And the second sec	
The site is a grassed amenity area. grassed area for the local managed	The tria play sp	ngular land undulates and provides part of the surroundi ace.	ng
How does the site relate to Open Si	ace Sta	andards? Is it accessible? Is it Used?	17 (FR)
s the Amenity Open Space Require The site is of amenity value in provie the area and creates an attractive a	ding a la	indscape buffer which helps define the leafy suburban na acility.	ature of
s there any ecological or amenity va	alue to t	he site?	
The site has limited ecological value			
the site suitable for development?	Section 1	No	
Potential Use		Open Space	
Access Constraints	No	Neighbour Constraints	No
Physical Constraints	No	Good Market	Good
comments on Development Constru	aints		1.
here are no significant development	nt const	raints	
Overall Conclusions The space has high amenity value.			215-11



Address	Huntingdon Close		6
Ward	Winyates Ward		Flood Risk
	a grassed amenity area v		ture trees and watercourses running directly through the site. The
site provid vay passi Ninyates.	ng through the centre. The	e space	er which runs through the residential estate with public rights of is a green corridor linking different green areas to the centre of
How does	the site relate to Open Sp	bace Sta	indards? Is it accessible? Is it Used?
here are			
s the Am	enity Open Space Require	d?	ces locally. The site is accessible and appears to be well used. landscape buffer and linking local open spaces together.
Is the Am The site is	enity Open Space Require s of significant value in pro	ed? viding a	landscape buffer and linking local open spaces together.
Is the Am The site is	enity Open Space Require s of significant value in pro	d? viding a alue to t	landscape buffer and linking local open spaces together.
s the Am The site is s there an The site h	enity Open Space Require s of significant value in pro ny ecological or amenity va as some ecological value.	ed? viding a alue to t	landscape buffer and linking local open spaces together. he site?
s the Am The site is s there an The site h	enity Open Space Require s of significant value in pro ny ecological or amenity va as some ecological value. suitable for development?	ed? viding a alue to t	landscape buffer and linking local open spaces together. he site?
s the Am The site is s there an The site h	enity Open Space Require s of significant value in pro ny ecological or amenity va as some ecological value. suitable for development? Jse	ed? viding a alue to t	Iandscape buffer and linking local open spaces together. he site?
s the Am The site is s there an The site h	enity Open Space Require s of significant value in pro ny ecological or amenity va as some ecological value. suitable for development? Jse Access Constraints	ed? viding a alue to t	Iandscape buffer and linking local open spaces together. he site? No Open Space Neighbour Constraints
Is the Am The site is Is there an The site h It the site Potential I	enity Open Space Require s of significant value in pro- ny ecological or amenity va as some ecological value. suitable for development? Jse Access Constraints Physical Constraints s on Development Constra	ed? viding a alue to t No Yes aints	Iandscape buffer and linking local open spaces together. he site? No Open Space Neighbour Constraints No Good Market
Is the Am The site is Is there an The site h It the site Potential I Comment The site h	enity Open Space Require s of significant value in pro- ny ecological or amenity va as some ecological value. suitable for development? Jse Access Constraints Physical Constraints s on Development Constra as mature trees, watercou	ed? viding a alue to t No Yes aints	Iandscape buffer and linking local open spaces together. he site? No Open Space Neighbour Constraints
Is the Am The site is Is there an The site h It the site Potential I Comment The site h	enity Open Space Require s of significant value in pro- ny ecological or amenity va as some ecological value. suitable for development? Jse Access Constraints Physical Constraints s on Development Constra as mature trees, watercour	alue to the second seco	Iandscape buffer and linking local open spaces together. he site? No Open Space Neighbour Constraints No Good Market



White Young

2411				
Site Ref:				66
Address	Lowlands Lane			
Ward	Lowlands Lane Winyates Ward		Flood Risk	
Site Desci	intion			
The site for developme	orms part of a grass highwent.		ge with overgrown vegitation. The site is too small for	
	the site relate to Open Sp	bace Sta	andards? Is it accessible? Is it Used?	and the
As above	enity Open Space Require	ed?		
As above				
	ny ecological or amenity va	alue to the	he site?	
As above				
	suitable for development?	771-1-	No	
Potential L		126	Open Space	
	Access Constraints	No	Neighbour Constraints	No
Comment	Physical Constraints	Yes	Good Market	Good
	s on Development Constra over riding constraint.	aints		and the second
Size is the	over hung constraint.			
Overall Co	onclusions	C		25 20
The site is	too small for developmer	it		



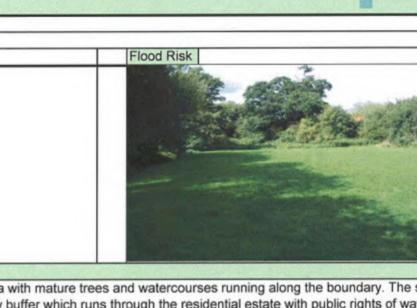
Costers Lane South

Winyates Ward

Address

Ward

REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



67

Site Desciption

The site is a grassed amenity area with mature trees and watercourses running along the boundary. The site provides a landscape and amenity buffer which runs through the residential estate with public rights of way passing the eastern boundary.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are a number of alternative open spaces locally. The site is accessible and appears to be well used.

Is the Amenity Open Space Required?

The site is of significant value in providign a landscape buffer and linking local open spaces together.

Is there any ecological or amenity value to the site? The site has some ecological value.

It the site suitable for development? Potential Use		No	
		Open Space	
Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Moderate
Comments on Development Constra	ints		

The site has mature trees and watercourses which run throughout the site.

Overall Conclusions

This space provides an important landscape buffer with high amenity value and is not considered suitable for development.

REI	IGITCH	277	
-	akin	8	e
di	ffer	rest	

Cite Def		1.	
Site Ref: Address	Contern Lana Marth		6
Ward	Costers Lane North Winyates Ward		Flood Risk
vvaru	I willyates ward		
Site Desci	ption	15-45	
			andards? Is it accessible? Is it Used? ces locally. The site is accessible and appears to be well used.
managed	play facility.		landscape buffer and important amenity space around the he site?
	as limited ecological value		
	suitable for development?		No
Potential L			Open Space
otoritiart	Access Constraints	Yes	Neighbour Constraints No
Sec. 2	Physical Constraints	Yes	Good Market Moderate
Comment	s on Development Constru		
The site ca			on with the managed play space and site 67 which it requires for
Overall Co	onclusions		
		menioty	space and is not suitable for development.



Address				69
	Colts Lane			
Ward	Winyates Ward	Flood	Risk	
Site Desc		rassed areas surrounded	by mature trees. The space form par	t of the
	een' amenity area to the fr		b) matare sees. The space same part	
vinage gr	son amonty area to the h	it of the local properties.		
	the site selets to Ones Or	en Otensderde 2 in it energy	nihla2 la it Llaad2	
How does	the site relate to Open Sp shortage of alternative pl	ce Standards? Is it acces	sidie? Is it used?	
	enity Open Space Require			
The site in	as a significant amenity va			
	ny ecological or amenity va	ue to the site?		
	ny ecological or amenity va as limited ecological value	ue to the site?		
The site h	as limited ecological value suitable for development?	No		
The site h	as limited ecological value suitable for development? Use	No Open Space		
The site h	as limited ecological value suitable for development? Use Access Constraints	No Open Space No	Neighbour Constraints	No
The site h It the site Potential	as limited ecological value suitable for development? Use Access Constraints Physical Constraints	No Open Space No No	Neighbour Constraints Good Market	No Good
The site h It the site Potential	as limited ecological value suitable for development? Use Access Constraints Physical Constraints s on Development Constra	No Open Space No No nts	Good Market	
The site h It the site Potential Comment	as limited ecological value suitable for development? Use Access Constraints Physical Constraints	No Open Space No No nts	Good Market	
The site h It the site Potential Comment The matu	as limited ecological value suitable for development? Use Access Constraints Physical Constraints s on Development Constra re trees and public rights o	No Open Space No No nts	Good Market	
The site h It the site Potential Comment The matu	as limited ecological value suitable for development? Use Access Constraints Physical Constraints s on Development Constra re trees and public rights of	No Open Space No No nts way are significant const	Good Market	Good

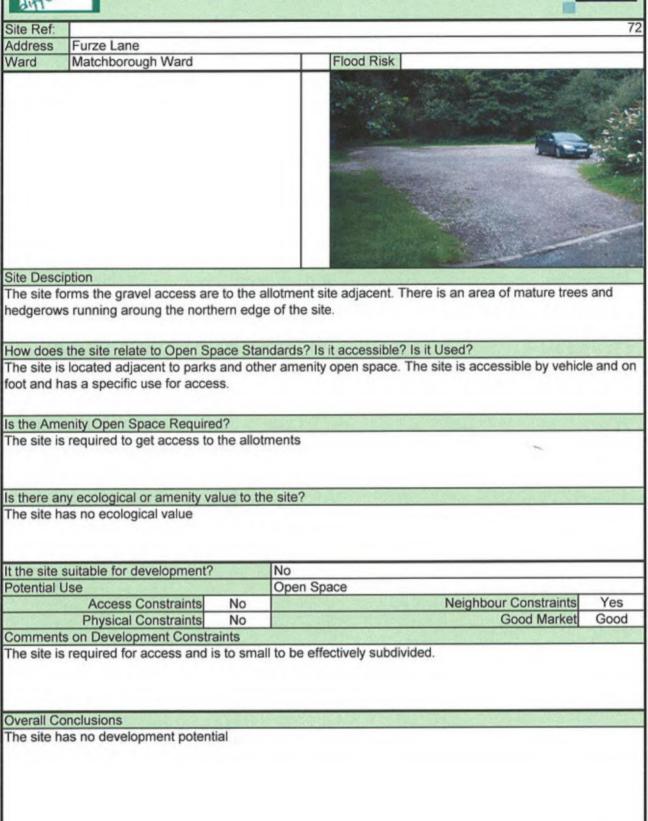


Address	Whitehouse Lane			
Ward	Matchborough Ward		Flood Risk	
Site Desc	intion			1
		eituated	d within a residential area. The site has goal post with a	ana of
	es and hedgerows.	Situated	a main a residentia area. The site has goal post with a	545 01
Contraction of the second s				-
There are	limited alternative open s	pace opti	ndards? Is it accessible? Is it Used? ions in the local area. The site is accesible and well use	d.
There are	limited alternative open spenity Open Space Require	pace opti		d.
There are Is the Ame The site h	limited alternative open spenity Open Space Require	pace opti d? in a local	ions in the local area. The site is accesible and well use area with a shortage of alternative amenity spaces.	d.
There are s the Ame The site h	limited alternative open spenity Open Space Require as significant importance i	pace opti ed? in a local	ions in the local area. The site is accesible and well use area with a shortage of alternative amenity spaces.	d.
There are s the Ama The site h s there ar The site h t the site	limited alternative open spenity Open Space Require as significant importance in a significant or amenity va as limited ecological value	pace opti d? in a local alue to the	area with a shortage of alternative amenity spaces.	d.
There are s the Ama The site h s there ar The site h t the site	limited alternative open spenity Open Space Require as significant importance in a significant or amenity va as limited ecological value suitable for development? Jse	alue to the	ions in the local area. The site is accesible and well use area with a shortage of alternative amenity spaces. he site?	
There are s the Ama The site h s there ar The site h t the site	limited alternative open spenity Open Space Require as significant importance in my ecological or amenity va as limited ecological value suitable for development? Jse Access Constraints	ed? in a local alue to the No	ions in the local area. The site is accesible and well use area with a shortage of alternative amenity spaces. he site?	No
There are s the Ama The site h s there an The site h t the site	limited alternative open spenity Open Space Require as significant importance in hy ecological or amenity va as limited ecological value suitable for development? Jse Access Constraints Physical Constraints	ed? in a local alue to the No No	ions in the local area. The site is accesible and well use area with a shortage of alternative amenity spaces. he site?	No
There are s the Ame The site h s there an The site h t the site Potential I	limited alternative open spenity Open Space Require as significant importance in hy ecological or amenity va as limited ecological value suitable for development? Jse Access Constraints Physical Constraints s on Development Constra	ed? in a local alue to the No No aints	No Open Space Neighbour Constraints Good Market	
There are Is the Amo The site h Is there an The site h It the site Potential I Comment The site h	limited alternative open spenity Open Space Require as significant importance in hy ecological or amenity va as limited ecological value suitable for development? Jse Access Constraints Physical Constraints	ed? in a local alue to the No No aints	No Open Space Neighbour Constraints Good Market	No



