



Study Into The Future Growth Implications of Redditch Second Stage Report

November 2008



Appendix One: Open Space Review



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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.



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:

1. Allotments – Considered of value as open space and a community facility and excluded from this review.
2. Churchyards – Considered unsuitable as a development and necessary as a current and future resource.
3. Civic Squares – Town centre designation only and considered to have no development potential in their own right.
4. Parks – These are large sites of strategic importance to the town and considered out of scope for this open space review.
5. Play Area – These locations are a community facility and not considered to be in scope for this open space review.
6. 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.
7. Sports Facilities – Managed sports facilities are not considered part of the open space review. Individual disposals sites would be considered in the SHLAA.
8. 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.



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 semi-natural 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.



- 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.



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.








Example of Completed Site Survey Form

 REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW		 White Young Green	
Site Ref:	11		
Address:	Brockhill Drive		
Ward:	Batchley	Flood Risk:	No
			
Site Description			
The site is triangular in shape linking Brockhill Wood to the north with green space to the east of the Brockhill development. The site is too narrow for development to the north. Six mature tree's are located along the southern boundary and site centre.			
How does the site relate to Open Space Standards? Is it accessible? Is it Used?			
There are other local open space immediately to the south of the site. The space is not used for formal recreation although there is evidence that the site is accessed regularly. The site does not link directly to residential estate to the east or west.			
Is the Amenity Open Space Required?			
The site forms part of Brockhill development green network and acts as a green link between Brockhill Wood and the agricultural land to the west.			
Is there any ecological or amenity value to the site?			
There is ecological value to the site through mature trees and linking of other green spaces locally. The site has some amenity value.			
Is the site suitable for development?		No	
Potential Use		Open Space	
Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Partial	Good Market	Yes
Comments on Development Constraints			
Mature tree's limit access options. Underground services checks would be required.			
Overall Comment			
The site has limited ecological and some amenity value. The space does form part of the POS provision planned as part of the Brockhill urban expansion site developed over the last 15 years.			

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:

<p>Site ref: 3 Name: Butler Hill Lane</p> <p>Review Comment: Is not used as a recreation site. Access possible through existing estate.</p> <p>SHLAA Outcome: Retained as open space to provide Brockhill ADR buffer.</p>	
<p>Site ref: 33 Name: Hunt End Lane</p> <p>Review Comment: Large site with woodland area. Potential to develop part of the site.</p> <p>SHLAA Outcome: Assessed a suitable for development. Woodland area to the east is to be retained as a landscape buffer.</p> <p>Yield: 42 Dwellings</p>	

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

Site ref: 55 Name: Oakenshaw Road

Review Comment: Low value amenity space local to significant good quality open space

SHLAA Outcome: Suitable for development to include the adjacent field site.

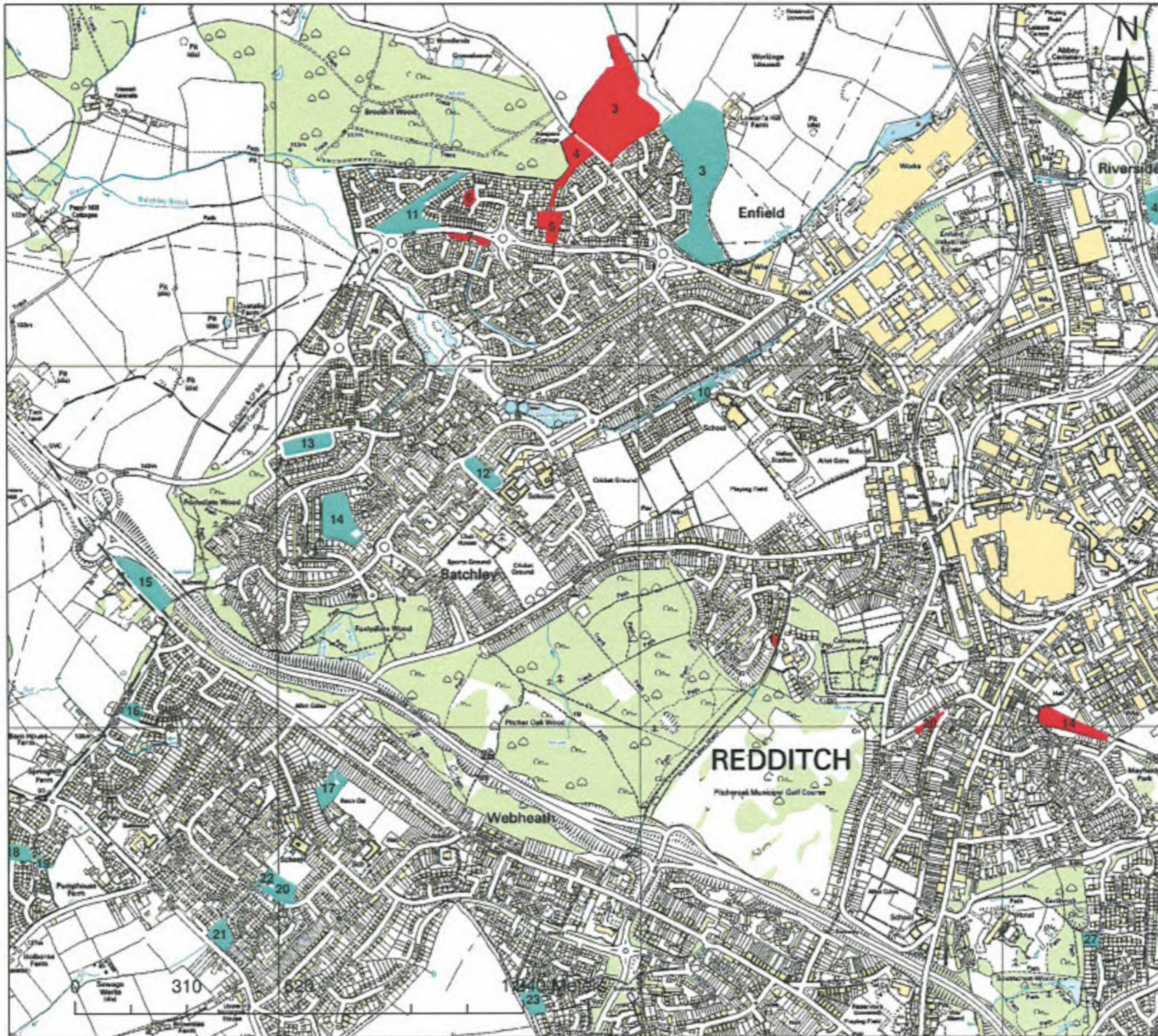
Yield: 26 Dwellings



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.



Legend

- Low Value Semi-natural
- Amenity Open Spaces

Aqua House
20 Lionel Street
Birmingham
B3 1AQ

Tel: 0121 233 0833
Fax: 0121 212 8330



Planning

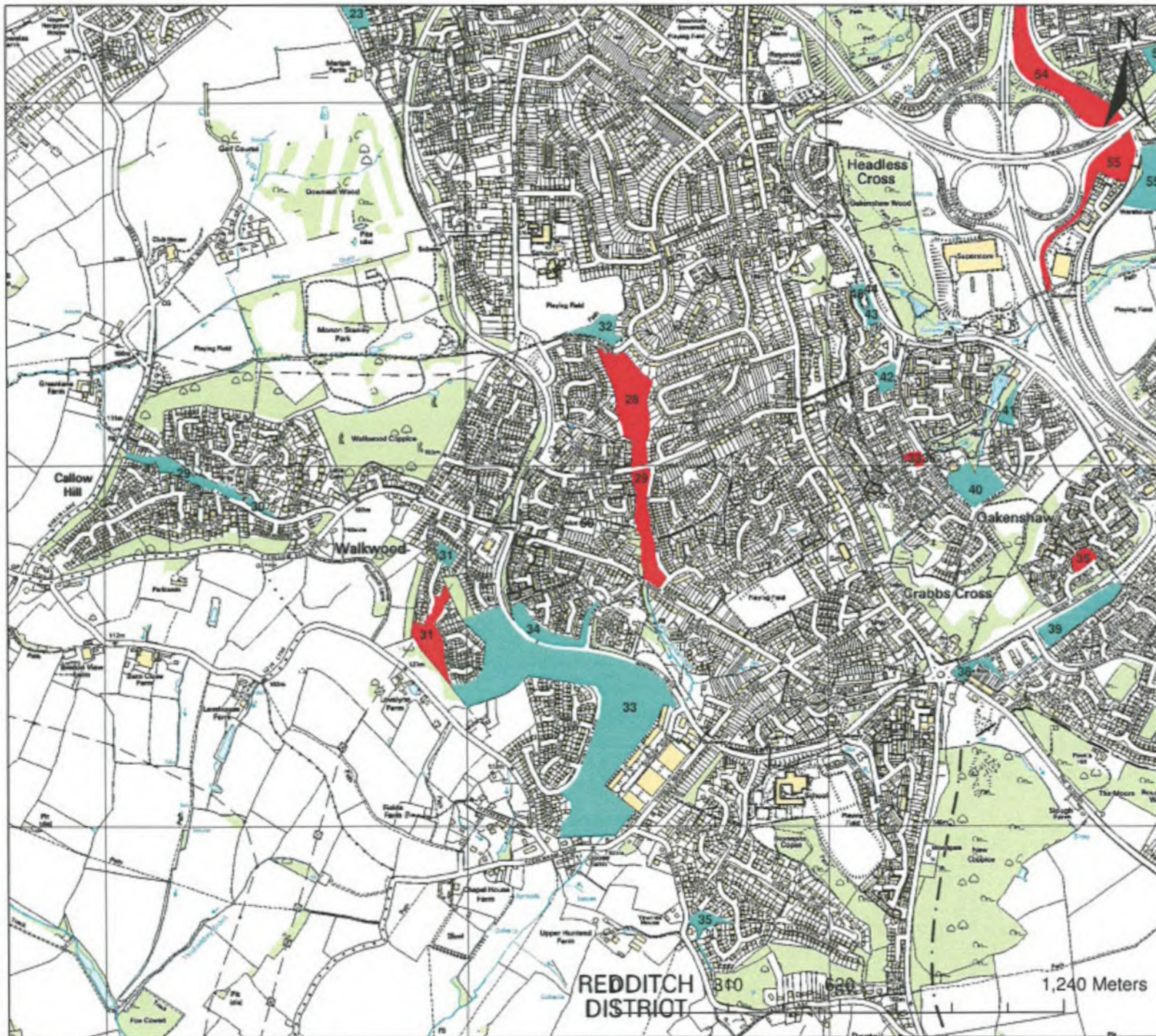
Project
Redditch Growth Study Phase II
Assessment of Open Space

Drawing Title:

Plan 1

Scale at A3:	Drawn by: AT	Date: Oct 08	Checked By: Date:	Approved By: Date:
Project No: A047897	Office: 0	Type: 0	Drawing No:	Revision

Base map provided by



Legend

- Low Value Semi-natural
- Amenity Open Spaces

Aqua House Tel: 0121 233 1833
 20 Lionel Street Fax: 0121 212 8330
 Birmingham
 B3 1AQ



Planning

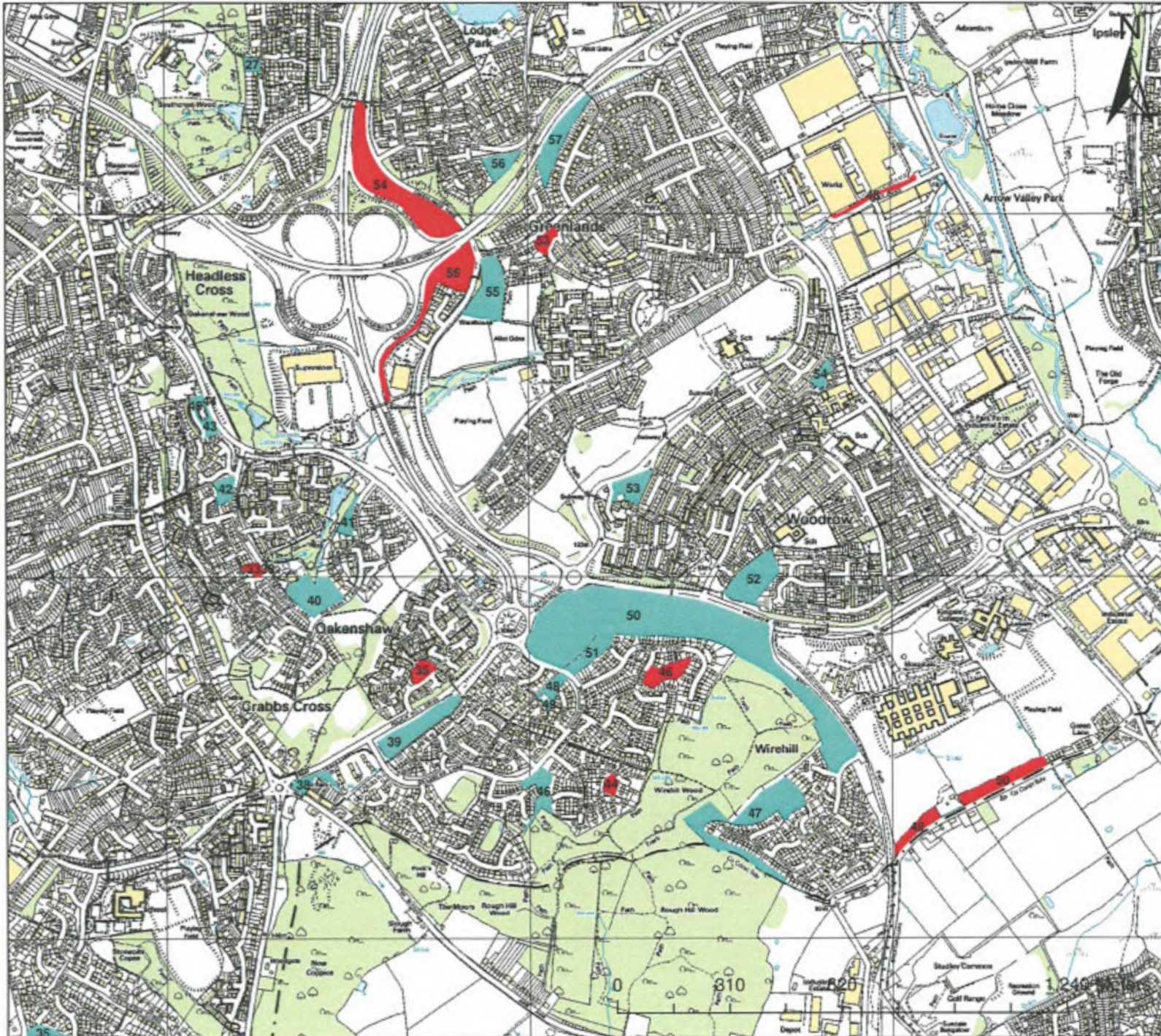
Project
 Redditch Growth Study Phase II
 Assessment of Open Space

Drawing Title:

Plan 2

Scale at A3:	Drawn by:	Date:	Checked By:	Date:	Approved By:	Date:
	AT	Oct 08				
Project No:	Office:	Type:	Drawing No.		Revision	
A047897	0	0				

Base map provided by:



Legend

- Low Value Semi-natural
- Amenity Open Spaces

Aqua House Tel: 0121 233 1833
 20 Lionel Street Fax: 0121 212 8330
 Birmingham
 B3 1AQ



Planning

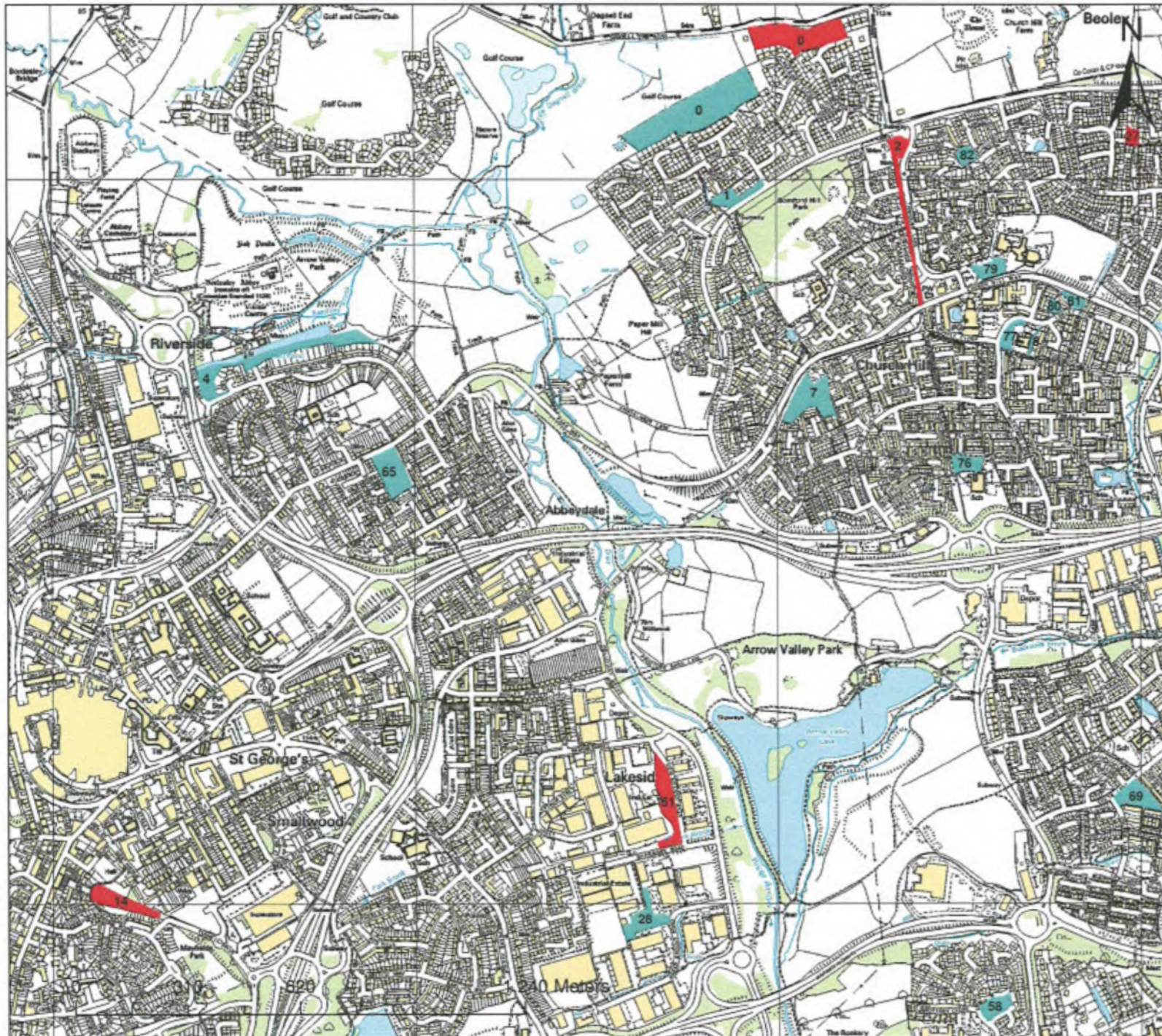
Project
 Redditch Growth Study Phase II
 Assessment of Open Space

Drawing Title:

Plan 3

Scale at A3:	Drawn by: AT	Date: Oct 08	Checked By: Date:	Approved By: Date:
Project No: A047897	Office: 0	Type: 0	Drawing No.	Revisions

Base map provided by



Legend

- Low Value Semi-natural
- Amenity Open Spaces

Aqua House Tel: 0121 233 1833
 20 Lionel Street Fax: 0121 212 8336
 Birmingham
 B3 1AQ



Planning

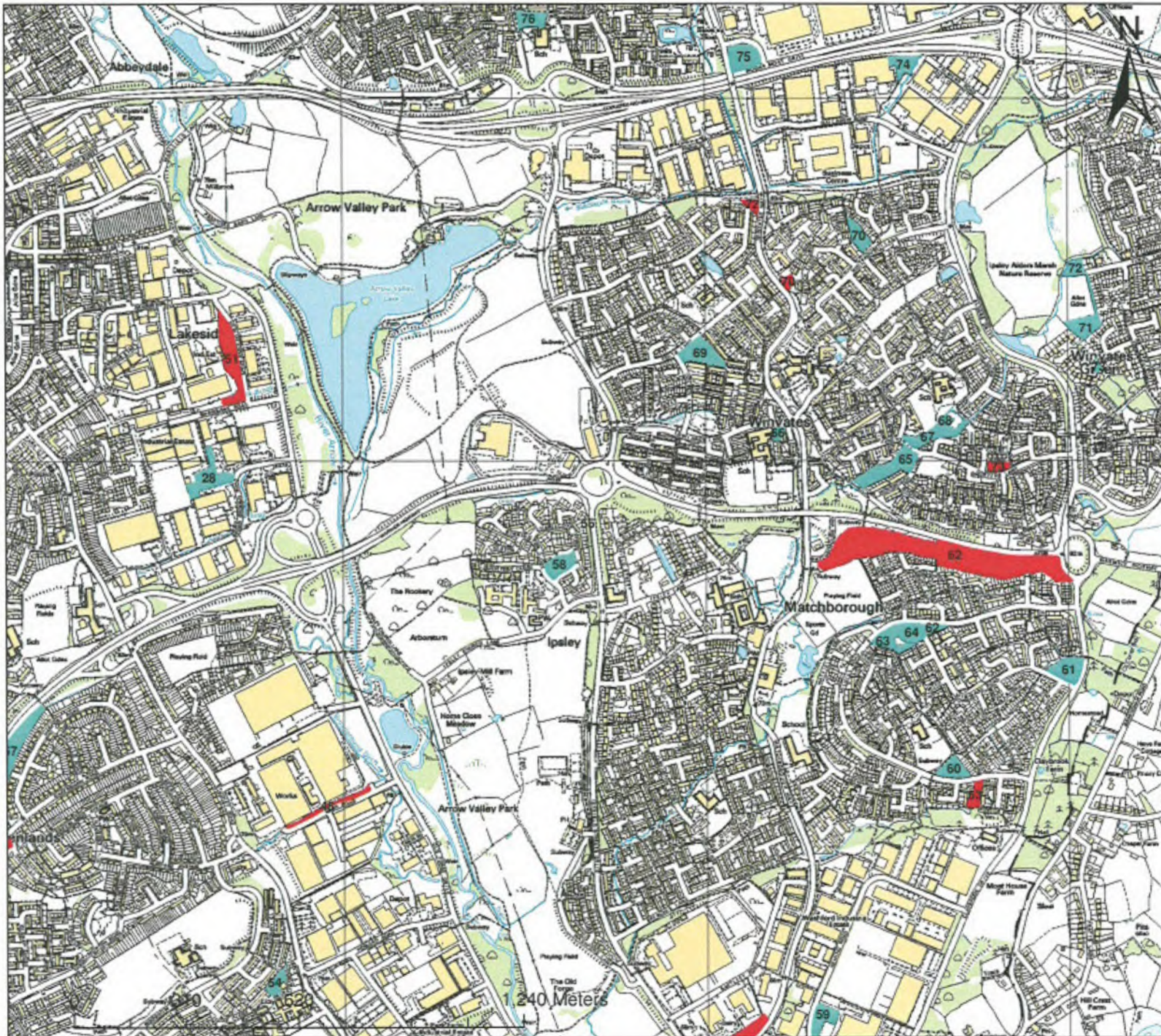
Project
 Redditch Growth Study Phase II
 Assessment of Open Space