Address				
	Furze Lane south			
Ward	Matchborough Ward		Flood Risk	
×				
Site Desci				
			ential areas from the Ipsley Alders Marsh nature reserve	There
are mature	e trees surounding the site	e which i	is accessed via a narrow grassed strip from the north.	
low does	the site relate to Open Sr	pace Sta	indards? Is it accessible? Is it Used?	11 E . 14
			her amenity open space. The site is only accessible by for	oot and
	ppear to be well used.			
	· · · · · · · · · · · · · · · · · · ·			
the Arrest	-it Orac Corres Domin	10		
	nity Open Space Require	907		11.02
ne site na	as some amenity value.			
	y ecological or amenity va	alue to th	ne site?	
s there an		alue to th	he site?	
s there an	y ecological or amenity va	alue to th	he site?	
s there an	y ecological or amenity va	alue to th	ne site?	
s there an The site ha	y ecological or amenity va as no ecological value			
s there an The site ha	y ecological or amenity va as no ecological value suitable for development?		No	
s there an The site ha	y ecological or amenity va as no ecological value suitable for development? Ise		No Open Space	No
s there an The site ha	y ecological or amenity va as no ecological value suitable for development? lse Access Constraints	Yes	No Open Space Neighbour Constraints	No
s there an The site ha t the site s Potential U	y ecological or amenity va as no ecological value suitable for development? Ise Access Constraints Physical Constraints	Yes	No Open Space	No Good
s there an The site ha t the site s Potential U	y ecological or amenity va as no ecological value suitable for development? lse Access Constraints Physical Constraints on Development Constra	Yes No aints	No Open Space Neighbour Constraints Good Market	
s there an The site ha t the site s Potential U	y ecological or amenity va as no ecological value suitable for development? Ise Access Constraints Physical Constraints	Yes No aints	No Open Space Neighbour Constraints Good Market	
s there an The site ha t the site s Potential U	y ecological or amenity va as no ecological value suitable for development? lse Access Constraints Physical Constraints on Development Constra	Yes No aints	No Open Space Neighbour Constraints Good Market	
s there an The site ha t the site s Potential U	y ecological or amenity va as no ecological value suitable for development? lse Access Constraints Physical Constraints on Development Constra	Yes No aints	No Open Space Neighbour Constraints Good Market	
s there an The site has t the site s Potential U	y ecological or amenity va as no ecological value suitable for development? Ise Access Constraints Physical Constraints on Development Constraints nnot be achieved without	Yes No aints	No Open Space Neighbour Constraints Good Market	
s there an The site ha t the site s Potential U Comments Access car	y ecological or amenity va as no ecological value suitable for development? Ise Access Constraints Physical Constraints on Development Constraints nnot be achieved without	Yes No aints develop	No Open Space Neighbour Constraints Good Market ment of the allotments.	
s there an The site ha t the site s Potential U Comments Access car	y ecological or amenity va as no ecological value suitable for development? Ise Access Constraints Physical Constraints on Development Constraints nnot be achieved without	Yes No aints develop	No Open Space Neighbour Constraints Good Market ment of the allotments.	
s there an The site ha t the site s Potential U Comments Access car	y ecological or amenity va as no ecological value suitable for development? Ise Access Constraints Physical Constraints on Development Constraints nnot be achieved without	Yes No aints develop	No Open Space Neighbour Constraints Good Market ment of the allotments.	
s there an The site ha t the site s Potential U Comments Access car	y ecological or amenity va as no ecological value suitable for development? Ise Access Constraints Physical Constraints on Development Constraints nnot be achieved without	Yes No aints develop	No Open Space Neighbour Constraints Good Market ment of the allotments.	
s there an The site ha t the site s Potential U Comments Access car	y ecological or amenity va as no ecological value suitable for development? Ise Access Constraints Physical Constraints on Development Constraints nnot be achieved without	Yes No aints develop	No Open Space Neighbour Constraints Good Market ment of the allotments.	
s there an The site ha t the site s Potential U Comments Access car	y ecological or amenity va as no ecological value suitable for development? Ise Access Constraints Physical Constraints on Development Constraints nnot be achieved without	Yes No aints develop	No Open Space Neighbour Constraints Good Market ment of the allotments.	
s there an The site ha t the site s Potential U Comments Access car	y ecological or amenity va as no ecological value suitable for development? Ise Access Constraints Physical Constraints on Development Constraints nnot be achieved without	Yes No aints develop	No Open Space Neighbour Constraints Good Market ment of the allotments.	







Dursley Lane

Matchborough Ward

Site Ref:

Address

Ward

REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



73

Site Desciption

The are is a small planting amenity space within the residential estate. There are mature tree's and planting on site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

The site is well related to other open spaces with a footpath running through the site. The site is well used.

Is the Amenity Open Space Required? The site has high amenity value.

Is there any ecological or amenity value to the site? The site has no ecological value

1	No	
2. 6. 5 6	Open Space	
No	Neighbour Constraints	Yes
Yes	Good Market	Good
		Open Space No Neighbour Constraints

Size and relationship to other residential development on ther estate are significant constraints.

Overall Conclusions

The site has no development potential



Site Ref: 74 Address Palmers Road Ward Matchborough Ward Flood Risk Site Desciption The site is an area of planting adjacent to a watercourse inside an industrial park. The site is landlocked with no oublic road access and is sandwiched in between two large industrial sheds. How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are other open space situated locally althrough there are residential properties are not local to the site. The site does not appear accessible and is not well used. Is the Amenity Open Space Required? The site has some amenity value providing a buffer between the main road and the indurtsial estate. Is there any ecological or amenity value to the site? The site has some ecological value It the site suitable for development? No Potential Use **Open Space** Access Constraints Yes **Neighbour Constraints** Yes **Physical Constraints** Yes Good Market Good **Comments on Development Constraints** The site has no residential development potential by virtue of its location. Access and watercourse on site are

The site has no residential development potential by virtue of its location. Access and watercourse on site are also development conttraints

Overall Conclusions

The site has limited development potential for employment related uses but has serious constraints.

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differ			and the second	
Site Ref:				75
Address	Moons Moat Drive			
Ward	Church Hill Ward		Flood Risk	
Site Desci	intion			2-11-11-12-1
		which	effectively forms an island of greenery at the edge of an	inductrial
	re are mature trees on site		enectively forms an island of greenery at the edge of an	industrial
How does	the site relate to Open Sp	bace Sta	andards? Is it accessible? Is it Used?	
			es locally. The site is not used and not accesible.	
	enity Open Space Require			and the second
The space	e has amenity value in the	form of	landscaping.	
Is there ar	ny ecological or amenity vi	alue to the	he site?	
There is li	mited ecological value.			
It the site s	suitable for development?	21.0 K 1.1	No	
Potential L	Jse	2.250	Open Space	
ave -	Access Constraints	Yes	Neighbour Constraints	Yes
	Physical Constraints	Yes	Good Market	Poor
	s on Development Constru			211 30
The site lo	cation and purpose make	it difficu	ult to develop at this location. Topography is also a contra	aint.
Overall Co	onsiderations	R adiation	and the state of the	1002014
		id is not	suitable for development.	



White

Site Ref: Address		1.1	
Address			7
	Flanders Close		
Ward	Church Hill Ward		Flood Risk
			nd is formed of bunded grassed areas and tarmac play space.
ine she h			
How does	the site relate to Open S	pace Star	ndards? Is it accessible? Is it Used?
	enity Open Space Require e has high amenity value.	ed?	
s there ar	ny ecological or amenity v	alue to th	e site?
	ny ecological or amenity v o ecological value.	alue to th	e site?
There is n	o ecological value.		e site?
There is n	o ecological value. suitable for development?		No
There is n	o ecological value. suitable for development?		No Open Space
There is n	o ecological value. suitable for development? Jse Access Constraints		No Open Space
There is n t the site : Potential L Comment	suitable for development? Jse Access Constraints Physical Constraints s on Development Constr	Partial Yes aints	No Open Space Neighbour Constraints No Good Market Moderate
There is n t the site s Potential U Comment Access is	suitable for development? Jse Access Constraints Physical Constraints s on Development Constr shared with the school pa	Partial Yes aints	No Open Space Neighbour Constraints No Good Market Moderate
There is n t the site s Potential U Comment Access is	suitable for development? Jse Access Constraints Physical Constraints s on Development Constr	Partial Yes aints arking are	No Open Space Neighbour Constraints No Good Market Moderate a.





Site Ref:			
			7
Address	Rickyard Lane		
Ward	Church Hill Ward	_	Flood Risk
			Come Come
a.			
Site Desc	intion	1000	
		deconin	g area around the local communtiy facility. The area is grassed
with a few	small trees	uscapin	g area around the local community facility. The area is grassed
How does	the site relate to Open Sr	ace Sta	andards? Is it accessible? Is it Used?
			cally. The site is accessible and performs its function.
Is the Am	enity Open Space Require	d?	
Is the Am The space	enity Open Space Require e is required and has amen	d? nity valu	e in its current form as it relates to the community centre.
The space	e is required and has amen ny ecological or amenity va	nity valu	
The space	e is required and has ame	nity valu	
The space s there ar There is n	e is required and has amen ny ecological or amenity va	nity valu	
The space s there ar There is n t the site s	e is required and has amen ny ecological or amenity va o ecological value. suitable for development?	nity valu	he site?
The space s there ar There is n t the site s	e is required and has amen ny ecological or amenity va o ecological value. suitable for development? Jse Access Constraints	nity valu	No
The space s there ar There is n t the site s	e is required and has amen ny ecological or amenity va o ecological value. suitable for development? Jse	nity valu	No Open Space
The space s there ar There is n t the site s Potential U	e is required and has amen ny ecological or amenity va o ecological value. suitable for development? Jse Access Constraints Physical Constraints s on Development Constra	alue to ti No Yes aints	No Open Space Neighbour Constraints Good Market Moderate
The space Is there ar There is n It the site s Potential U	e is required and has amen ny ecological or amenity va o ecological value. suitable for development? Jse Access Constraints Physical Constraints	alue to ti No Yes aints	No Open Space Neighbour Constraints Good Market Moderate
The space Is there ar There is n It the site s Potential U	e is required and has amen ny ecological or amenity va o ecological value. suitable for development? Jse Access Constraints Physical Constraints s on Development Constra	alue to ti No Yes aints	No Open Space Neighbour Constraints Good Market Moderate
The space Is there ar There is n It the site s Potential I Comment Shape and	e is required and has amen ny ecological or amenity va o ecological value. suitable for development? Jse Access Constraints Physical Constraints s on Development Constra	alue to ti No Yes aints	No Open Space Neighbour Constraints Good Market Moderate



COLUMN TWO IS NOT	the second s	1. A	
Site Ref:			78
Address	Rickyard Lane commun	ity centre	
Ward	Church Hill Ward	-	Flood Risk
Site Desci	ntion		
	too small to developed in	i isolatio	n.
How does	the site relate to Open Si	pace Sta	andards? Is it accessible? Is it Used?
As above			
Is the Ame	enity Open Space Require	ed?	
As above			
Is there ar	ny ecological or amenity v	alue to th	he site?
as above			
It the site s	suitable for development?	1993 (C.) T	No
Potential L	Jse	190-21 L	Open Space
	Access Constraints	Yes	Neighbour Constraints Yes
1921/2015	Physical Constraints	Yes	Good Market Moderate
	s on Development Constr s the site undevelopable		on.
Overall Co	onsiderations	19	
	not considered suitable f	or develo	opment.



Church Hill Way

Church Hill Ward

Address

Ward

REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

Flood Risk

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79

Site Desciption

The site is a grassed area located adjacent to the schools parking area and overlooking church hill centre. There are mature trees and hedgerows located around the site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are other local amenity areas. The site is accessible and is used by the school.

Is the Amenity Open Space Required?

The space has high amenity value with a football field sized space used by the school.

Is there any ecological or amenity value to the site? The site has limited ecological value.

It the site suitable for development? Potential Use		No	
		Open Space	
Access Constraints	Yes	Neighbour Constraints	No
Physical Constraints	No	Good Market	Moderate

Access could be an issue.

Overall Considerations

The site is not considered suitable for development.



Address Ward Loxley Close West

Church Hill Ward

REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Desciption

The site is a small area of trees and grass which create a green courtyard behind residential property. The site is small.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are limited alternative open spaces locally. The site can be accessed and appears well used.

Is the Amenity Open Space Required?

The space is required and has amenity value in its current form as it relates to the local housing.

Is there any ecological or amenity value to the site? There is no ecological value.

It the site suitable for development?		No	
Potential Use	TRANSFER S	Open Space	
Access Constraints	No	Neighbour Constrain	s No
Physical Constraints	Yes	Good Mark	et Moderate
Comments on Development Constr	aints		

The size of the site makes it an infill option only with the potential for a small number of units.

Overall Considerations

The site has amenity value and is not considered suitable for development.



Site Ref:			8
Address	Loxley Close West		
Vard	Church Hill Ward		Flood Risk
Site Desci	intion	12 12 1	
There are	limited alternative open senity Open Space Require	paces lo	e in its current form as it relates to the local housing.
There are s the Ame The space	limited alternative open s enity Open Space Require e is required and has ame	paces lo ed? nity valu	e in its current form as it relates to the local housing.
There are s the Ame The space s there ar	limited alternative open senity Open Space Require	paces lo ed? nity valu	e in its current form as it relates to the local housing.
There are s the Ame The space s there ar There is n	limited alternative open s enity Open Space Require a is required and has ame ny ecological or amenity va o ecological value.	ed? nity valu	he site?
There are s the Ame The space s there ar There is n	limited alternative open s enity Open Space Require a is required and has ame ny ecological or amenity va o ecological value.	ed? nity valu	he site?
there are s the Ame he space s there ar here is n	limited alternative open s enity Open Space Require a is required and has ame by ecological or amenity va o ecological value.	paces lo ed? nity valu	e in its current form as it relates to the local housing. he site? No Open Space
there are s the Ame he space s there ar here is n	limited alternative open s enity Open Space Require a is required and has ame ny ecological or amenity va o ecological value. suitable for development? Jse Access Constraints	paces lo ed? nity valu alue to ti	he site?
There are s the Ame The space s there ar There is n t the site s Potential L	limited alternative open s enity Open Space Require a is required and has ame by ecological or amenity va o ecological value. suitable for development? Jse Access Constraints Physical Constraints	nity valu alue to ti No Yes	e in its current form as it relates to the local housing. he site? No Open Space Neighbour Constraints No
There are s the Ame The space s there ar There is n t the site s Potential U Comment The size o	limited alternative open s enity Open Space Require a is required and has ame by ecological or amenity va o ecological value. suitable for development? Jse Access Constraints Physical Constraints s on Development Constra	nity valu alue to the No Yes aints	e in its current form as it relates to the local housing. he site? No Open Space Neighbour Constraints No



	and the second se	Children y	
Site Ref:			82
Address	Pebworth Close		
Ward	Church Hill Ward		Flood Risk
Site Desci	ption		
This small ground dro	area of land is surrounde ops creating a bowl shape	d by ma d grass	ature trees and acts as a landscape buffer within the estate. The ed area.
How does	the site relate to Open Sr	bace Sta	andards? Is it accessible? Is it Used?
There are	other local amenity areas	. The site	te is accessible by foot only and is well used.
Is the Ame	enity Open Space Require	ed?	
	has high amenity value.		
Is there an	y ecological or amenity va	alue to th	he site?
	as some ecological value.		
It the site s	suitable for development?		No
Potential L	Jse	(ALC)	Open Space
	Access Constraints	Yes	Neighbour Constraints No
Sure and	Physical Constraints	Yes	Good Market Moderate
Commente	s on Development Constra	aints	
Access wo trees.	uld need to be developed	through	h one of the current properties and the site has several mature
Overall Co	onsiderations		and the second secon
	not considered suitable for	or develo	opment.

Future Growth Implications Of Redditch

Second Stage Report

6 SEMI NATURAL OPEN SPACE SUMMARY SHEETS

6.01 The survey sheets for all Low Vale Semi-Natural Opens Spaces reviewed are included overleaf.

-57



Site Ref:	and the second sec			S
Address	Dagnell End Lane			
Vard	Church Hill		Flood Risk No	
			and the second s	
Site Desci	ption	L DONE		
The site is	a woodland landscape b	uffer sep	perating Dagnell End Lane from the residential estate bey	ond.
The site h	as strategic importance se	eperating	g green belt from the suburban area of Church Hill.	
How door	the site relate to Open Sr	ace Sta	ndards? Is it accessible? Is it Used?	11512
10W does	the site relate to Open Sp	locally	with good access to open countryside locally. The site is	not ver
	and appears unused for			not ver
ICCESSIDIE	e and appears unused for	recreatio	51.	
		10		-
s the Sen	ni Natural Space Required	17	hitst seconding to the eastern review	
he space	e has limited value as a na	atural ha	bitat according to the ecology review.	
	ny ammenity value to the s		a high the state of the state o	Sugar.
	ny ammenity value to the s as signifcant amenity valu		ighways buffer	
			ighways buffer	
The site h	as signifcant amenity valu	ie as a h		
The site h	as signifcant amenity valu suitable for development?	ie as a h	No	
The site h	as signifcant amenity valu suitable for development? Jse	ie as a h	No Open Space	No
The site h	as signifcant amenity valu suitable for development? Jse Access Constraints	No	No Open Space Neighbour Constraints	No
The site h	as signifcant amenity valu suitable for development? Jse Access Constraints Physical Constraints	No Yes	No Open Space	No Yes
The site h t the site solution t the site solution	as signifcant amenity valu suitable for development? Jse Access Constraints Physical Constraints s on Development Constr	No Yes aints	No Open Space Neighbour Constraints Good Market	
The site h t the site Potential C	as signifcant amenity valu suitable for development? Jse Access Constraints Physical Constraints	No Yes aints	No Open Space Neighbour Constraints Good Market	
The site h t the site solution Potential Comment	as signifcant amenity valu suitable for development? Jse Access Constraints Physical Constraints s on Development Constr	No Yes aints	No Open Space Neighbour Constraints Good Market	
The site h t the site solution Potential Comment	as signifcant amenity valu suitable for development? Jse Access Constraints Physical Constraints s on Development Constr	No Yes aints	No Open Space Neighbour Constraints Good Market	
The site h t the site Potential I Comment Trees and	as signifcant amenity valu suitable for development? Jse Access Constraints Physical Constraints s on Development Constr the sites purpose as a gr	No Yes aints	No Open Space Neighbour Constraints Good Market	
The site h t the site = Potential U Comment Trees and	as signifcant amenity valu suitable for development? Jse Access Constraints Physical Constraints s on Development Constr I the sites purpose as a gr	No Yes aints reen buff	No Open Space Neighbour Constraints Good Market Fer.	
The site h t the site = Potential U Comment Trees and	as signifcant amenity valu suitable for development? Jse Access Constraints Physical Constraints s on Development Constr the sites purpose as a gr	No Yes aints reen buff	No Open Space Neighbour Constraints Good Market Fer.	
The site h It the site = Potential U Comment Trees and Overall Co	as signifcant amenity valu suitable for development? Jse Access Constraints Physical Constraints s on Development Constr I the sites purpose as a gr	No Yes aints reen buff	No Open Space Neighbour Constraints Good Market Fer.	
The site h It the site = Potential U Comment Trees and Overall Co	as signifcant amenity valu suitable for development? Jse Access Constraints Physical Constraints s on Development Constr I the sites purpose as a gr	No Yes aints reen buff	No Open Space Neighbour Constraints Good Market Fer.	
The site h It the site = Potential U Comment Trees and Overall Co	as signifcant amenity valu suitable for development? Jse Access Constraints Physical Constraints s on Development Constr I the sites purpose as a gr	No Yes aints reen buff	No Open Space Neighbour Constraints Good Market Fer.	
The site h It the site a Potential U Comment Trees and	as signifcant amenity valu suitable for development? Jse Access Constraints Physical Constraints s on Development Constr I the sites purpose as a gr	No Yes aints reen buff	No Open Space Neighbour Constraints Good Market Fer.	
The site h It the site a Potential U Comment Trees and	as signifcant amenity valu suitable for development? Jse Access Constraints Physical Constraints s on Development Constr I the sites purpose as a gr	No Yes aints reen buff	No Open Space Neighbour Constraints Good Market Fer.	
The site h It the site a Potential U Comment Trees and	as signifcant amenity valu suitable for development? Jse Access Constraints Physical Constraints s on Development Constr I the sites purpose as a gr	No Yes aints reen buff	No Open Space Neighbour Constraints Good Market Fer.	

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REDDITCH B C - LOW VALUE SEMI NATUAL OPEN SPACE REVIEW

diffe		
Site Ref:		2
Address	Tanhouse Lane	
Ward	Church Hill	Flood Risk No
Site Desc	ption	
trees at th	e northern part of the site.	side Tanhouse Lane. There is a small grassed area of landscaped

How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are significant alternative open spaces available locally. The site is accessible but not used beyond the public rights of way.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat according to the ecology review.

Is there any ammenity value to the site?

The site has signifcant amenity value as a highways buffer

It the site suitable for development? Potential Use		No	
		Open Space	
Access Constraints	No	Neighbour Constraints	No
Physical Constraints Yes		Good Market Ye	
Comments on Development Constra	aints		1.00

Trees and the sites purpose as a green buffer.

Overall Comment

The site has strategic landscape buffer importance



Site Ref: Address				
	Wheelers Lane			
Nard	Batchley Ward		Flood Risk No	
Site Desci		ntryside	site outside of the main settlement limits within the green	belt.
low does	the site relate to Open Sr	bace Sta	andards? Is it accessible? Is it Used?	
			es for open space and recreation locally. The site is not a	ccesib
	ni Natural Space Required has limited value as a na		abitat according to the ecology review.	1912
s there ar	wammenity value to the	site?		In the state
	ny ammenity value to the s as no amenity value by vir		s location.	
The site h	as no amenity value by vir suitable for development?	tue of it	s location.	
The site h	as no amenity value by vir suitable for development?	tue of it	No Open Space	
The site h	as no amenity value by vir suitable for development? Jse Access Constraints	tue of it	No Open Space Neighbour Constraints	No
The site h t the site : Potential L	as no amenity value by vir suitable for development? Jse Access Constraints Physical Constraints	No No	No Open Space	No Yes
The site has the site of the s	as no amenity value by vir suitable for development? Jse Access Constraints Physical Constraints s on Development Constra	No No aints	No Open Space Neighbour Constraints	
The site h t the site s Potential U Commenta The site h	as no amenity value by vir suitable for development? Jse Access Constraints Physical Constraints s on Development Constraint as no significant constrain	No No aints	No Open Space Neighbour Constraints	
The site h It the site s Potential U Comments The site h Overall Co	as no amenity value by vir suitable for development? Jse Access Constraints Physical Constraints s on Development Constraint as no significant constraint	No No No aints its.	No Open Space Neighbour Constraints	



Site Ref:		4			
Address	Carthorse Lane North				
Ward	Batchley Ward	Flood Risk No			
Site Desc	ciption				
The site i		on for the Brockhill Estate. There are public rights of way running ed and maintained.			
How does	s the site relate to Open Space S	Standards? Is it accessible? Is it Used?			
There are appears v	significant alterntaive opportunities for open space and recreation locally. The site is accesible				
Is the Ser	mi Natural Space Required?				
		habitat according to the ecology review.			
	ny ammenity value to the site?				
The site h	has signifcant amnenity value an	d is used by local residents.			

It the site suitable for development? Potential Use		No	
		Open Space	
Access Constraints	Yes	Neighbour Constraints	No
Physical Constraints	No	Good Market	Yes

Comments on Development Constraints The site has limited access from Carthorse lane although alternative access to the north may be possible.

Overall Comment

The site is of high amenity value and therefore not condsidered suitable for development.