Drawing Title:

Plan 4

Scale at A3:	Drawn by: AT	Date: Oct 08	Checked By: Date:	Approved By: Date:
Project No: A047897	Office Type: 0 0	Drawing No.:	Revision:	

Base map provided by



Legend

- Low Value Semi-natural
- Amenity Open Spaces

Aqua House Tel: 0121 233 8833
 20 Lionel Street Fax: 0121 232 8330
 Birmingham
 B3 1AQ



Planning

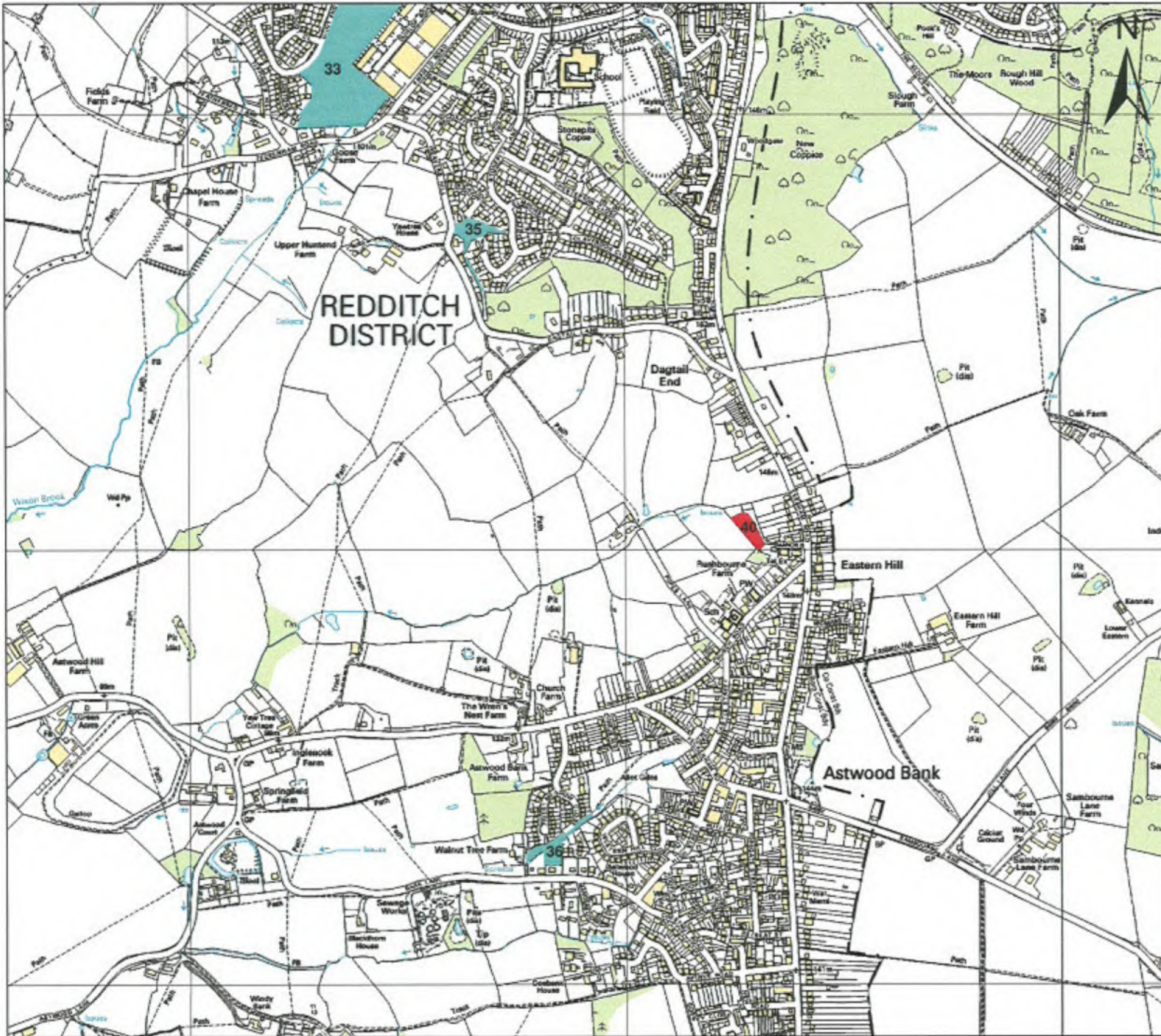
Project
 Redditch Growth Study Phase II
 Assessment of Open Space

Drawing Title:

Plan 5

Scale at A3:	Drawn by: AT	Date: Oct 08	Checked By: Date:	Approved By: Date:
Project No: A047897	Office: 0	Type: 0	Drawing No:	Revision:

Note map provided by:



Legend

- Low Value Semi-natural
- Amenity Open Spaces

Aqua House Tel: 0121 233 1833
 20 Lionel Street Fax: 0121 212 8330
 Birmingham
 B3 1AQ



Planning

Project
 Redditch Growth Study Phase II
 Assessment of Open Space

Drawing Title:

Plan 6

Scale of A3:	Drawn by:	Date:	Checked By:	Date:	Approved By:	Date:
	AT	Oct 08				
Project No:	Office:	Type:	Drawing No:	Revision		
A047897	0	0				

Base map provided by



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.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref:				0
Address	Church Hill North			
Ward	Church Hill Ward	Flood Risk		



Site Description

This large site is located to the rear of the Church Hill North estate and separates the golf course from the residential estate. The site is located in an elevated position and is backland development. Substantial mature trees are on site.

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

There are other open spaces locally and the site sits on the edge of open countryside. The site is accessible on foot only and is reasonable well used.

Is the Amenity Open Space Required?

The space has high amenity value.

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	No
Physical Constraints	No	Good Market	Moderate

Comments on Development Constraints

The site does not currently have access and without adjacent sites or a new access through the golf club being created. Mature trees cover much of the site.

Overall Considerations

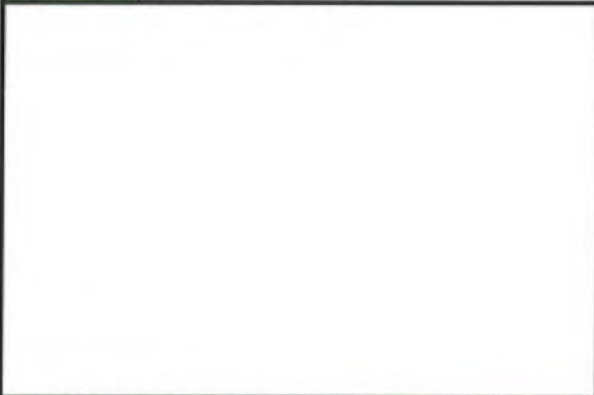
The site is not considered suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref:				1
Address	Paper Mill Drive			
Ward	Church Hill Ward	Flood Risk		



Site Description

The site is a grassed area located behind local shops and adjacent to the main highway running through papermill drive. The site can not be seen from the main road

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

There are a limited number of alternative amenity spaces locally.

Is the Amenity Open Space Required?

The space has some amenity value providing recreational and informal play space within this residential area.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints	Yes	Neighbour Constraints	No
Physical Constraints	No	Good Market	Good

Comments on Development Constraints

Access could be an issue.

Overall Considerations

The site is not considered suitable for development.

Site Ref:				3
Address	Butlers Hill Lane			
Ward	Batchley	Flood Risk	No	



Site Description

The site is located on the edge of the Brockhill estate and forms a separation buffer from the Brockhill ADR and Enfield industrial area. The site is mostly unmaintained grassland with agricultural pasture land to the north.

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

The site is on the edge of the town and has an agricultural appearance. Local open space provision is provided for within the Brockhill estate. There is evidence of limited use which appears as a shortcut pedestrian route rather than public right of way. There is no evidence of significant use.

Is the Amenity Open Space Required?

The majority of the space is unmanaged and does not appear to be used. The site will have strategic importance if the Brockhill ADR gets developed.

Is there any ecological or amenity value to the site?

There is ecological value with natural green space to the south and managed farm pasture land to the north.

It the site suitable for development?	To be reviewed by the SHLAA		
Potential Use	Residential / access to ADR		
Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Partial	Good Market	Yes

Comments on Development Constraints

The site has low voltage overhead power lines which may need routing underground if the site is developed. Topography to the north will influence development of the site.

Overall Considerations

The site may have strategic importance in relation to the Brockhill ADR. Development of the site would not restrict access to amenity space as the site is not used.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref:				4
Address	Millrace Road			
Ward	Abbey Ward	Flood Risk		



Site Description
 The site is located to the rear of the Needle Museum and visitor centre on the northern fringe of Abbeydale estate. The site is backland development with wooded area to the west and sloping grassland to the east.

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.

Is the Amenity Open Space Required?
 The space performs an amenity role providing green linkages across the rear of the forge mill road properties.

Is there any ecological or amenity value to the site?
 There is limited ecological value.

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

Comments on Development Constraints
 The site is not shaped to support development and the lake to the north provides a further limiting factor.

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



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 5

Address AbbeyDale Football Pitch

Ward Abbey Park Flood Risk No



Site Description

The site has a football pitch marked on this grassed area located within the Abbeydale area of Redditch. The site is surrounded by residential property with local access to Arrow Country Park and surrounding area.

How does the site relate to Open Space Standards? 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.

Is the Amenity Open Space Required?

The site is a central amenity space for the local area and is used as a playing pitch.

Is there any ecological or amenity value to the site?

There is limited ecological value for to this site.

It the site suitable for development? No

Potential Use Open Space

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

There are no constraints.

Overall Considerations

The site is a well used open space facility.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref:				7
Address	Hedge Worth Close			
Ward	Church Hill Ward	Flood Risk		



Site Description

This large sloping site has a range of play facilities included with mature trees and hedgrows surrounding open grassed areas. Play facilities are on site.

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

The site serves the local estates of Church Hill and is one of the main amenity open space for the area. Other open spaces are available locally.

Is the Amenity Open Space Required?

The space has high amenity value.

Is there any ecological or amenity value to the site?

The site has some ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints	Yes	Neighbour Constraints	No
Physical Constraints	No	Good Market	Moderate

Comments on Development Constraints

The site is currently landlocked with no obvious alternative access. Public rights of way criss cross the site.

Overall Considerations

Constraints over access restrict any development potential and the site is well used so is not suitable for redevelopment.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref:				10
Address	Birchendale Middle School			
Ward	Batchley	Flood Risk		



Site Description
 The site is located within school grounds and performs 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?	No		
Potential Use	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.

Site Ref: 11

Address Brockhill Drive

Ward Batchley

Flood Risk No



Site Description

The site is triangular in shape linking Brockhill Wood to the north with green space to the east of the Brockhill development. The site is too narrow for development to the north. Six mature tree's are located along the southern boundary and site centre.

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

There are other local open space immediately to the south of the site. The space is not used for formal recreation although there is evidence that the site is accessed regularly. The site does not link directly to residential estate to the east or west.

Is the Amenity Open Space Required?

The site forms part of Brockhill development green network and acts as a green link between Brockhill Wood and the agricultural land to the west.

Is there any ecological or amenity value to the site?

There is ecological value to the site through mature trees and linking of other green spaces locally. The site has some amenity value.

Is the site suitable for development? No

Potential Use Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Partial

Good Market Yes

Comments on Development Constraints

Mature tree's limit access options. Underground services checks would be required.

Overall Comment

The site has limited ecological and some amenity value. The space does form part of the POS provision planned as part of the Brockhill urban expansion site developed over the last 15 years.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref:				12
Address	Cherry Tree Walk			
Ward	Batchley	Flood Risk		



Site Description

The site is part of a 'village green' style amenity space with semi detached properties accessing directly onto the space and public footpaths criss crossing the space. Mature trees are located across the space.

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

The site is well located in relation to alternative open spaces. There is good access to the north and western boundaries to the site. The site is heavily used with pathways and residents access located across the whole site.

Is the Amenity Open Space Required?

The site performs an important and integral part of the local residential amenity.

Is there any ecological or amenity value to the site?

There is no ecological value. The site has significant amenity value.

It the site suitable for development? No

Potential Use Open Space

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

The site has neighbourhood constraints with separation distances and urban design limitations due to adjacent properties aspect facing the open space.

Overall Conclusions

The site has a specific purpose and relationship relative to surrounding land use and is not suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 13

Address Salters Lane

Ward Batchley

Flood Risk



Site Description

The site is located within the Salters Lane crescent and is approximately 50% mature 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 town 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.

Is the site suitable for development? No

Potential Use Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

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 on site and its relationship with surrounding neighbouring uses.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 14

Address Rowan Crescent

Ward Batchley

Flood Risk



Site Description

The site is backland open space provision with managed play facilities on site. Access is possible via single lane tarmac roads which provides access to the rear of the residential properties overlooking the site.

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

The site is the targets publically accessible play space within the Batchley area and looks to be well used. Access is not sufficient for redevelopment without demolition of one semi detached block.

Is the Amenity Open Space Required?

The amenity open space is required.

Is there any ecological or amenity value to the site?

There is no ecological value. The site has significant amenity value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints Yes

Physical Constraints No

Good Market Moderate

Comments on Development Constraints

Access is the key constraint to development. Loss of the open space would reduce the access to play areas in the western half of the Batchley Ward.

Overall Conclusions

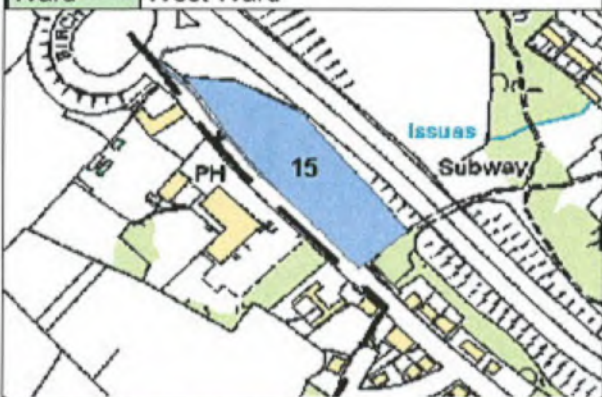
The site has high amenity value and is a well used open space. This combined with obvious development constraints make the site a poor development option.

Site Ref:		15
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Address	Birchfield Road
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Ward	West Ward
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Flood Risk	
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Site Description

The site is located between Birchfield Road and the main dual carriageway Bromsgrove Highway. The site is surrounded by mature hedgerows and trees and slopes gradually to the north. The site is used as a paddock.

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

The site is located on the northern edge of ward with excellent access to open countryside. The site provides an amenity landscaping area separating the highway from the development to the south of Birchfield Road. The site is accessible and is not currently used by the public.

Is the Amenity Open Space Required?

The space does not function as an amenity open space and is used as a landscape buffer.

Is there any ecological or amenity value to the site?

The land space beyond boundary hedgerows is a grassed paddock and will have limited ecological value.

Is the site suitable for development?

To be assessed as part of Growth Study - Not SHLAA

Potential Use

Residential or Employment

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

The key to the use of this space is providing an acoustic buffer to mitigate noise from the main dual carriageway. The use of modern acoustic materials may release the sites development potential.

Overall Conclusions

The site has little amenity value and is not currently used as open space. The site location and status as Green Belt mean that it should not have been part of the open space study.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 16

Address Foxlydiat Lane

Ward West Ward

Flood Risk



Site Description

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

It the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

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

Overall Conclusions

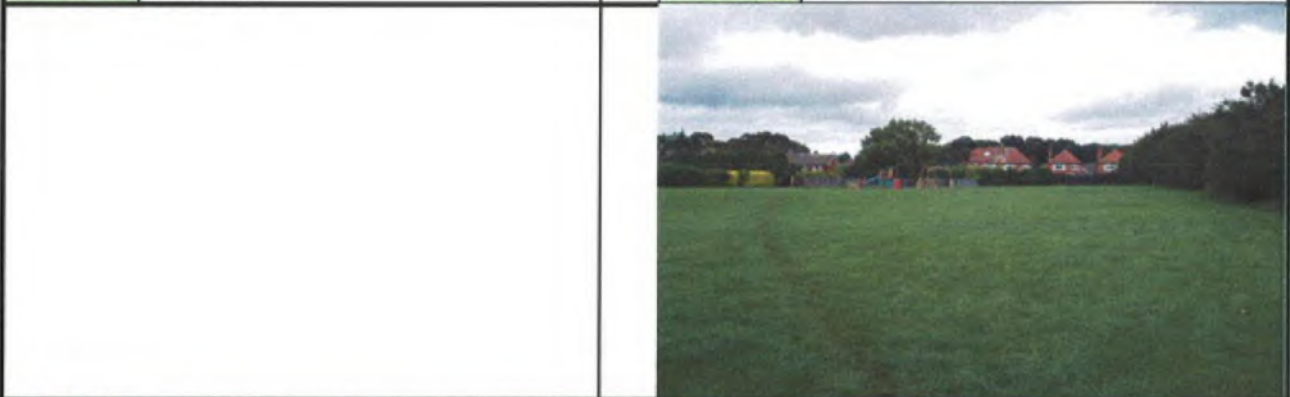
The site has little development potential in relation to its role as ameinty open space.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref:				17
Address	Lyndenwood			
Ward	West Ward	Flood Risk		



Site Description
 The site offers an open grassed play area accessed via foot from 2 locations to the north and south. The site also incorporates a managed play facility. There are no links to the recreation ground to the east.

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 by foot and appears well used.

Is the Amenity Open Space Required?
 The site provides valuable publicly accessible play space in an area with limited alternatives.

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

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

Comments on Development Constraints
 Access is the key constraint if the site was to be developed.

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



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 18

Address: Great Hockings Lane West

Ward: West Ward

Flood Risk



Site Description

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 an important part of the open space 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?

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

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints: No

Neighbour Constraints: No

Physical Constraints: Yes

Good Market: Good

Comments on Development Constraints

The site is a strategic green buffer within the estate including natural drainage and watercourses. 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.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 19

Address: Great Hockings Lane East

Ward: West Ward Flood Risk



Site Description

The site is a small grassed area with a natural watercourse running through the site with mature trees. It forms one half of a greenway running through the estate and is planned open space.

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 an important part of the open space 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?

The site has local amenity value.

Is the site suitable for development? No

Potential Use Open Space

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

The site is limited 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 amenity open space.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: _____ 20

Address Springvale Road

Ward West Ward

Flood Risk



Site Description

The site is a managed play space serving the local community. The grassed area is flat and is divided from the school playing fields by a palisade fence.

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 well used.

Is the Amenity Open Space Required?

The site is a well used amenity play area with managed play facilities within the site.

Is there any ecological or amenity value to the site?

The site has little ecological value or natural habitat. The site has good amenity value.

Is the site suitable for development? No

Potential Use 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.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref:	21		
Address	Church Road, Webheath		
Ward	Webheath	Flood Risk	



Site Description
The site is part of the land drainage for the adjacent housing estate. There are a number of open culverts running across the site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
The site is on the edge of the Webheath area overlooking open countryside. The site does not form part of the usual amenity open space and is not used for recreation. The site does perform a drainage function.

Is the Amenity Open Space Required?
The site is required for drainage purposes.

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

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

Comments on Development Constraints
The site is covered with underground and open drainage features restricting development of the site.

Overall Conclusions
The site is not developable by virtue of the on site drainage.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref:	22		
Address	Springvale Road Woodland		
Ward	West Ward	Flood Risk	



Site Description
 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 footpaths 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 links 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	Yes	Good Market	Good

Comments on Development Constraints
 Access is the key constraint if the site was to be developed in isolation.