Site Ref:				
Address	Carthorse Lane South			
Vard	Batchley Ward		Flood Risk No	
ite Desc		ovision	for the Brockhill Estate. There are public rights of way ru	nning
	t the site. The ares is land			innig
low does	the site relate to Open Sr	ace Sta	indards? Is it accessible? Is it Used?	1.10
here are	significant alterntaive on	ortunitie	es for open space and recreation locally. The site is acces	sible an
	vell used.			
s the Sen	ni Natural Space Required	?		
			bitat according to the ecology review.	
The space	e has limited value as a na ny ammenity value to the s	itural ha	bitat according to the ecology review.	
The space s there an The site h	e has limited value as a na ny ammenity value to the s as signifcant amnenity val	itural ha site? ue and i	is used by local residents.	
the space there and the site h	e has limited value as a na ny ammenity value to the s as signifcant amnenity val suitable for development?	itural ha site? ue and i	is used by local residents.	
the space there are the site h	e has limited value as a na ny ammenity value to the s as signifcant amnenity val suitable for development? Use	itural ha	is used by local residents. No Open Space	No
the space there and the site h	e has limited value as a na ny ammenity value to the s as signifcant amnenity val suitable for development? Jse Access Constraints	itural ha	is used by local residents. No Open Space Neighbour Constraints	No Yes
The space s there and The site h the site Potential	e has limited value as a na ny ammenity value to the s as signifcant amnenity val suitable for development? Use	site? ue and i No No	is used by local residents. No Open Space	No Yes



Site Ref:

Address

Ward

REDDITCH B C - LOW VALUE SEMI NATUAL OPEN SPACE REVIEW

6

Carthorse Lane West **Batchley Ward** Flood Risk No Site Desciption The site is part of the open space provision for the Brockhill Estate. There are public rights of way running throughout the site. The ares is landscaped and maintained with mature trees on site. How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are significant alterntaive opportunities for open space and recreation locally. The site is accesible and appears well used. Is the Semi Natural Space Required? The space has limited value as a natural habitat according to the ecology review. Is there any ammenity value to the site? The site has signifcant amenity value and is used by local residents.

?	No		
1000	Open Space		
No	Neighbour Constraints	No	
Yes	Good Market		
	No	Open Space No Neighbour Constraints	

Mature Trees.

Overall Comment

The site is of high amenity value and therefore not condsidered suitable for development.



Address Ward				
	Brockhill Drive Batchley Ward		Flood Risk No	
Site Desci				
The site is developme		alongsio	de the main estate road running through the brockhill	
How door	the site relate to Open Sr	naco Sta	ndards? Is it accessible? Is it Used?	
			s for open space and recreation locally. The site may ha	VA
	i Natural Space Required			1 Dig
			bitat according to the ecology review.	
s there an	y ammenity value to the s	site?		
s there an The site ha	y ammenity value to the s as signifcant amenity valu	site? ie as a hi	ighways buffer	
s there an The site ha t the site s	y ammenity value to the s as signifcant amenity valu suitable for development?	site? ie as a hi	ighways buffer	
s there an The site ha t the site s	y ammenity value to the s as signifcant amenity valu suitable for development? Ise	site? le as a hi	ghways buffer No Open Space	Nic
s there an The site ha t the site s	y ammenity value to the s as signifcant amenity valu suitable for development? Ise Access Constraints	site? le as a hi	ghways buffer No Open Space Neighbour Constraints	No
Is there an The site ha It the site s Potential U	y ammenity value to the s as signifcant amenity valu suitable for development? Ise Access Constraints Physical Constraints	site? le as a hi No Yes	ghways buffer No Open Space	No Yes
t the site site site has been been been been been been been bee	y ammenity value to the s as signifcant amenity valu suitable for development? Ise Access Constraints Physical Constraints s on Development Constra	site? le as a hi No Yes aints	ghways buffer No Open Space Neighbour Constraints Good Market	
t the site site site has been been been been been been been bee	y ammenity value to the s as signifcant amenity valu suitable for development? Ise Access Constraints Physical Constraints	site? le as a hi No Yes aints	ghways buffer No Open Space Neighbour Constraints Good Market	
t the site site site has been been been been been been been bee	y ammenity value to the s as signifcant amenity valu suitable for development? Ise Access Constraints Physical Constraints s on Development Constra	site? le as a hi No Yes aints	ghways buffer No Open Space Neighbour Constraints Good Market	
Is there an The site ha It the site s Potential U Comments Size is the	y ammenity value to the s as signifcant amenity valu suitable for development? Ise Access Constraints Physical Constraints s on Development Constra main factor ruling out dev	site? le as a hi No Yes aints	ghways buffer No Open Space Neighbour Constraints Good Market	
Is there an The site has to the site s Potential U Comments Size is the Overall Co	y ammenity value to the s as signifcant amenity valu suitable for development? Ise Access Constraints Physical Constraints son Development Constra main factor ruling out dev	site? le as a hi No Yes aints velopmer	ighways buffer No Open Space Neighbour Constraints Good Market nt	
Is there an The site has to the site s Potential U Comments Size is the Overall Co	y ammenity value to the s as signifcant amenity valu suitable for development? Ise Access Constraints Physical Constraints s on Development Constra main factor ruling out dev	site? le as a hi No Yes aints velopmer	ighways buffer No Open Space Neighbour Constraints Good Market nt	
Is there an The site has to the site s Potential U Comments Size is the Overall Co	y ammenity value to the s as signifcant amenity valu suitable for development? Ise Access Constraints Physical Constraints son Development Constra main factor ruling out dev	site? le as a hi No Yes aints velopmer	ighways buffer No Open Space Neighbour Constraints Good Market nt	



	Tunnel Drive			
Address Ward	Tunnel Drive Central Ward		Flood Risk No	
Site Desc	iption		The second se	T
The site is west.	a mature woodland strip	located t	o the rear of residential properties. The site rises from ea	ast to
Linux days	the site value to Once O	and Cha	darda? Is it appendiate it Lload?	
How does	the site relate to Open S	pace Star	ndards? Is it accessible? Is it Used?	a net
		ative oper	n space opportunities. The site can be accessed but doe	es not
apprear to	be used.			
le the Ser	ni Natural Space Require	d?		100
			itat according to the peoplegy review	
The space	e has limited value as a n	atural had	Ditat according to the ecology review.	
The space	e has limited value as a n	aturai nat	bitat according to the ecology review.	
			bitat according to the ecology review.	
Is there ar	ny ammenity value to the	site?		
Is there an	ny ammenity value to the as amenity value providir	site?	woodland habitat on a denser more traditional urban	
Is there and The site h environme	ny ammenity value to the as amenity value providir ent.	site? ng green v	woodland habitat on a denser more traditional urban	
Is there and The site h environme It the site	ny ammenity value to the as amenity value providir ent. suitable for development	site? ng green v	woodland habitat on a denser more traditional urban	
Is there an The site h environme It the site	ny ammenity value to the as amenity value providir ent. suitable for development Use	site? ng green v ?	woodland habitat on a denser more traditional urban No Open Space	No
Is there an The site h environme It the site	ny ammenity value to the as amenity value providir ent. suitable for development Use Access Constraints	site? ng green v ? Yes	woodland habitat on a denser more traditional urban No Open Space Neighbour Constraints	No Yes
Is there an The site h environme It the site Potential I	ny ammenity value to the as amenity value providir ent. suitable for development Use Access Constraints Physical Constraints	site? ng green v ? Yes Partial	woodland habitat on a denser more traditional urban No Open Space	
Is there an The site h environme It the site Potential I Comment	ny ammenity value to the as amenity value providir ent. suitable for development Use Access Constraints Physical Constraints s on Development Const	site? ng green v ? Yes Partial raints	No Open Space Neighbour Constraints Good Market	
Is there an The site h environme It the site Potential I Comment	ny ammenity value to the as amenity value providir ent. suitable for development Use Access Constraints Physical Constraints	site? ng green v ? Yes Partial raints	No Open Space Neighbour Constraints Good Market	
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Is there an The site h environme It the site Potential I Comment The site is Overall Co	ny ammenity value to the as amenity value providir ent. suitable for development Use Access Constraints Physical Constraints s on Development Const a to narrow to accommod	site? ng green v ? Yes Partial raints ate develo	No Open Space Neighbour Constraints Good Market	Yes
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Is there and The site h environment It the site Potential I Comment The site is Overall Co	ny ammenity value to the as amenity value providir ent. suitable for development Use Access Constraints Physical Constraints s on Development Const a to narrow to accommod	site? ng green v ? Yes Partial raints ate develo	woodland habitat on a denser more traditional urban No Open Space Neighbour Constraints Good Market	Yes



Address Fernehill Avenue Ward Central Ward			
Central Ward		Flood Risk No	
Site Desciption	lated o	n a gradient adjacent to other residential property.	
How does the site relate to Open Spa	ce Sta	ndards? Is it accessible? Is it Used?	19/1521
		s for open space and recreation locally. The site is not ad	cosih
and appears unused.			
s the Semi Natural Space Required?			
The space has limited value as a natu	Iral hat	bitat according to the ecology review.	
s there any ammenity value to the site	e?		
The site has limited amenity value.			
t the site suitable for development?	37.1.9	No	_
	1.11	Open Space	
Potential Use	Yes	Neighbour Constraints	No
	Yes	Good Market	Yes
Access Constraints			
Access Constraints Physical Constraints Comments on Development Constrain			1
Access Constraints Physical Constraints Comments on Development Constrain The site is too small for significant dev			
Physical Constraints Comments on Development Constrain The site is too small for significant dev Overall Comment	velopm	nent	
Access Constraints Physical Constraints Comments on Development Constrain The site is too small for significant dev Overall Comment	velopm	nent	
Access Constraints Physical Constraints Comments on Development Constrain The site is too small for significant dev Overall Comment	velopm	nent	
Access Constraints Physical Constraints Comments on Development Constrain The site is too small for significant dev Overall Comment	velopm	nent	
Access Constraints Physical Constraints Comments on Development Constrain The site is too small for significant dev Overall Comment	velopm	nent	
Access Constraints Physical Constraints Comments on Development Constrain The site is too small for significant dev	velopm	nent	





Flood Risk No
Flood Risk No
o the rear of residential properties. The site drops steeply from adards? Is it accessible? Is it Used?
loards r is it accessible r is it used r
a space opportunities. The site can be accessed but does not
itat according to the ecology review.

It the site suitable for development? Potential Use		No	
		Open Space	
Access Constraints	Yes	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Yes

The site is to to steep to accommodate a residential property.

Overall Comment

The site is too constrained for development by virtue of the topography and provides a valuable contribution to the streetscene.



2111		
Site Ref:		27
Address	Jersey Close	
Ward	Church Hill	Flood Risk No
Site Desc	iption	
The site is	s a small area of grass and hedg sed by foot.	erow to the rear of existing residential property. The site can only
How does	the site relate to Open Space S	tandards? Is it accessible? Is it Used?
There are used.	significant alternative open space	ces available locally. The site is accessible to pedestrians and well
Is the Ser	ni Natural Space Required?	
The spac	e has limited value as a natural h	nabitat according to the ecology review.
Is there a	ny ammenity value to the site?	and the second
	as signifcant amenity value as a	green footpath network.

It the site suitable for development? Potential Use		No	
		Open Space	
Access Constraints	Yes	Neighbour Constraints	No
Physical Constraints	No	Good Market	Yes

Comments on Development Constraints The public rights of way running through the site and lack of vehiclar access make the site undevelopable.

Overall Comment

The public rights of way running through the site and lack of vehiclar access make the site undevelopable.



Site Ref:				2
Address	Yvonne Road North			
Ward	Crabbs Cross		Flood Risk No	
				1 Alert
				dealer
				1.00
				Same
			the second se	Sec.
			and the second	
				Canal Canal
			The second s	Party States
Site Desc	iption			
The site is	s part of a local linear wood	dland pa	rk which runs from north to south across the ward. Matur	re
woodland	and tarmac purblic rights	of way r	un throughout the site.	
woodiand	and tarriad parone righter			
How does	the site relate to Open Sp	bace Sta	ndards? Is it accessible? Is it Used?	
The site is	s well located in relation to	other op	pen spaces. The site provides key pedestrain links at a a	numbe
of location	ns and appers well used.			
In the Con	mi Natural Chase Pequired	12		1
Is the Ser	ni Natural Space Required	l?	and a key green linkage within the suburban area	
Is the Ser The space	ni Natural Space Required e is an important woodland	l? d landsca	ape and a key green linkage within the suburban area.	
Is the Ser The space	ni Natural Space Required e is an important woodland	l? d landsca	ape and a key green linkage within the suburban area.	
Is the Ser The space	ni Natural Space Required e is an important woodland	l? I landsca	ape and a key green linkage within the suburban area.	
The spac	e is an important woodland	d landsca	ape and a key green linkage within the suburban area.	
The space	e is an important woodland	d landsca	ape and a key green linkage within the suburban area.	
The space	e is an important woodland	d landsca	ape and a key green linkage within the suburban area.	
The spac	e is an important woodland	d landsca	ape and a key green linkage within the suburban area.	
The space Is there a The site h	e is an important woodland ny ammenity value to the s has significant amenity valu	d landsca site? ue.		
The space Is there a The site h	e is an important woodland ny ammenity value to the s has significant amenity valu suitable for development?	d landsca site? ue.	No	
The space Is there a The site h	e is an important woodland ny ammenity value to the s has significant amenity valu suitable for development? Use	d landsca site? Je.	No Open Space	Vas
The space Is there a The site h	e is an important woodland ny ammenity value to the s has significant amenity valu suitable for development? Use Access Constraints	d landsca site? ue. No	No Open Space Neighbour Constraints	Yes
The space Is there a The site h It the site Potential	e is an important woodland ny ammenity value to the s has significant amenity valu suitable for development? Use Access Constraints Physical Constraints	site? Je. No Yes	No Open Space	Yes Yes
The space Is there a The site h It the site Potential	e is an important woodland ny ammenity value to the s has significant amenity value suitable for development? Use Access Constraints Physical Constraints ts on Development Constraints	a landsca site? ue. No Yes aints	No Open Space Neighbour Constraints Good Market	
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The space Is there a The site h It the site Potential Commen Mature tro Overall C	e is an important woodland ny ammenity value to the s has significant amenity value suitable for development? Use Access Constraints Physical Constraints ts on Development Constraints ees are the key constraint	a landsca site? Je. No Yes aints with pub	No Open Space Neighbour Constraints Good Market	
The space Is there a The site h It the site Potential Commen Mature tro Overall C	e is an important woodland ny ammenity value to the s has significant amenity value suitable for development? Use Access Constraints Physical Constraints ts on Development Constraint ees are the key constraint	a landsca site? Je. No Yes aints with pub	No Open Space Neighbour Constraints Good Market	
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The space Is there a The site h It the site Potential Commen Mature tro Overall C	e is an important woodland ny ammenity value to the s has significant amenity value suitable for development? Use Access Constraints Physical Constraints ts on Development Constraints ees are the key constraint	a landsca site? Je. No Yes aints with pub	No Open Space Neighbour Constraints Good Market	



I



Site Ref:				2
Address	Yvonne Road South			
Ward	Crabbs Cross		Flood Risk No	
Site Desci	ption			
The site is woodland	and tarmac purblic rights	lland park whi	ch runs from north to south across the ward. Matu pughout the site.	re
oouland	and tarriad purplicing lights	. may run une	and the state	
How does	the site relate to Open So	ace Standard	s? Is it accessible? Is it Used?	Mr. Carto
The site is	well located in relation to	other open sp	aces. The site provides key pedestrain links at a a	numbe
of location				
	is and appears well used.			
s the Sen	ni Natural Space Required			
s the Sen The space	ni Natural Space Required e is an important woodland	landscape an	nd a key green linkage within the suburban area.	
Is the Sen The space	ni Natural Space Required	landscape an		
s the Sen The space s there ar	ni Natural Space Required is an important woodland ny ammenity value to the s	landscape an		
s the Sen The space s there ar The site h	ni Natural Space Required is an important woodland ny ammenity value to the s as significant amenity valu	landscape an ite? e.		
s the Sen The space s there ar The site h	ni Natural Space Required is an important woodland ny ammenity value to the s as significant amenity valu suitable for development?	landscape an ite? e. No	nd a key green linkage within the suburban area.	
s the Sen The space s there ar The site h	ni Natural Space Required is an important woodland ny ammenity value to the s as significant amenity valu suitable for development? Jse	Iandscape an ite? e. No Ope	nd a key green linkage within the suburban area.	
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s the Sen The space s there ar The site h t the site Potential I	ni Natural Space Required e is an important woodland ny ammenity value to the s as significant amenity valu suitable for development? Jse Access Constraints Physical Constraints	landscape an ite? e. No Ope No Yes aints	nd a key green linkage within the suburban area.	Yes
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s the Sen The space s there ar The site h t the site Potential I	ni Natural Space Required e is an important woodland ny ammenity value to the s as significant amenity valu suitable for development? Jse Access Constraints Physical Constraints s on Development Constra	landscape an ite? e. No Ope No Yes aints	nd a key green linkage within the suburban area.	Yes
s the Sen The space s there ar The site h t the site P Potential I Comment Mature Tr	ni Natural Space Required e is an important woodland ny ammenity value to the s as significant amenity valu suitable for development? Jse Access Constraints Physical Constraints s on Development Constra ees and public rights of wa	landscape an ite? e. No Ope No Yes aints	nd a key green linkage within the suburban area.	Yes
Is the Sen The space Is there an The site h It the site Potential I Comment Mature Tr	ni Natural Space Required e is an important woodland ny ammenity value to the s as significant amenity valu suitable for development? Jse Access Constraints Physical Constraints s on Development Constra ees and public rights of wa	Iandscape an ite? e. No Ves ints iy.	nd a key green linkage within the suburban area.	Yes
Is the Sen The space Is there an The site h It the site Potential I Comment Mature Tr	ni Natural Space Required e is an important woodland ny ammenity value to the s as significant amenity value suitable for development? Jse Access Constraints Physical Constraints s on Development Constra ees and public rights of wa	Iandscape an ite? e. No Ves ints iy.	nd a key green linkage within the suburban area.	Yes
Is the Sen The space Is there an The site h It the site Potential I Comment Mature Tr	ni Natural Space Required e is an important woodland ny ammenity value to the s as significant amenity value suitable for development? Jse Access Constraints Physical Constraints s on Development Constra ees and public rights of wa	Iandscape an ite? e. No Ves ints iy.	nd a key green linkage within the suburban area.	Yes
Is the Sen The space Is there an The site h It the site Potential I Comment Mature Tr	ni Natural Space Required e is an important woodland ny ammenity value to the s as significant amenity value suitable for development? Jse Access Constraints Physical Constraints s on Development Constra ees and public rights of wa	Iandscape an ite? e. No Ves ints iy.	nd a key green linkage within the suburban area.	Yes
s the Sen The space is there ar The site h t the site Potential I Comment Mature Tr	ni Natural Space Required e is an important woodland ny ammenity value to the s as significant amenity value suitable for development? Jse Access Constraints Physical Constraints s on Development Constra ees and public rights of wa	Iandscape an ite? e. No Ves ints iy.	nd a key green linkage within the suburban area.	Yes
Is the Sen The space Is there an The site h It the site Potential I Comment Mature Tr	ni Natural Space Required e is an important woodland ny ammenity value to the s as significant amenity value suitable for development? Jse Access Constraints Physical Constraints s on Development Constra ees and public rights of wa	Iandscape an ite? e. No Ves ints iy.	nd a key green linkage within the suburban area.	Yes





Site Ref:				3
Address	Moorcroft Close			
Ward	Feckenham		Flood Risk No	
			and the second sec	-
Site Desc	iption	and sold	And a second	
he site is	s a mix of grassed area an	nd natural	I hedgerows and woodland. The space is part of the ope	n space
			view over open counrtyside.	
0.0000000000000000000000000000000000000				
How does	s the site relate to Open S	pace Star	ndards? Is it accessible? Is it Used?	
How does The site is	s the site relate to Open S s well located in reation to	other ope	ndards? Is it accessible? Is it Used? en spaces. The site is also accessible to local countrysid	le. The
The site is	s well located in reation to	other ope	en spaces. The site is also accessible to local countrysid	le. The
The site is	s the site relate to Open S s well located in reation to hly accessible.	other ope	en spaces. The site is also accessible to local countrysid	le. The
The site is site is hig	s well located in reation to hly accessible.	other ope	ndards? Is it accessible? Is it Used? en spaces. The site is also accessible to local countrysid	le. The
The site is hig	s well located in reation to hly accessible. mi Natural Space Required	other ope	en spaces. The site is also accessible to local countrysid	le. The
The site is hig	s well located in reation to hly accessible.	other ope	en spaces. The site is also accessible to local countrysid	le. The
The site is hig	s well located in reation to hly accessible. mi Natural Space Required	other ope	en spaces. The site is also accessible to local countrysid	le. The
The site is hig	s well located in reation to hly accessible. mi Natural Space Required	other ope	en spaces. The site is also accessible to local countrysid	le. The
The site is site is hig s the Ser The spac	s well located in reation to hly accessible. <u>mi Natural Space Require</u> e is an important designed	other ope d? d and inte	en spaces. The site is also accessible to local countrysid	le. The
The site is site is hig the Ser The spac	s well located in reation to hly accessible. mi Natural Space Required e is an important designed ny ammenity value to the	other ope	en spaces. The site is also accessible to local countrysid	le. The
The site is site is hig the Ser The spac	s well located in reation to hly accessible. <u>mi Natural Space Require</u> e is an important designed	other ope	en spaces. The site is also accessible to local countrysid	le. The
The site is site is hig s the Ser The spac	s well located in reation to hly accessible. mi Natural Space Required e is an important designed ny ammenity value to the	other ope	en spaces. The site is also accessible to local countrysid	le. The
The site is site is hig s the Ser The spac	s well located in reation to hly accessible. mi Natural Space Required e is an important designed ny ammenity value to the	other ope	en spaces. The site is also accessible to local countrysid	le. The
The site is site is hig s the Ser The spac s there a The site h	s well located in reation to hly accessible. mi Natural Space Required e is an important designed ny ammenity value to the has significant amenity val	other ope d? d and inte site? ue.	en spaces. The site is also accessible to local countrysid	le. The
The site is site is hig s the Ser The spac s there a The site h	s well located in reation to hly accessible. mi Natural Space Required e is an important designed ny ammenity value to the has significant amenity val suitable for development?	other ope d? d and inte site? ue.	en spaces. The site is also accessible to local countrysid grated part of the estate.	le. The
The site is site is hig s the Ser The spac s there a The site h t the site	s well located in reation to hly accessible. mi Natural Space Required e is an important designed ny ammenity value to the has significant amenity val suitable for development? Use	other ope	en spaces. The site is also accessible to local countrysid grated part of the estate.	le. The
The site is site is hig s the Ser The spac s there a The site h	s well located in reation to hly accessible. mi Natural Space Required e is an important designed ny ammenity value to the has significant amenity val suitable for development? Use Access Constraints	other ope d? d and inte site? ue. ?	en spaces. The site is also accessible to local countrysid grated part of the estate. No Open Space Neighbour Constraints	
The site is site is hig s the Ser The spac s there a The site h t the site	s well located in reation to hly accessible. mi Natural Space Required e is an important designed ny ammenity value to the has significant amenity val suitable for development? Use Access Constraints Physical Constraints	other ope d? d and inte site? ue. ? No Partial	en spaces. The site is also accessible to local countrysid grated part of the estate.	No
The site is site is hig s the Ser The spac s there a The site h t the site Potential	s well located in reation to hly accessible. mi Natural Space Required e is an important designed ny ammenity value to the has significant amenity val suitable for development? Use Access Constraints Physical Constraints ts on Development Constr	d? d and inte site? ue. Partial raints	en spaces. The site is also accessible to local countrysid grated part of the estate.	No Yes
The site is site is hig s the Ser The spac s there a The site h t the site h Commen The site is	s well located in reation to hly accessible. mi Natural Space Required e is an important designed ny ammenity value to the has significant amenity val suitable for development? Use Access Constraints Physical Constraints ts on Development Constri s planned open space and	d? d and inte site? ue. Partial raints	en spaces. The site is also accessible to local countrysid grated part of the estate. No Open Space Neighbour Constraints	No Yes
The site is site is hig s the Ser The spac s there a The site h t the site h Potential Commen The site is	s well located in reation to hly accessible. mi Natural Space Required e is an important designed ny ammenity value to the has significant amenity val suitable for development? Use Access Constraints Physical Constraints ts on Development Constr	d? d and inte site? ue. Partial raints	en spaces. The site is also accessible to local countrysid grated part of the estate.	No Yes
The site is site is hig s the Ser The spac s there a The site h t the site Potential Commen The site i	s well located in reation to hly accessible. mi Natural Space Required e is an important designed ny ammenity value to the has significant amenity val suitable for development? Use Access Constraints Physical Constraints ts on Development Constri s planned open space and	d? d and inte site? ue. Partial raints	en spaces. The site is also accessible to local countrysid grated part of the estate.	No Yes
The site is site is hig s the Ser The spac s there a The site h t the site h Commen The site is countrysic	s well located in reation to hly accessible. mi Natural Space Required e is an important designed ny ammenity value to the has significant amenity val suitable for development? Use Access Constraints Physical Constraints ts on Development Constra s planned open space and de beyond	d? d and inte site? ue. Partial raints	en spaces. The site is also accessible to local countrysid grated part of the estate.	No Yes
The site is site is hig is the Ser The spac is there a The site h It the site Potential Commen The site is countrysic	s well located in reation to hly accessible. mi Natural Space Required e is an important designed ny ammenity value to the has significant amenity val suitable for development? Use Access Constraints Physical Constraints ts on Development Constr s planned open space and de beyond	other ope d? d and inte site? ue. Partial raints d is overlo	en spaces. The site is also accessible to local countrysid grated part of the estate.	No Yes
The site is site is hig s the Ser The spac s there a The site h the site h Commen The site is countrysic	s well located in reation to hly accessible. mi Natural Space Required e is an important designed ny ammenity value to the has significant amenity val suitable for development? Use Access Constraints Physical Constraints ts on Development Constra s planned open space and de beyond	other ope d? d and inte site? ue. Partial raints d is overlo	en spaces. The site is also accessible to local countrysid grated part of the estate.	No Yes