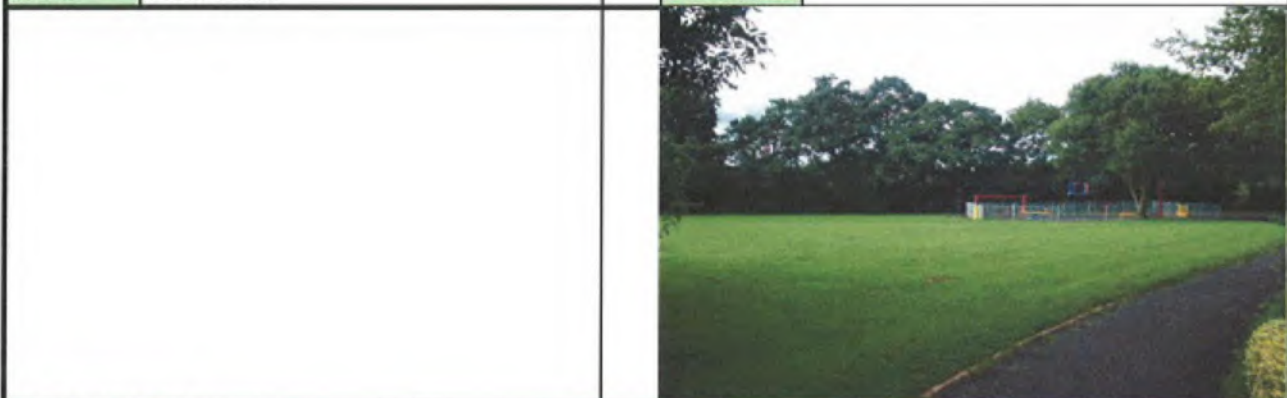
Overall Conclusions
 The site is too small and would need to be developed as part of site 22. When assessed in isolation or as part of site 22 it offers little potential for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref:				23
Address	Carlton Close			
Ward	West Ward	Flood Risk		



Site Description

The site offers an open grassed play area accessed from 3 locations. The area incorporates a managed play facility. There are pedestrian links running across the site with some mature trees. The site is adjacent to Redditch Golf Club and provides a green link from residential to golf club.

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

There are no alternative play spaces in this part of Redditch

Is the Amenity Open Space Required?

The site is an important green space providing pedestrian links through to the residential area 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.

Is the site suitable for development? No

Potential Use Open Space

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

Access may present a problem with limited dimensions from Carlton Close.

Overall Conclusions

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



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 24

Address: Carlton Close Trees

Ward: West Ward Flood Risk



Site Description

The site is small and adjacent to the larger site 23. The space is occupied completely by trees with a public right of way running across the eastern edge.

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

The site is not accessible and is too small to be developed in isolation.

Is the Amenity Open Space Required?

The site forms one boundary to the open play space beyond and provides an important planting buffer from local residential areas.

Is there any ecological or amenity value to the site?

The site is woodland and will have some ecological value.

Is the site suitable for development? No

Potential Use Woodland

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

Access is impossible in isolation and the site is too small to be developed.

Overall Conclusions

The site would only be developed in association with the adjacent site 23. In isolation or as part of site 23 it provides an important amenity open space.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 27

Address Ashperton Close

Ward Central Ward Flood Risk



Site Description

The site is located within the residential area of southcrest and provides a green gateway from the estate into Southcrest woods. The area forms part of the original estate design and is predominantly a grassed parcel of land.

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

There are limited alternative amenity spaces locally although the area has access to other alternative open spaces. The site is both well used and accessible.

Is the Amenity Open Space Required?

The space performs a amenity function within the estate.

Is there any ecological or amenity value to the site?

There is limited ecological value.

It the site suitable for development? No

Potential Use Open Space

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

There are no development constraints associated with the site.

Overall Considerations

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



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref:				28
Address	Broad Ground Road			
Ward	Lodge Park	Flood Risk		



Site Description
 The site is located within an industrial area adjacent to warehousing units. The shape of the plot is irregular and provides a landscape buffer.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 There are alternative open spaces locally. The site is not accessible and is not used.

Is the Amenity Open Space Required?
 The space performs a landscaping function within the estate.

Is there any ecological or amenity value to the site?
 There is limited ecological value.

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

Comments on Development Constraints
 The site is constrained 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.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

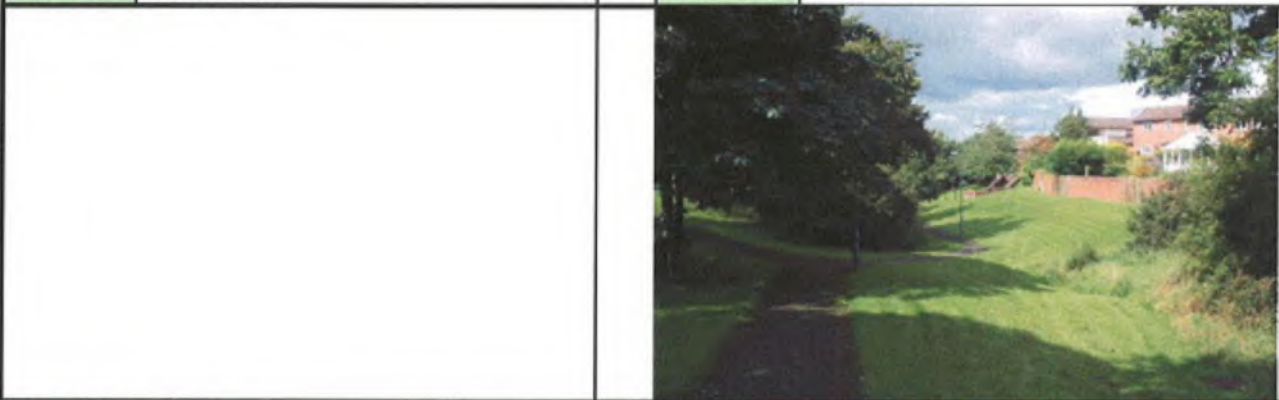


Site Ref. 29

Address Foxholes Lane West

Ward Feckenham

Flood Risk



Site Description

The site provides an important landscape buffer and greenway for the callow hills estate. Mature hedgerows and trees run throughout the site which has a watercourse including lake running its entire length.

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

The site is well related to alternative types of open space although there are no managed play areas on the estate. The site is accessible and is well used by local residents.

Is the Amenity Open Space Required?

The site performs an important amenity role and is part of the suburban character of the area linking the estate to the countryside beyond.

Is there any ecological or amenity value to the site?

The site will have some ecological value by virtue of the hedgerows and trees and watercourse on site.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints yes

Good Market Good

Comments on Development Constraints

Trees and watercourse provide significant barriers to development

Overall Conclusions

The site is an important local part of the green network and not suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 30

Address Foxholes Lane East

Ward Crabbs Cross

Flood Risk



Site Description

The site provides an important landscape buffer and greenway for the callow hills estate. Mature hedgerows and trees run throughout the site which has a watercourse running its entire length.

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

The site is well related to alternative types of open space although there are no managed play areas on the estate. The site is accessible and is used by local residents.

Is the Amenity Open Space Required?

The site performs an important amenity role and is part of the suburban character of the area.

Is there any ecological or amenity value to the site?

The site may have some ecological value by virtue of the hedgerows and trees on site.

Is the site suitable for development? No

Potential Use Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints yes

Good Market Good

Comments on Development Constraints

Watercourse and physical size and shape are considerable constraints

Overall Conclusions

The site is an important local part of the green network and not suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref:				31
Address	Moorcroft Close			
Ward	Crabbs Cross	Flood Risk		



Site Description
The site is a managed part of the open space provision for the estate. Mature trees are located across the majority of the space.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
The site is an important part of the open space provision for the local area. There are limited alternatives locally. The site is well used and accessible from several points.

Is the Amenity Open Space Required?
The site performs an important amenity role providing local grassed informal play space and providing a local natural area on the estate.

Is there any ecological or amenity value to the site?
The site may have some ecological value by virtue of the mature tree's on site.

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

Comments on Development Constraints
The trees are the significant constraint to development.

Overall Conclusions
The site is an important part of local open space provision and offers limited development potential so is not considered suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref:				32
Address	Swinbourne Road			
Ward	West Ward	Flood Risk		



Site Description

The site is wooded and forms part of a green buffer between Swinbourne Road and school playing fields. Works were taking place to provide an access through the east of the site to the school playing fields.

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

The site provides a visual and amenity tree belt that extends to the south beyond the site over the road. Access is unrestricted with public rights of way along the boundary.

Is the Amenity Open Space Required?

The site is of local importance with extensive school playing fields to the north. The site provides a green buffer providing a screen and providing a rural view in the urban area.

Is there any ecological or amenity value to the site?

The site is woodland and will have some ecological value.

Is the site suitable for development?

No

Potential Use

Woodland

Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Good

Comments on Development Constraints

The trees would provide the most significant development constraint.

Overall Conclusions

The site is constrained by virtue of the extensive woodland.

Site Ref:			
Address	Hunt End Lane / Windmill Drive		
Ward	Feckenham Ward	Flood Risk	



Site Description

The site is a substantial area of unmanaged woodland and scrub with some managed grassed areas. The site slopes to the east and acts as a buffer between the industrial area to the east.

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

The site is large enough to be subdivided and managed to improve access to other local open space standards. It is currently restricted by virtue of the overgrown nature of the woodland. The space has only limited users currently with footpaths being most commonly used.

Is the Amenity Open Space Required?

The site provides an important landscape buffer but this could be reduced at the western side of the site without compromising the amenity value of the location.

Is there any ecological or amenity value to the site?

The site is mostly is a mix of grassed area and tree's. The unmanaged are of the woodland does provide natural habitat.

Is the site suitable for development?	Issued to SHLAA for detailed assessment		
Potential Use	Residential		
Access Constraints	No	Neighbour Constraints	No
Physical Constraints	yes	Good Market	Good

Comments on Development Constraints

Woodland, topography, Public Rights of Way and watercourses on site provide constraints.

Overall Conclusions

Much of the site is currently inaccessible. The site is developable and sensitive development could bring accessibility and open space benefits to local residents.

Site Ref:			
Address	Rye Grass Lane		
Ward	Feckenham Ward	Flood Risk	



Site Description

The site provides landscape buffering between residential land use and one of Redditch main estate roads. The site slopes from the road to the north and includes significant mature tree growth along its eastern edge.

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

The site is local to alternative open spaces. By virtue of its topography and proximity to the road the space is not used for sport or recreation.

Is the Amenity Open Space Required?

The site provides an important landscape buffer but this could be reduced at the western side of the site without compromising the amenity value of the location.

Is there any ecological or amenity value to the site?

The site is mostly a mix of grassed area and tree's. Part development of the site could be achieved without significant ecological damage.

It the site suitable for development? Issued to SHLAA for development potential assessment

Potential Use	Residential		
Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Partial	Good Market	Good

Comments on Development Constraints

Woodland, topography and Public Rights of Way on site provide constraints.

Overall Conclusions

The site is developable in the western arrea without significant impact on the local residents to the north. Palnting areas could be retained and improved to integrate new development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref:				35
Address	Weavers Hill			
Ward	Feckenham	Flood Risk		



Site Description

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	Yes	Good Market	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 insufficient access and very limited development potential.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 36

Address Pheasant Meadow Close, Astwood Bank

Ward Feckenham

Flood Risk



Site Description

The site is irregular in shape incorporating some woodland, scrub grassland and a watercourse running along the site.

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 is closely located to open countryside. The site is not particularly accessible and appears not to be well used.

Is the Amenity Open Space Required?

The space offers some amenity value with properties overlooking the space.

Is there any ecological or amenity value to the site?

The site has some ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints Partial

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

The site size and watercourse running through the centre are the key constraints.

Overall Conclusions

The site has very limited development potential wby virtue of its size. The space could be improved with maintainance but offers little development potential if it were to be developed.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref:				37
Address	Feckenham Green			
Ward	Feckenham	Flood Risk		



Site Description
 The site is a village green located at the centre of Feckenham. Mature trees are situated on the site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 The site is reasonably well located in relation to open space, is highly accessible and well used.