Site Ref:				
	Castleditch Lane			
Ward 0	Crabbs Cross		Flood Risk No	
				10
				a series
				100
			and the second se	Marrielland
			and the second s	
Cite Dessist	ion	1. 1.		11.321
Site Descipt		and area	onity space located on the corner of a road junction. The	ere are
			enity space located on the corner of a road junctyion. The	are are
bathways an	nd insubstantial planting	evident	on site.	
How does th	e site relate to Open Sr	ace Sta	ndards? Is it accessible? Is it Used?	ion (de
How does th	e site relate to Open Sp significant number of al	bace Sta	ndards? Is it accessible? Is it Used?	opears
There are a	e site relate to Open Sp significant number of al	bace Sta ternative	ndards? Is it accessible? Is it Used? e open space located locally. The site is accessible and a	ppears
There are a	ne site relate to Open Sp significant number of al	bace Sta ternative	ndards? Is it accessible? Is it Used? e open space located locally. The site is accessible and a	ppears
There are a	e site relate to Open Sp significant number of al	bace Sta ternative	ndards? Is it accessible? Is it Used? e open space located locally. The site is accessible and a	ppears
There are a well used.	significant number of al	ternative	ndards? Is it accessible? Is it Used? e open space located locally. The site is accessible and a	ppears
There are a well used.	significant number of al Natural Space Required	ternative	e open space located locally. The site is accessible and a	
There are a well used.	significant number of al Natural Space Required	ternative	ndards? Is it accessible? Is it Used? a open space located locally. The site is accessible and a bace providing adding to the green quality of the street so	
There are a well used.	significant number of al Natural Space Required	ternative	e open space located locally. The site is accessible and a	
There are a well used.	significant number of al Natural Space Required	ternative	e open space located locally. The site is accessible and a	
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There are a well used. is the Semi The space is	significant number of al Natural Space Required s a small area of semi-n ammenity value to the s	iternative	e open space located locally. The site is accessible and a	
There are a well used. s the Semi The space is s there any	significant number of al Natural Space Required s a small area of semi-n ammenity value to the s	iternative	e open space located locally. The site is accessible and a	
There are a well used. s the Semi The space is s there any	significant number of al Natural Space Required s a small area of semi-n ammenity value to the s	iternative	e open space located locally. The site is accessible and a	
There are a well used. Is the Semi The space is s there any The site is o	significant number of al Natural Space Required s a small area of semi-n ammenity value to the s f reasonable amenity va	iternative 1? natural sp site? alue prov	e open space located locally. The site is accessible and a pace providing adding to the green quality of the street so	
There are a well used. Is the Semi The space is there any The site is o	significant number of al Natural Space Required s a small area of semi-n ammenity value to the s f reasonable amenity va itable for development?	iternative 1? natural sp site? alue prov	e open space located locally. The site is accessible and a bace providing adding to the green quality of the street so ridig local people with good qualtiy environment.	
There are a well used. Is the Semi The space is Is there any The site is o	significant number of al Natural Space Required s a small area of semi-n ammenity value to the s f reasonable amenity va itable for development? e	iternative	e open space located locally. The site is accessible and a bace providing adding to the green quality of the street so ridig local people with good qualtiy environment.	cene.
There are a well used. Is the Semi The space is Is there any The site is o	significant number of al Natural Space Required s a small area of semi-n ammenity value to the s f reasonable amenity va itable for development?	iternative 1? natural sp site? alue prov	e open space located locally. The site is accessible and a bace providing adding to the green quality of the street so ridig local people with good qualtiy environment.	cene.
There are a well used. Is the Semi The space is Is there any The site is o	significant number of al Natural Space Required s a small area of semi-n ammenity value to the s f reasonable amenity va itable for development? e	iternative	e open space located locally. The site is accessible and a bace providing adding to the green quality of the street so ridig local people with good qualtiy environment.	cene.
There are a well used. Is the Semi The space is Is there any The site is o It the site su Potential Us	significant number of al Natural Space Required s a small area of semi-n ammenity value to the s f reasonable amenity va itable for development? e Access Constraints Physical Constraints	ternative 1? hatural sp site? alue prov Yes Yes	e open space located locally. The site is accessible and a bace providing adding to the green quality of the street so ridig local people with good qualtiy environment.	cene.
There are a well used. Is the Semi The space is Is there any The site is o It the site su Potential Us Comments o	significant number of al Natural Space Required is a small area of semi-n ammenity value to the s f reasonable amenity va itable for development? e Access Constraints Physical Constraints on Development Constra	iternative 1? hatural sp site? alue prov Yes Yes aints	e open space located locally. The site is accessible and a bace providing adding to the green quality of the street so ridig local people with good qualtiy environment. No Open Space Neighbour Constraints Good Market	cene.
There are a well used. Is the Semi The space is Is there any The site is o It the site su Potential Us Comments o	significant number of al Natural Space Required s a small area of semi-n ammenity value to the s f reasonable amenity va itable for development? e Access Constraints Physical Constraints	iternative 1? hatural sp site? alue prov Yes Yes aints	e open space located locally. The site is accessible and a bace providing adding to the green quality of the street so ridig local people with good qualtiy environment. No Open Space Neighbour Constraints Good Market	cene.
There are a well used. Is the Semi The space is is there any The site is o It the site su Potential Us Comments o	significant number of al Natural Space Required is a small area of semi-n ammenity value to the s f reasonable amenity va itable for development? e Access Constraints Physical Constraints on Development Constra	iternative 1? hatural sp site? alue prov Yes Yes aints	e open space located locally. The site is accessible and a bace providing adding to the green quality of the street so ridig local people with good qualtiy environment. No Open Space Neighbour Constraints Good Market	cene.
There are a well used. Is the Semi The space is is there any The site is o It the site su Potential Us Comments o	significant number of al Natural Space Required is a small area of semi-n ammenity value to the s f reasonable amenity va itable for development? e Access Constraints Physical Constraints on Development Constra	iternative 1? hatural sp site? alue prov Yes Yes aints	e open space located locally. The site is accessible and a bace providing adding to the green quality of the street so ridig local people with good qualtiy environment. No Open Space Neighbour Constraints Good Market	cene.
There are a well used. Is the Semi The space is Is there any The site is o It the site su Potential Us Comments o The site is to	significant number of al Natural Space Required is a small area of semi-n ammenity value to the s f reasonable amenity va itable for development? e Access Constraints Physical Constraints on Development Constr too small for significant of	iternative 1? hatural sp site? alue prov Yes Yes aints	e open space located locally. The site is accessible and a bace providing adding to the green quality of the street so ridig local people with good qualtiy environment. No Open Space Neighbour Constraints Good Market	cene.
There are a well used. Is the Semi The space is Is there any The site is o It the site su Potential Us Comments o The site is to	significant number of al Natural Space Required is a small area of semi-n ammenity value to the s f reasonable amenity va itable for development? e Access Constraints Physical Constraints on Development Constr too small for significant of mment	iternative inatural sp site? alue prov Yes aints developm	e open space located locally. The site is accessible and a bace providing adding to the green quality of the street so ridig local people with good qualtiy environment. No Open Space Neighbour Constraints Good Market	cene.



differ				
Site Ref:				3
Address	Patch Lane			
Ward	Crabbs Cross		Flood Risk No	
	an areas of mature trees	located	on a sloping area of ground. The space forms part of the	e open
space are	a for the local estate.			
Llou da ca	the site relate to Open C	anna Cha	charde? Is it accessible? Is it Lised?	-
How does	the site relate to Open Sp	bace Sta	indards? Is it accessible? Is it Used? ces locally. The site is accessible and does appear used.	
The site p site. Is there a	ny ammenity value to the s	ion to the	e local streetscene with mature trees and hedgrows locat	16.1
	s of significant amenity val ating a pleasant living env		n the suburban context with the mature trees playing a signt.	gnificar
t the site	suitable for development?		No	
Potential			Open Space	
	Access Constraints	No	Neighbour Constraints	No
	Physical Constraints	Yes	Good Market	Yes
Comment	s on Development Constr	aints	The second s	" Juli
	as mature trees			
ine one i				
Overall C	omment	100		-
	s unsuitable for developme	ent by vi	rtue of the mature trees.	



2411		134 50.2		10
Site Ref:				40
Address	Manor Lane			
Ward	Feckenham		Flood Risk No	
Site Desci	ntion	Televille Inc.		
The site is centre.	a small backland area or	green s	pace acceesed through a farmyard gate beyond the com	munity
How door	the site relate to Open St	aco Sta	ndards? Is it accessible? Is it Used?	1
How does	the site relate to Open of	Date Sta	ices locally although access to open countryside is available	able The
site is not	accessible with only a sin	gle track	width evident beyond the gate. The site does not appea	r used.
In the Can	Notural Cases Dequirer	10		
	ni Natural Space Required is a small area of semi-r			
Is there ar The site d	ny ammenity value to the solution of the solut	site? menity v	alue given its location adjacent to open countryside.	No esta
	11.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1		No	
	suitable for development?	Carrier and	No	
Potential I		Maa	Open Space	No
	Access Constraints	Yes	Neighbour Constraints Good Market	Yes
-	Physical Constraints	Yes	Good Marker	165
	s on Development Constr		the balance of the second	1.1
The site is	too small for significant o	leveloph	ient to take place.	
Overall Co	omment	1-1-1-		
The site is	s unsuitable for developme	ent due t	o its size and poor access.	



Site Ref: Address				
Address				
Ward	Oakham Close Oakenshaw		Flood Risk No	
Site Desc				
The site is	s a small landscaped are o	of the local e	estate providing a green area on the suburban streets	cene.
How does	the site relate to Open Sp	bace Standa	ards? Is it accessible? Is it Used? bace areas. The site is accessible and in its limited ca	NOT -
is the Ser	Il Matural Space Required	11		
	ni Natural Space Required lays a significant contribut		ocal streetscene.	
The site p	lays a significant contribut	ion to the lo	ocal streetscene.	
The site p		ion to the lo site?		
The site p Is there a The site p	lays a significant contribut ny ammenity value to the s lays a significant contribut	ion to the lo site? ion to the lo		
The site p Is there a The site p It the site	lays a significant contribut ny ammenity value to the s lays a significant contribut suitable for development?	ion to the lo site? ion to the lo	ocal streetscene.	
The site p Is there a The site p It the site	lays a significant contribut ny ammenity value to the s lays a significant contribut suitable for development? Use Access Constraints	ion to the lo site? ion to the lo No	ocal streetscene. lo Open Space Neighbour Constraints	No
The site p Is there a The site p It the site Potential	lays a significant contribut ny ammenity value to the s lays a significant contribut suitable for development? Use Access Constraints Physical Constraints	ion to the lo site? ion to the lo No Yes	ocal streetscene. Io Open Space	No Yes
The site p Is there a The site p It the site Potential	lays a significant contribut ny ammenity value to the s lays a significant contribut suitable for development? Use Access Constraints Physical Constraints is on Development Constra	ion to the lo site? ion to the lo No Yes aints	lo Dpen Space Neighbour Constraints Good Market	
The site p Is there a The site p It the site Potential	lays a significant contribut ny ammenity value to the s lays a significant contribut suitable for development? Use Access Constraints Physical Constraints	ion to the lo site? ion to the lo No Yes aints	lo Dpen Space Neighbour Constraints Good Market	
The site p Is there a The site p It the site Potential Comment The site is Overall C	alays a significant contribut ny ammenity value to the s lays a significant contribut suitable for development? Use Access Constraints Physical Constraints is on Development Constra s too small for significant d	ion to the lo site? ion to the lo No Yes aints levelopmen	lo Dpen Space Neighbour Constraints Good Market	



46 Site Ref: Address Mercto Close Ward Oakenshaw Flood Risk No Site Desciption The site has several significant mature trees with footpaths running across the site. The space forms part of the open space provision for the local suburban estate. How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are a number of alternative local open space areas. The site is accessible and well used. Is the Semi Natural Space Required? The site plays a significant contribution to the local streetscene. Is there any ammenity value to the site? The site is onf high amanity vale linking the suburban area with the local wirehill woodland. It the site suitable for development? No Potential Use **Open Space** Access Constraints **Neighbour Constraints** No No Good Market Physical Constraints Yes Yes **Comments on Development Constraints** The site has mature high quality woodland. **Overall Comment** The trees remove any development potetnial from the site.