Is the Amenity Open Space Required?
 The space has very high amenity value and its role within the rural village environment is significant.

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

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

Comments on Development Constraints
 Trees are the only significant development constraint.

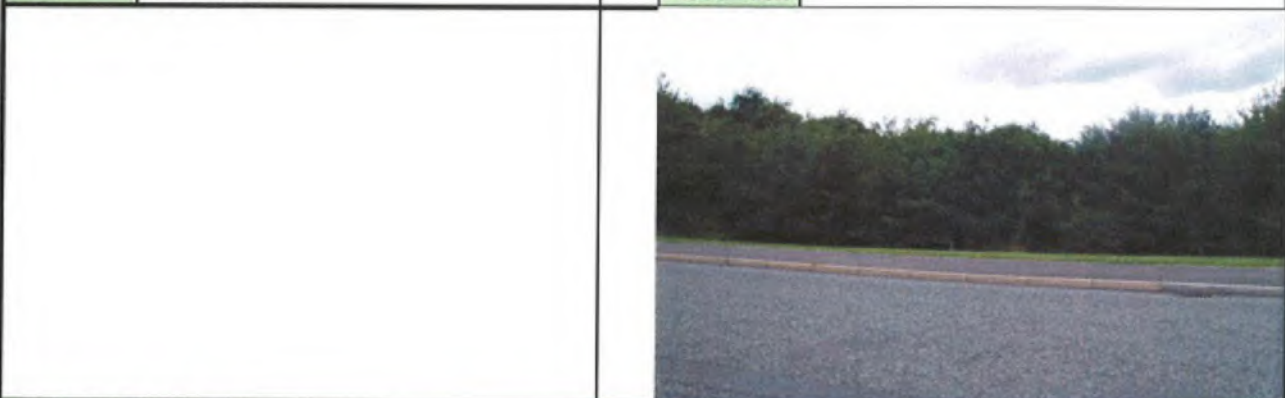
Overall Conclusions
 The site has significant amenity value and would not be considered suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref:			
Address	Rough Hill Drive		
Ward	Greenlands	Flood Risk	



Site Description

The site is a tree belt landscape buffer separating the main Oakenshaw estate with the main road to the north. Part of the adjacent site to the west has already been developed although this site was not heavily wooded prior to being built upon.

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

The site is well located to all open spaces locally. The site is accessible and not currently well used.

Is the Amenity Open Space Required?

The site has a high amenity value providing valuable landscaping consistent with the green nature of many of Redditch main roads.

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	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Good

Comments on Development Constraints

The trees on site are the main constraint. Access would need to be well planned.

Overall Conclusions

The landscaping here provides a valuable amenity buffer which if developed would reduce the rural feel of the estate which has urbanised since development of the site to the south has taken place.

Site Ref: 40

Address Pheasant Lane

Ward Crabbs Cross

Flood Risk



Site Description

The site lies at the end of a woodland strip of semi natural open space. The large site is approximately 50% grassland and 50% woodland.

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

The site is well located to all open spaces locally. The site does not appear to be well used but links the green network from north to south.

Is the Amenity Open Space Required?

The site does not offer a significant amenity benefit. Part of the site could be developed without losing all of the green networks or amenity space.

Is there any ecological or amenity value to the site?

The site has some ecological value but low amenity value.

It the site suitable for development? To be reviewed by the SHLAA

Potential Use Residential

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

The site has a substantial number of trees.

Overall Conclusions

The site has some amenity value with mature woodlands but is part of a much larger and more significant green network. Loss of part of the site could be accommodated without removing the green linkages.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref:				41
Address	Pheasant Lane North			
Ward	Crabbs Cross	Flood Risk		



Site Description
 The site is a part of a bigger semi-natural woodland area adjacent to the estate road. The location has informal walkways running through mature trees.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 The site is well located to all open spaces locally. The site is accessible and appears to be used by pedestrians.

Is the Amenity Open Space Required?
 The site has a high amenity value and should be considered part of the adjacent semi-natural open space.

Is there any ecological or amenity value to the site?
 The site has ecological value by virtue of its location and mature trees.

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

Comments on Development Constraints
 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.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 42

Address Castleditch Lane

Ward Crabbs Cross

Flood Risk



Site Description

The site is heavily wooded with pathways crossing the site. 2 sub stations are located with the copse of tree's.

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

The site is well located to all open spaces locally. Pedestrian access is good and the site is well used.

Is the Amenity Open Space Required?

The site provides an important landscape buffer with property fronting onto the open space. The site has high amenity value.

Is there any ecological or amenity value to the site?

The site has some ecological value and a high amenity value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints Partial

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

The site is on a slight slope although the main constraints are mature trees. On site sub stations are a significant development constraint.

Overall Conclusions

The site has significant amenity value with large mature woodlands and other constraints limiting any development potential.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 43

Address Higher Trees Close 1

Ward Crabbs Cross

Flood Risk



Site Description

The site is part of Site 44 & 45 providing footpath access through green space to a managed play facility. The site is small and links to part of a wider footpath network throughout the estate.

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

The site is well located to all open spaces locally. The site is accessible and appears to be used by pedestrians.

Is the Amenity Open Space Required?

The site has a high amenity value and should be considered a vital part of the local green network.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

Some mature trees

Overall Conclusions

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



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref:				44
Address	Higher Trees Close 2			
Ward	Crabbs Cross		Flood Risk	



Site Description
 The site is part of Site 43 & 45 providing green space to a managed play facility. The site is small and links to the green network throughout the estate.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 The site is well located to all open spaces locally. The site is accessible and appears to be used.

Is the Amenity Open Space Required?
 The site has a high amenity value and should be considered a vital part of the local green network.

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	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Good

Comments on Development Constraints
 Size is the key constraint as the plot is not big enough in isolation to be developable.

Overall Conclusions
 The site is unsuitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 45

Address Higher Trees Close 3

Ward Crabbs Cross

Flood Risk



Site Description

The site is part of Site 43 & 44 providing green space to a managed play facility. The site is small and links to the green network throughout the estate.

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

The site is well located to all open spaces locally. The site is accessible and appears to be used.

Is the Amenity Open Space Required?

The site has a high amenity value and should be considered a vital part of the local green network.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

Size is the key constraint as the plot is not big enough in isolation to be developable.

Overall Conclusions

The site is unsuitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 46

Address Graingers Lane South

Ward Greenlands Ward

Flood Risk



Site Description

The site provides a green link to Wirehill Wood providing an amenity buffer within the residential area of Oakenshaw. The site slopes upwards from the road towards Wirehill.

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

The site is well located to all open spaces locally. The site is accessible with pathways criss crossing the site.

Is the Amenity Open Space Required?

The site has a high amenity value acting as a green buffer with public footpath.

Is there any ecological or amenity value to the site?

The site has limited ecological value with a few mature trees on site and high amenity value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Partial

Neighbour Constraints No

Physical Constraints Partial

Good Market Good

Comments on Development Constraints

Trees and topography are the key considerations

Overall Conclusions

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



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 47

Address Wirehill South

Ward Greenlands

Flood Risk



Site Description

This site is linked to Wirehill Wood and consists of a grassed scrub area with a few trees. The site is elevated behind residential property and currently only has pedestrian access.

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

The site is well located to all open spaces locally. The site is accessible and well used linking into wirehill wood itself.

Is the Amenity Open Space Required?

The space offers some amenity value although the larger woodland area behind is the more significant amenity feature in the area.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

Access is the most significant issue on site with no obvious vehicular access point without demolition 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.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 48

Address Graingers Lane West

Ward Greenlands Ward Flood Risk



Site Description

The site is part of a wider green network area with one of the main pedestrian walkways to the north of the site linking Oakenshaw with Greenlands. The site is a mix of trees, water courses and grassed areas with play space to the east.

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

The site is well located to all open spaces locally. The site is accessible and appears to be used.

Is the Amenity Open Space Required?

The site has a high amenity value acting as a green buffer with public footpath and watercourse running through the site.

Is there any ecological or amenity value to the site?

The site has limited ecological value and high amenity value.

It the site suitable for development? No

Potential Use Open Space

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

Trees and watercourse running through the site are the key considerations.

Overall Conclusions

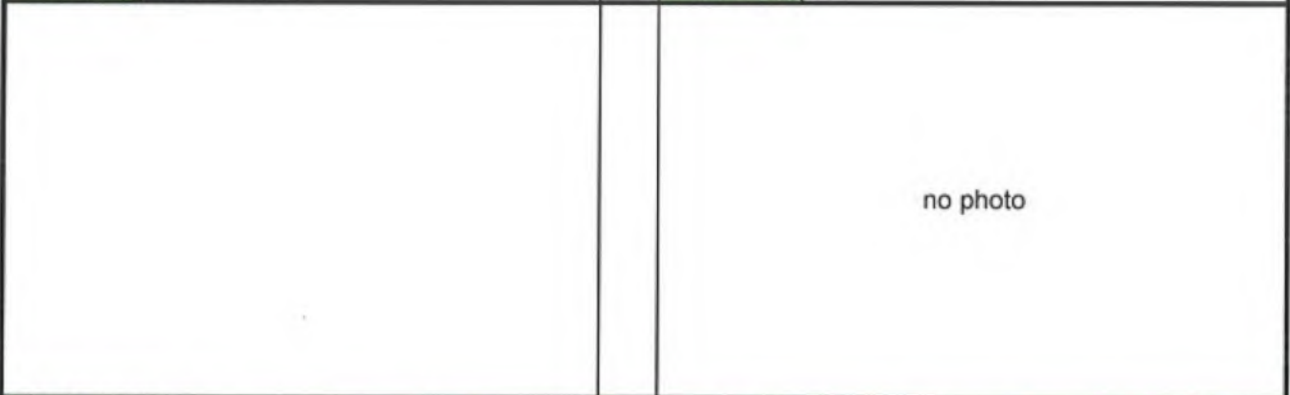
The site defines the edge of an existing residential estate and has high amenity value with footways leading through the site.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref:				49
Address	Newton Close			
Ward	Greenlands		Flood Risk	



Site Description

The site is part of Site 48 accesses the local play space.

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

The site is well located to all open spaces locally. The site is accessible and appears to be used.

Is the Amenity Open Space Required?

The site has a high amenity value and should be considered a vital part of the local green network.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

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

Size is the key constraint as the plot is not big enough in isolation to be developable.

Overall Conclusions

The site is unsuitable for development.

Site Ref:			
Address	Wirehill North		
Ward	Greenlands	Flood Risk	



Site Description

This large site wraps around Oakenshaw and Wirehill Wood to the north providing an extensive green space wrapping around the oakenshaw estate. The space is mainly grasslands with some mature hedgerows and trees.

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

The site is well located to all open spaces locally. The site is accessible and integrates with other open space uses locally.

Is the Amenity Open Space Required?

The site is big enough to sub divide and retain large areas of open space.

Is there any ecological or amenity value to the site?

The site has some ecological value.