Site Ref:				
Address	Old Forge Drive			
Ward	Greenlands Ward		Flood Risk No	
			The second second second	and the second
Site Desci The site is		naged lar	ndscaping strip alongside and industrial area.	
How does	the site relate to Open Sr	ace Star	ndards? Is it accessible? Is it Used?	1.5
	ni Natural Space Required			1
The space	has limited value as a na has limited value as a na	itural hab	rrt of the local industrial environment.	
The space s there ar The site h	has limited value as a na has limited value as a na	itural hab ite? igned pa		
The space Is there ar The site h	a has limited value as a name ity ammenity value to the sas amenity value as a des	itural hab ite? igned pa	rrt of the local industrial environment.	
The space Is there ar The site h	a has limited value as a na ny ammenity value to the s as amenity value as a des suitable for development? Jse Access Constraints	itural hab iite? iigned pa	rrt of the local industrial environment. No Open Space Neighbour Constraints	No
The space Is there ar The site h It the site s	a has limited value as a na ny ammenity value to the s as amenity value as a des suitable for development? Jse Access Constraints Physical Constraints	itural hab ite? igned pa No Yes	rrt of the local industrial environment. No Open Space	No
The space is there ar The site h It the site s Potential I Comment	a has limited value as a na ny ammenity value to the s as amenity value as a des suitable for development? Jse Access Constraints	itural hab ite? igned pa No Yes aints	rrt of the local industrial environment. No Open Space Neighbour Constraints Good Market	



Address Green Lane West Ward Greenlands Flood Risk No Site Desciption The site is an overgrown strip of woodland and scrub located along Green Lane seperating rural prowhich are accessed from the road. How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are limited open spaces locally but the site is rural in character. The site is not accessible and used.	perties
Site Desciption The site is an overgrown strip of woodland and scrub located along Green Lane seperating rural provinch are accessed from the road. How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are limited open spaces locally but the site is rural in character. The site is not accessible and used.	perties
The site is an overgrown strip of woodland and scrub located along Green Lane seperating rural provide are accessed from the road. How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are limited open spaces locally but the site is rural in character. The site is not accessible and used.	operties
s the Semi Natural Space Required? The space has limited value as a natural habitat according to the ecology review. s there any ammenity value to the site? The site has amenity value as a landscaping buffer to the hospital situated to the north of Green La woodland strip assists in providing a rural feel to the locality .	
woodiand strip assists in providing a rolar feer to the focurry .	
It the site suitable for development? No	
Potential Use Open Space	
Access Constraints No Neighbour Constraints	Yes
Physical Constraints Partial Good Market	yes
Comments on Development Constraints The site is constrained by its size with only road frontage locations being considered developable.	100



Site Ref:		50
Address	Green Lane East	
Ward	Greenlands	Flood Risk No
Site Desc	iption	a la superior superior superior
The site i	s an overgrown strip of woodla	and and scrub located along Green Lane seperating rural properties
which are	accessed from the road.	

How does the site relate to Open Space Standards? Is it accessible? Is it Used?

There are limited open spaces locally but the site is rural in character. The site is not accessible and not used.

Is the Semi Natural Space Required?

The space has limited value as a natural habitat according to the ecology review.

Is there any ammenity value to the site?

The site has amenity value as a landscaping buffer to the hospital situated to the north of Green Lane. The woodland strip assists in providing a rural feel to the locality.

It the site suitable for development? Potential Use		No	
		Open Space	
Access Constraints	No	Neighbour Constraints	Yes
Physical Constraints	the second se	Good Market	yes
Comments on Development Const		and the second	12,12

The site is constrained by its size with only road frontage locations being considered developable.

Overall Comment

The site has amenity value as a landscaping buffer to the hospital situated to the north of Green Lane.



al al sa a a				
ddress	Lakeside		Flood Risk No	
Vard	Greenlands Ward			
Site Desc	iption	-		
ne site is	s an overgrown and unmar	laged la	ndscaping strip alongside and industrial area.	
How door	the site relate to Open So	ace Sta	ndards? Is it accessible? Is it Used?	1. 193
How does	s the site relate to Open Sp	ition au	alable locally. The site can be accessed but is not used.	
s there a The site h	ny ammenity value to the s has amenity value as a des	iite? igned pa	arrt of the local industrial environment.	21-15
The site h	nas amenity value as a des	igned pa		200 B
The site h	suitable for development?	igned pa	No	5-40
The site h	suitable for development?	igned pa	No Open Space	No
The site h	suitable for development? Use Access Constraints	igned pa	No	No
The site h It the site Potential Commen	suitable for development? Use Access Constraints Physical Constraints ts on Development Constra	No Yes aints	No Open Space Neighbour Constraints Good Market	
The site h It the site Potential Commen	suitable for development? Use Access Constraints Physical Constraints	No Yes aints	No Open Space Neighbour Constraints Good Market	
The site h It the site Potential Commen The site i	suitable for development? Use Access Constraints Physical Constraints ts on Development Constra s to narrow to accommoda	No Yes aints ite devel	No Open Space Neighbour Constraints Good Market opment.	
The site h It the site Potential Commen The site i	suitable for development? Use Access Constraints Physical Constraints ts on Development Constra s to narrow to accommoda	No Yes aints ite devel	No Open Space Neighbour Constraints Good Market opment.	
The site h It the site Potential Commen The site i	suitable for development? Use Access Constraints Physical Constraints ts on Development Constra s to narrow to accommoda	No Yes aints ite devel	No Open Space Neighbour Constraints Good Market opment.	



Oakenshaw Road Lodge Park

Site Ref: Address Ward

REDDITCH B C - LOW VALUE SEMI NATUAL OPEN SPACE REVIEW

Flood Risk No

53

Site Desciption	S		S. 1945
The site has several significant mat	ure trees al subur	s with footpaths running across the site. The space forms ban estate with properties facing the site at close proximited in t	s part of ity.
How does the site relate to Open Si	pace Sta	andards? Is it accessible? Is it Used?	
		e open spaces available. The site is well used and access	sible by
Is the Semi Natural Space Required	1?		1.19.19.20
		tscene with high quailty mature trees.	
Is there any ammenity value to the			1.00
The site is of high amanity valuewith	h pedest	trian linkages	
It the site suitable for development?)	No	
Potential Use	1.00	Open Space	
Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Yes
Comments on Development Constr	aints		the state
The site has mature high quality wo	odland.		
Overall Comment	- S. S.		and the second
	oment of	pportunity with high quality mature woodland.	



main highways network. The site has dense low value woodland. How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are a number of alternative open space sites locally. The site is not accessible and not for recreation. Is the Semi Natural Space Required? The space has limited value as a natural habitat. Is there any ammenity value to the site?	-
Ward Lodge Park Flood Risk No Flood Risk No Site Desciption Image: Constraint of the second seco	-
Site Desciption The site is part of Redditch's extensive highway landscape buffering seperating susburban a main highways network. The site has dense low value woodland. How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are a number of alternative open space sites locally. The site is not accessible and no for recreation. s the Semi Natural Space Required? The space has limited value as a natural habitat. s there any ammenity value to the site?	-
The site is part of Redditch's extensive highway landscape buffering seperating susburban a main highways network. The site has dense low value woodland. How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are a number of alternative open space sites locally. The site is not accessible and no or recreation. Is the Semi Natural Space Required? The space has limited value as a natural habitat. Is there any ammenity value to the site?	-
The site is part of Redditch's extensive highway landscape buffering seperating susburban a main highways network. The site has dense low value woodland. How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are a number of alternative open space sites locally. The site is not accessible and no or recreation. Is the Semi Natural Space Required? The space has limited value as a natural habitat. Is there any ammenity value to the site?	-
The site is part of Redditch's extensive highway landscape buffering seperating susburban a main highways network. The site has dense low value woodland. How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are a number of alternative open space sites locally. The site is not accessible and no or recreation. Is the Semi Natural Space Required? The space has limited value as a natural habitat. Is there any ammenity value to the site?	-
main highways network. The site has dense low value woodland. How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are a number of alternative open space sites locally. The site is not accessible and not or recreation. Is the Semi Natural Space Required? The space has limited value as a natural habitat. Is there any ammenity value to the site?	-
How does the site relate to Open Space Standards? Is it accessible? Is it Used? There are a number of alternative open space sites locally. The site is not accessible and not or recreation. Is the Semi Natural Space Required? The space has limited value as a natural habitat.	used for sp
	used for sp
There are a number of alternative open space sites locally. The site is not accessible and no or recreation. Is the Semi Natural Space Required? The space has limited value as a natural habitat. Is there any ammenity value to the site?	used for s
or recreation. Is the Semi Natural Space Required? The space has limited value as a natural habitat. Is there any ammenity value to the site?	used for s
Is the Semi Natural Space Required? The space has limited value as a natural habitat. Is there any ammenity value to the site?	
The space has limited value as a natural habitat. Is there any ammenity value to the site?	2000
The space has limited value as a natural habitat. Is there any ammenity value to the site?	200
The space has limited value as a natural habitat. Is there any ammenity value to the site?	
Is there any ammenity value to the site?	
Is there any ammenity value to the site? The site is a significant amenity value seperating main dual carrigeway roads from estates ro	
The site is a significant amenity value seperating main dual carrideway roads from estates ro	de
	us.
It the site suitable for development? No	
Potential Use Open Space	
Access Constraints Yes Neighbour Constr	ints Ye
Physical Constraints Yes Good M	
Comments on Development Constraints	N SOLUTION
Thee site is constrained by prioximity to the main highway.	
Overall Comment	1000
The site is of strategic importance as a landscape buffer and has no development potential.	



01 0 1		1511 -		FI
Site Ref:	Querrale Drive Querth			55
Address Ward	Greenlands Drive South		Flood Risk No	
Site Desci	ntion			-
		ive high	way landscape buffering seperating susburban areas fro	om the
	ways network. The site ha			
How does	the site relate to Open Sr	pace Sta	andards? Is it accessible? Is it Used?	121 4 34
There are or recreat		pen spa	ace sites locally. The site is not accessible and not used	for sport
Is the Sen	ni Natural Space Required	1?		14 5.40
The space	e has limited value as a na	atural ha	ıbitat.	
Is there an	ny ammenity value to the s	site?		S. Land M.
The site is	a significant amenity valu	le seper	rating main dual carrigeway roads from estates roads.	
It the site :	suitable for development?		No	
Potential U	Jse	100	Open Space	
	Access Constraints	Yes	Neighbour Constraints	Yes
St. Cont	Physical Constraints	Yes	Good Market	Partial
	s on Development Constra			1.00
Thee site	is constrained by prioximit	ty to the	main highway.	
Overall Co	omment	872624		
The site is	of strategic importance a	is a land	Iscape buffer and has no development potential.	



Site Ref: Address Ward				6
	Matchborough Way			
valu	Matchborough		Flood Risk No	
Site Desci		seperating th	e A4189 from the Matchborough suburban estate. T	he site
	of mature trees and hedg			
Lou de ce	the site relate to Open C	ana Clandar	de2 le it accessible2 le it Llead2	- Select
low does	the site relate to Open S	bace Standar	ds? Is it accessible? Is it Used? ite forms a key part of the extensive highways verge	at this
	The site is not specifically		ssible.	
	ni Natural Space Required			1. 1.
The space			according to the ecology review.	
a thora or	an ammonity value to the	nito?	And the second	
s there a	ny ammenity value to the	site?	atract scope	16.3
s there an The site h	ny ammenity value to the s as significant amenity value	site? ue within the s	street scene.	
The site h	ny ammenity value to the sas significant amenity values suitable for development?	ue within the s		
The site h	as significant amenity valu suitable for development?	we within the s	ben Space	
The site h	as significant amenity valu suitable for development?	ve within the s	ben Space Neighbour Constraints	No
The site h	as significant amenity valu suitable for development? Use	ve within the s	ben Space	No Yes
The site h It the site Potential (as significant amenity valu suitable for development? Jse Access Constraints	ve within the s	ben Space Neighbour Constraints	
The site h t the site Potential C	as significant amenity valu suitable for development? Jse Access Constraints Physical Constraints	No No Yes aints	ben Space Neighbour Constraints Good Market	
The site h It the site Potential I Comment	as significant amenity valu suitable for development? Use Access Constraints Physical Constraints s on Development Constr	No No Yes aints	ben Space Neighbour Constraints Good Market	
The site h t the site Potential C	as significant amenity valu suitable for development? Use Access Constraints Physical Constraints s on Development Constr	No No Yes aints	ben Space Neighbour Constraints Good Market	
The site h It the site Potential I Comment	as significant amenity valu suitable for development? Use Access Constraints Physical Constraints s on Development Constr	No No Yes aints	ben Space Neighbour Constraints Good Market	
The site h It the site Potential I Comment The semi-	as significant amenity values suitable for development? Use Access Constraints Physical Constraints is on Development Construm mature trees on site are a	ve within the s	oen Space Neighbour Constraints Good Market on.	
The site h It the site Potential I Comment The semi-	as significant amenity values suitable for development? Use Access Constraints Physical Constraints is on Development Construm mature trees on site are a	ve within the s	ben Space Neighbour Constraints Good Market	
The site h It the site Potential I Comment The semi-	as significant amenity values suitable for development? Use Access Constraints Physical Constraints is on Development Construm mature trees on site are a	ve within the s	oen Space Neighbour Constraints Good Market on.	
The site h It the site Potential I Comment The semi-	as significant amenity values suitable for development? Use Access Constraints Physical Constraints is on Development Construm mature trees on site are a	ve within the s	oen Space Neighbour Constraints Good Market on.	
The site h It the site Potential I Comment The semi-	as significant amenity values suitable for development? Use Access Constraints Physical Constraints is on Development Construm mature trees on site are a	ve within the s	oen Space Neighbour Constraints Good Market on.	
The site h t the site Potential C Comment The semi-	as significant amenity values suitable for development? Use Access Constraints Physical Constraints is on Development Construm mature trees on site are a	ve within the s	oen Space Neighbour Constraints Good Market on.	



auto	and a constant			11. 1948
Site Ref:				6
Address	Millhill Lane			
Ward	Matchborough Ward		Flood Risk No	
		es and	grassed area with local residential properties fronting o	nto the
green. How does	the site relate to Open Sp	ace Sta	andards? Is it accessible? Is it Used?	
There are used.	signfiicant other opportun	ies to a	access and use open space locally. The site is accessibl	e and we
Is the Sen	ni Natural Space Required	?		-
			bitat according to the ecology review.	
Is there ar	ny ammenity value to the s	ite?		W. Spinster
The site h	as high amenity value as a	design	ned parrt of the local suburban environment.	
	suitable for development?	State	No	
Potential I			Open Space	
	Access Constraints	Yes	Neighbour Constraints	Yes
and Sin's	Physical Constraints	Yes	Good Market	Yes
	s on Development Constra			
The site is	too small to design aroun	d the co	onstraints placed on it by local residential properties.	
Overall Co	omment	100		Sector 1 St
	as high amenity value.			



differ				
Site Ref:				66
Address	Matchborough Way			
Ward	Matchborough Ward		Flood Risk No	
Site Desc				
The site is landscape		cal indust	trila estate designed to integrate local buildings into the	
How does	the site relate to Open Si	bace Star	ndards? Is it accessible? Is it Used?	Sec. 18
There are used.	signfiicant other opportur	ties to ad	ccess and use open space locally. The site is accessible	but not
Is the Sen	ni Natural Space Required	1?		2
The space	e has limited value as a na	atural hat	bitat according to the ecology review.	
Is there an	y ammenity value to the	site?		
The site h estate bey	as amenity value as a lan	dscaping	buffer providing significant green screening to the indus	strial
It the site	suitable for development?		No	
Potential I	Jse		Open Space	
152.00	Access Constraints	No	Neighbour Constraints	Yes
	Physical Constraints	Partial	Good Market	No
	s on Development Constr			
	*	an indus	trial and emploment area.	
Overall Co		deservice	buffer and is an employment location	
i në sitë n	as amenity value as a lan	uscaping	buffer and is an employment location.	



Site Ref: Address				
1001633	Winyates Way South			
Ward	Church Hill		Flood Risk No	
Site Descip	ption a small area of woodland	alongsi	de a main highway. The site has a large mature tree rest	tricting
	ent potential.	alongsi	de a main highway. The site has a large matter tee ree	anoung
How door	the site relate to Open S	ano Sta	ndards? Is it accessible? Is it Used?	57. U.S.
Thore are	a range of alternative on	ace Sta	indards is it accessible is it used?	ways
inere are a	is location. The site is no	t space	s healby. The site forms a key part of the extensive high	ways
verge at th	is location. The site is no	i specini	any used of accessible.	
	i Natural Space Required			1.12
The space	has limited value as a na	atural ha	bitat according to the ecology review.	
			0	
is there an	y ammenity value to the			17 L.S.
	y ammenity value to the	site?		
	y ammenity value to the as significant amenity value	site?		
		site?		
The site ha	as significant amenity val	site? ue within	the street scene.	
The site ha	as significant amenity valu suitable for development?	site? ue within	the street scene.	
The site ha	as significant amenity valu suitable for development? Ise	site? ue within	the street scene. No Open Space	
The site ha	as significant amenity valu suitable for development? Ise Access Constraints	site? ue within	the street scene. No Open Space Neighbour Constraints	No
The site ha It the site s Potential U	suitable for development? Ise Access Constraints Physical Constraints	site? ue within No Yes	the street scene. No Open Space	No Yes
The site ha	suitable for development? Ise Access Constraints Physical Constraints s on Development Constr	site? ue within No Yes aints	No Open Space Neighbour Constraints Good Market	Yes
The site ha It the site s Potential U Comments The mature	as significant amenity values suitable for development? Jse Access Constraints Physical Constraints s on Development Constr e tree is the key constraints	site? ue within No Yes aints	the street scene. No Open Space Neighbour Constraints	Yes
The site ha It the site s Potential U Comments The mature	as significant amenity values suitable for development? Jse Access Constraints Physical Constraints s on Development Constr e tree is the key constraints	site? ue within No Yes aints	No Open Space Neighbour Constraints Good Market	Yes
The site ha It the site s Potential U Comments The mature	as significant amenity values suitable for development? Jse Access Constraints Physical Constraints s on Development Constr e tree is the key constraints	site? ue within No Yes aints	No Open Space Neighbour Constraints Good Market	Yes
The site ha	as significant amenity values suitable for development? Ise Access Constraints Physical Constraints s on Development Constr e tree is the key constraints	site? ue within No Yes aints	No Open Space Neighbour Constraints Good Market	Yes
The site ha	as significant amenity values suitable for development? Ise Access Constraints Physical Constraints on Development Constr e tree is the key constraints mment	No Yes aints No Yes	No Open Space Neighbour Constraints Good Market nd levels also needing to be addressed if the site was to	Yes
The site ha	as significant amenity values suitable for development? Ise Access Constraints Physical Constraints on Development Constr e tree is the key constraints mment	No Yes aints No Yes	No Open Space Neighbour Constraints Good Market	Yes
The site ha	as significant amenity values suitable for development? Ise Access Constraints Physical Constraints on Development Constr e tree is the key constraints mment	No Yes aints No Yes	No Open Space Neighbour Constraints Good Market nd levels also needing to be addressed if the site was to	Yes
The site ha	as significant amenity values suitable for development? Ise Access Constraints Physical Constraints on Development Constr e tree is the key constraints mment	No Yes aints No Yes	No Open Space Neighbour Constraints Good Market nd levels also needing to be addressed if the site was to	Yes
The site ha	as significant amenity values suitable for development? Ise Access Constraints Physical Constraints on Development Constr e tree is the key constraints mment	No Yes aints No Yes	No Open Space Neighbour Constraints Good Market nd levels also needing to be addressed if the site was to	Yes
The site ha	as significant amenity values suitable for development? Ise Access Constraints Physical Constraints on Development Constr e tree is the key constraints mment	No Yes aints No Yes	No Open Space Neighbour Constraints Good Market nd levels also needing to be addressed if the site was to	Yes
The site ha	as significant amenity values suitable for development? Ise Access Constraints Physical Constraints on Development Constr e tree is the key constraints mment	No Yes aints No Yes	No Open Space Neighbour Constraints Good Market nd levels also needing to be addressed if the site was to	Yes
The site ha	as significant amenity values suitable for development? Ise Access Constraints Physical Constraints on Development Constr e tree is the key constraints mment	No Yes aints No Yes	No Open Space Neighbour Constraints Good Market nd levels also needing to be addressed if the site was to	Yes



REDDITCH B C - LOW VALUE SEMI NATUAL OPEN SPACE REVIEW

Young Green

Site Ref: Address				7:
iuui coo	Winyates Way North			
Ward	Church Hill		Flood Risk No	
				ij
				and a
Site Desc	iption	and the		11-11-12
The site is	a small area of woodland	alongsid	de a main highway. The site is adjacent to high value sen	ni
natural op	en space.			
How does	the site relate to Open St	ace Star	ndards? Is it accessible? Is it Used?	Nº NO
There are	a range of alternative one	n space	s nearby with a significant green belt linking Ipsley Alders	Marsh
	eserve and Arrow Valley ru		ist the site.	
Is the Ser	ni Natural Space Required	17	pitat according to the ecology review.	111111
The space			stat according to the coology roboth.	
	ny ammenity value to the	site?		
Is there a	1 .			
Is there a The site h	as limited amenity value			
Is there a The site h	as limited amenity value			
The site h	suitable for development?		No	
The site h	suitable for development?		Open Space	
The site h	suitable for development?	No	Open Space Neighbour Constraints	No
The site h	suitable for development?		Open Space	No Yes
The site h It the site Potential	suitable for development? Use Access Constraints Physical Constraints ts on Development Constr	No Yes aints	Open Space Neighbour Constraints Good Market	
The site h It the site Potential	suitable for development? Use Access Constraints Physical Constraints ts on Development Constr	No Yes aints	Open Space Neighbour Constraints	
The site h It the site Potential Commen The size	suitable for development? Use Access Constraints Physical Constraints ts on Development Constr of the site limits the develo	No Yes aints	Open Space Neighbour Constraints Good Market	
The site h It the site Potential Commen The size	suitable for development? Use Access Constraints Physical Constraints ts on Development Constr of the site limits the develo	No Yes aints opment p	Open Space Neighbour Constraints Good Market	

REDBITCH	
making	T.e.e
differe	Ne

Site Ref:			73
Address	Coster Lane		
Ward	Winyates		Flood Risk No
		l and he	edgerow alongside a main highway providing an green buffer to
How does	s the site relate to Open Sp	bace Sta	andards? Is it accessible? Is it Used?
There are	alternative open spaces r	nearby.	The site forms a key part of the extensive highways verge at this
location.	The site is not specifically	used or	accessible.
	mi Natural Space Required		
The spac	e has limited value as a na	atural ha	abitat according to the ecology review.
Is there a	ny ammenity value to the	site?	
	has significant amenity valu		n the street scene.
It the site	suitable for development?		No
Potential		(1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	Open Space
	Access Constraints	No	Neighbour Constraints No
	Physical Constraints	No	Good Market Yes
Commen	ts on Development Constr	aints	

The semi-mature trees on site are a consideration.

Overall Comment

The site is not suitable for development and plays a intergral part in the local stret scene.