It the site suitable for development?

Potential Use		To be reviewed in the SHLAA	
Residential			
Access Constraints	No	Neighbour Constraints	No
Physical Constraints	No	Good Market	Good

Comments on Development Constraints

There are no significant development constraints.

Overall Conclusions

There are large areas of open space which could be developed including areas of open space which could be retained.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref:	51		
Address	Graingers Lane East		
Ward	Greenlands Ward	Flood Risk	



Site Description
 The site is part of a wider green network area with one of the main pedestrian walkways to the north of the site linking Oakenshaw with Greenlandw. The site is a mix of trees, water courses and grassed areas.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 The site is well located to all open spaces locally. The site is accessible and appears to be used.

Is the Amenity Open Space Required?
 The site has a high amenity value bordering the Oakenshaw estate.

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

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

Comments on Development Constraints
 Trees and watercourse running through the site are the key considerations.

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



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 52

Address Salford Close

Ward Greenlands Ward

Flood Risk



Site Description

The site is mostly mature woodland with a small grassed area. Public rights of way run through and past the site. The land slopes to the south.

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

The site is well located to all open spaces locally. The site is accessible and appears to be used.

Is the Amenity Open Space Required?

The site has a high amenity value providing a green space buffer in a predominately residential area.

Is there any ecological or amenity value to the site?

The site has limited ecological value and high amenity value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

Trees and topography are limiting factors and the main considerations.

Overall Conclusions

The site is a mature woodland area and is of high amenity value.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref:				53
Address	Woodrow North			
Ward	Greenlands Ward	Flood Risk		



Site Description
 This village green style amenity space slopes steeply from the road down towards residential properties which front directly onto the green. There is a managed play area within the site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 The site is well located to all open spaces locally. The site is accessible and is well used.

Is the Amenity Open Space Required?
 The site has a high amenity value with residential property overlooking and accessing the space on 2 sides.

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

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

Comments on Development Constraints
 Topography would limit development but the main constraint are neighbouring properties

Overall Conclusions
 The amenity space here forms part of the estate design and is not suitable for residential development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref:				54
Address	Woodrow Centre			
Ward	Greenlands Ward	Flood Risk		



Site Description
The site is an area of grassed land situated around the local medical centre. The space is flat but irregular in shape.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
The site is not well located relative to all open spaces locally surrounded by a mix of residential, commercial and industrial premises. The site is not used for recreation but is easy accessible.

Is the Amenity Open Space Required?
The site has a low amenity value and does not add value to the streetscene.

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

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

Comments on Development Constraints
The shape would limit the development potential. 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.

Site Ref: 55

Address Oakenshaw Road

Ward Lodge Park Ward

Flood Risk



Site Description

The site is a good sized area of grassland bordered by mature trees and hedgerows. There is a small brick built building located in the northern portion of the site. The site is bounded by new residential development to the east and west.

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

The site is very well located near to other forms of open space. There are pedestrian access points although the space does not have obvious access points. The site is not used formally although there is evidence that dog walkers use the space.

Is the Amenity Open Space Required?

The site has is not of any significant amenity value. The planting along the edges of the site do provide a green buffer from the road which runs along most of oakenshaw road.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

To be reviewed in the SHLAA

Potential Use

Residential

Access Constraints No

Neighbour Constraints No

Physical Constraints No

Good Market Good

Comments on Development Constraints

There are no significant constraints

Overall Conclusions

The site has development potential and could also be used to access adjacent fields to the east. Sports facilities and open space alternatives are all easily accessible locally.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 56

Address Terrys Close

Ward Abbey Ward

Flood Risk



Site Description

The site is an open playing field with goal posts surrounded on all sides by residential development. Access from all sides is available to pedestrians. There are mature trees around the site.

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

The site is the main playing field space for abbeydale estate and although other spaces are accessible non perform the same function as Terrys field.

Is the Amenity Open Space Required?

The space is well use and has high amenity value.

Is there any ecological or amenity value to the site?

There is limited ecological value.

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 Constraints

The large trees are the only constraint along the main road frontage.

Overall Considerations

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



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 57

Address Harport Road

Ward Lodge Park Ward Flood Risk



Site Description

This backland site forms a landscape buffer separating the main dual carriageway from the residential area. There are mature trees around the boundary to the site with grassed area to the centre.

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

There are other local open space sites although access is restricted by virtue of the dual carriageway. Pedestrians can access this space through a gate at the end of the cul-de-sac. The space appears to only have limited use.

Is the Amenity Open Space Required?

The site has significant amenity value with the planting providing an important buffer from the main road.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development? No

Potential Use Open Space

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

Noise from the neighbouring road would be an issue requiring mitigation. Much of the site is too narrow to facilitate development.

Overall Conclusions

The site has very limited development potential with significant constraints.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 58

Address Ipsley Village Green

Ward Winyates Ward

Flood Risk



Site Description

The site is the central green feature of the Ipsley estate designed as part of the residential layout. The area has a mix of grass, trees and undulates.

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

The site is well located in relation to open space. It is well used and very accessible.

Is the Amenity Open Space Required?

The space is an integral part of the estate

Is there any ecological or amenity value to the site?

The site has some ecological value and significant amenity value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints Yes

Physical Constraints No

Good Market Good

Comments on Development Constraints

Its relationship to other residential units is the main constraint.

Overall Conclusions

The site is not suitable for development.



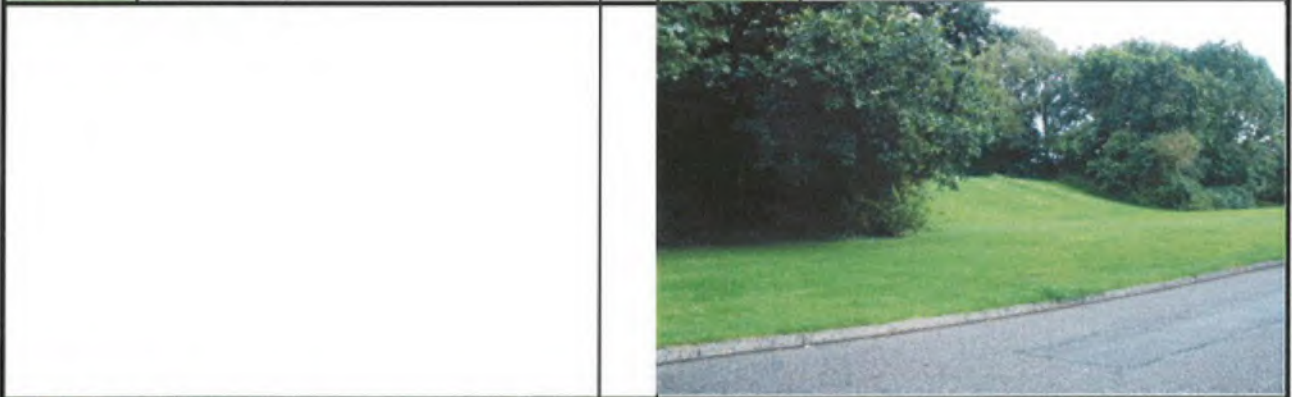
REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 59

Address Heming Road

Ward Matchborough Flood Risk



Site Description

This site sits in the centre of an industrial estate. The land is bounded adjacent to the road and provides a landscape buffer within the site.

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

There are limited alternative open spaces locally. The site is accessible but not well used.

Is the Amenity Open Space Required?

The space has some amenity value and was designed to provide landscaping within the industrial estate.

Is there any ecological or amenity value to the site?

The site has no ecological value.

Is the site suitable for development? No

Potential Use Open Space

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

Trees and neighbouring uses are the 2 primary constraints

Overall Considerations

The site is not considered suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 60

Address Millhill Road

Ward Matchborough Flood Risk



Site Description

The site is a triangular 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
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Physical Constraints	No	Good Market	Good
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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.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 62

Address Millhall Road east

Ward Matchborough Ward Flood Risk



Site Description

The site is a grassed amenity area with mature trees. The triangular land is flat and provides part of the visibility splay for twinward 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 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 nature of the area.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development? No

Potential Use Open Space

Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Good

Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Good

Comments on Development Constraints

The site has mature trees on site. Access will be restricted due to the proximity to the junction.

Overall Conclusions

The space has high amenity value and very limited development potential.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 63

Address Millhall Road west

Ward Matchborough Ward

Flood Risk



Site Description

The site is a grassed amenity area with mature trees. The triangular land undulates and provides part of the surrounding grassed area for the local managed play space.

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

There are a range of alternative open space sites locally. The site is accessible and very 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 nature of the area and creates an attractive amenity facility.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Good

Comments on Development Constraints

The site has mature trees on site.

Overall Conclusions

The space has high amenity value.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 64

Address Millhall Road Central

Ward Matchborough Ward

Flood Risk



Site Description

The site is a grassed amenity area. The triangular land undulates and provides part of the surrounding grassed area for the local managed play space.

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

There are a range of alternative open space sites locally. The site is accessible and very 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 nature of the area and creates an attractive amenity facility.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints No

Good Market Good

Comments on Development Constraints

There are no significant development constraints

Overall Conclusions

The space has high amenity value.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref.				65
Address	Huntingdon Close			
Ward	Winyates Ward	Flood Risk		



Site Description

The site is a grassed amenity area with mature trees and watercourses running directly through the site. The site provides a landscape and amenity buffer which runs through the residential estate with public rights of way passing through the centre. The space is a green corridor linking different green areas to the centre of Winyates.

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 providing 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? No

Potential Use Open Space

Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Moderate

Comments on Development Constraints

The site has mature trees, watercourses and public rights of way 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.



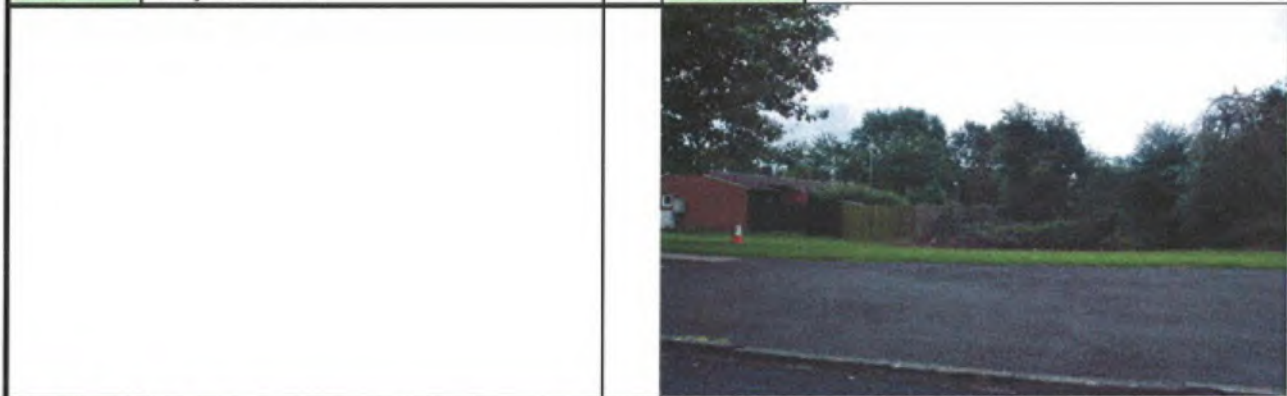
REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 66

Address Lowlands Lane

Ward Winyates Ward Flood Risk



Site Description

The site forms part of a grass highways verge with overgrown vegetation. The site is too small for development.

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

As above

Is the Amenity Open Space Required?

As above

Is there any ecological or amenity value to the site?

As above

Is the site suitable for development? No

Potential Use Open Space

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

Size is the over riding constraint.

Overall Conclusions

The site is too small for development



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 67

Address Costers Lane South

Ward Winyates Ward

Flood Risk



Site Description

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? No

Potential Use Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Moderate

Comments on Development Constraints

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.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 68

Address Costers Lane North

Ward Winyates Ward

Flood Risk



Site Description

The site is a grassed amenity area surrounding a managed play area.

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 providing a landscape buffer and important amenity space around the managed play facility.

Is there any ecological or amenity value to the site?

The site has limited ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints No

Physical Constraints Yes

Good Market Moderate

Comments on Development Constraints

The site can only be developed in conjunction with the managed play space and site 67 which it requires for a suitable vehicle access..

Overall Conclusions

This space provides an important amenity space and is not suitable for development.

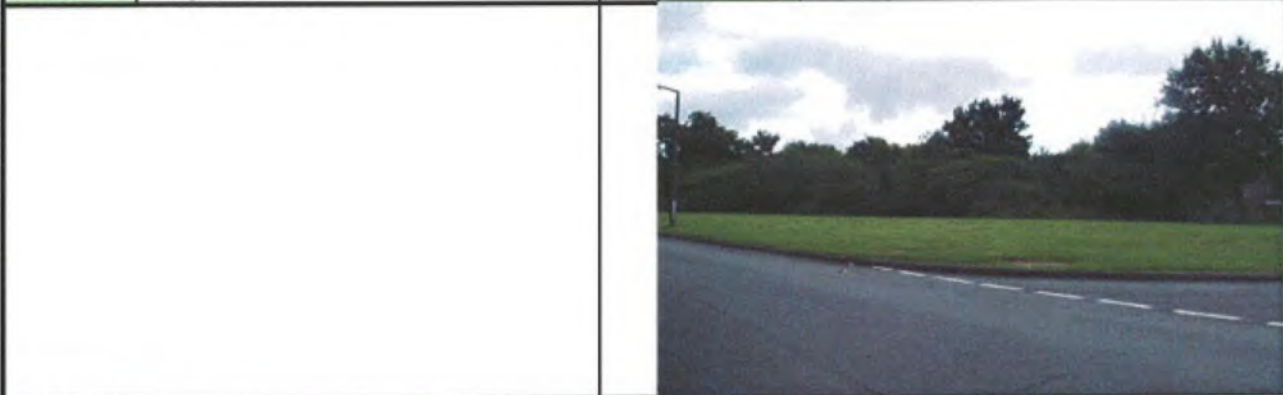


REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

69

Site Ref:			
Address	Colts Lane		
Ward	Winyates Ward	Flood Risk	



Site Description
 This village green site is a series of grassed areas surrounded by mature trees. The space form part of the 'village green' amenity area to the front of the local properties.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 There is a shortage of alternative play of amenity space locally.

Is the Amenity Open Space Required?
 The site has a significant amenity value

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	No	Neighbour Constraints	No
Physical Constraints	No	Good Market	Good

Comments on Development Constraints
 The mature trees and public rights of way are significant constraints.

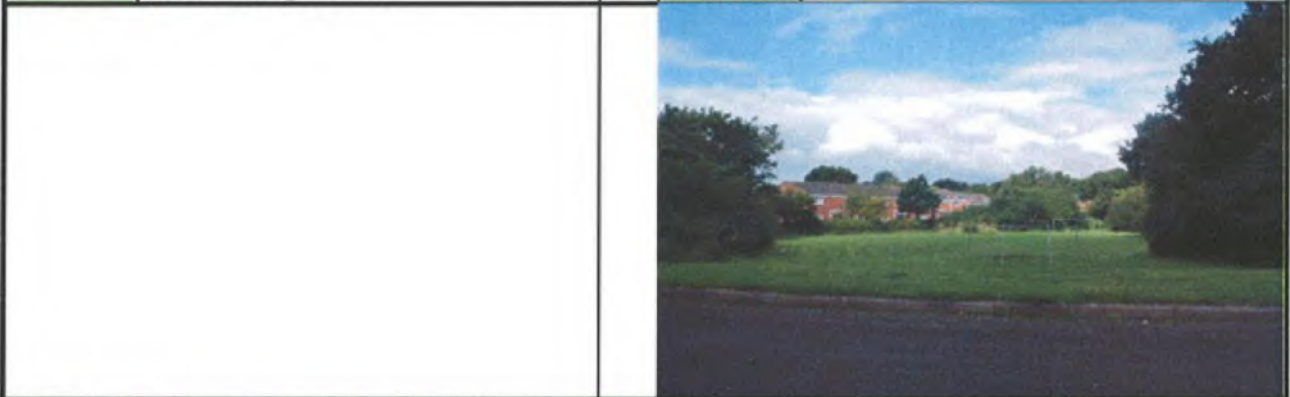
Overall Conclusions
 The area is planned open space that forms part of the design of the local estate. The site is not suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref:	70		
Address	Whitehouse Lane		
Ward	Matchborough Ward	Flood Risk	



Site Description
 The site is an area of amenity space situated within a residential area. The site has goal post with areas of mature trees and hedgerows.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 There are limited alternative open space options in the local area. The site is accesible and well used.

Is the Amenity Open Space Required?
 The site has significant importance in a local area with a shortage of alternative amenity spaces.

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	No	Neighbour Constraints	No
Physical Constraints	No	Good Market	Good

Comments on Development Constraints
 The site has a footpath running along the eastern boundary.

Overall Conclusions
 There is a shortage of alternative amenity spaces locally and the site is an important play facility in the local area.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 71

Address Furze Lane south

Ward Matchborough Ward Flood Risk



Site Description

The site is a grassed area separating residential areas from the Ipsley Alders Marsh nature reserve. There are mature trees surrounding the site which is accessed via a narrow grassed strip from the north.

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

The site is located adjacent to parks and other amenity open space. The site is only accessible by foot and does not appear to be well used.

Is the Amenity Open Space Required?

The site has some amenity value.

Is there any ecological or amenity value to the site?

The site has no ecological value

It the site suitable for development? No

Potential Use Open Space

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

Access cannot be achieved without development of the allotments.

Overall Conclusions

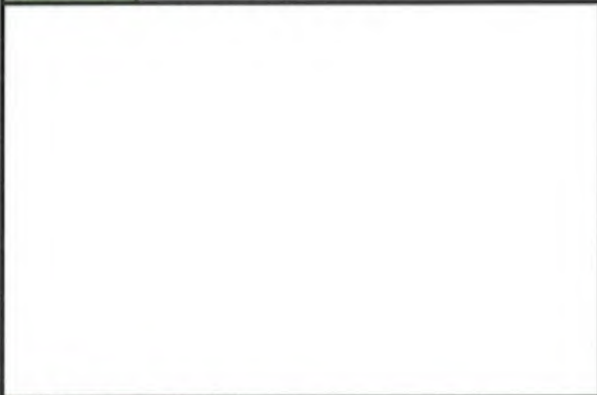
The site currently has no development potential



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref:				72
Address	Furze Lane			
Ward	Matchborough Ward		Flood Risk	



Site Description
 The site forms the gravel access are to the allotment site adjacent. There is an area of mature trees and hedgerows running around the northern edge of the site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 The site is located adjacent to parks and other amenity open space. The site is accessible by vehicle and on foot and has a specific use for access.

Is the Amenity Open Space Required?
 The site is required to get access to the allotments

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

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

Comments on Development Constraints
 The site is required for access and is too small to be effectively subdivided.

Overall Conclusions
 The site has no development potential



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref:	73		
Address	Dursley Lane		
Ward	Matchborough Ward	Flood Risk	



Site Description
The site 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

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

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

Overall Conclusions
The site has no development potential



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref:				74
Address	Palmers Road			
Ward	Matchborough Ward	Flood Risk		



Site Description
 The site is an area of planting adjacent to a watercourse inside an industrial park. The site is landlocked with no public 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 although 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 industrial estate.

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

Is 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 also development constraints

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



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 75

Address Moons Moat Drive

Ward Church Hill Ward

Flood Risk



Site Description

The site is a scrubland planting area which effectively forms an island of greenery at the edge of an industrial area. There are mature trees on site.

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

There are a variety of alternative open spaces locally. The site is not used and not accesible.

Is the Amenity Open Space Required?

The space has amenity value in the form of landscaping.

Is there any ecological or amenity value to the site?

There is limited ecological value.

It the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints Yes

Physical Constraints Yes

Good Market Poor

Comments on Development Constraints

The site location and purpose make it difficult to develop at this location. Topography is also a contrait.

Overall Considerations

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



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 76

Address Flanders Close

Ward Church Hill Ward Flood Risk



Site Description

The site is associated with the local school and is formed of bunded grassed areas and tarmac play space. The site has some mature trees and hedgerows.

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

There are limited alternative open spaces locally. The site is accessible and well used.

Is the Amenity Open Space Required?

The space has high amenity value.

Is there any ecological or amenity value to the site?

There is no ecological value.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints Partial

Neighbour Constraints No

Physical Constraints Yes

Good Market Moderate

Comments on Development Constraints

Access is shared with the school parking area.

Overall Considerations

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



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 77

Address Rickyard Lane

Ward Church Hill Ward Flood Risk



Site Description

The site forms part of a highway landscaping area around the local community facility. The area is grassed with a few small trees

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

There are limited alternative open spaces locally. The site is accessible and performs its function.

Is the Amenity Open Space Required?

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

Is there any ecological or amenity value to the site?

There is no ecological value.

Is the site suitable for development? No

Potential Use Open Space

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

Shape and visibility as the road bends would be the main constraints.

Overall Considerations

The site may be suitable as part of a community centre redevelopment but has no development value in its current function.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 78

Address Rickyard Lane community centre

Ward Church Hill Ward

Flood Risk



Site Description

The site is too small to developed in isolation.

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

As above

Is the Amenity Open Space Required?

As above

Is there any ecological or amenity value to the site?

as above

It the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints Yes

Physical Constraints Yes

Good Market Moderate

Comments on Development Constraints

Size makes the site undevelopable in isolation.

Overall Considerations

The site is not considered suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref:				79
Address	Church Hill Way			
Ward	Church Hill Ward	Flood Risk		



Site Description
 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.

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

Comments on Development Constraints
 Access could be an issue.

Overall Considerations
 The site is not considered suitable for development.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW

White
Young
Green

Site Ref: 80

Address Loxley Close West

Ward Church Hill Ward

Flood Risk



Site Description

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.

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints No

Neighbour Constraints No

Physical Constraints Yes

Good Market Moderate

Comments on Development Constraints

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.



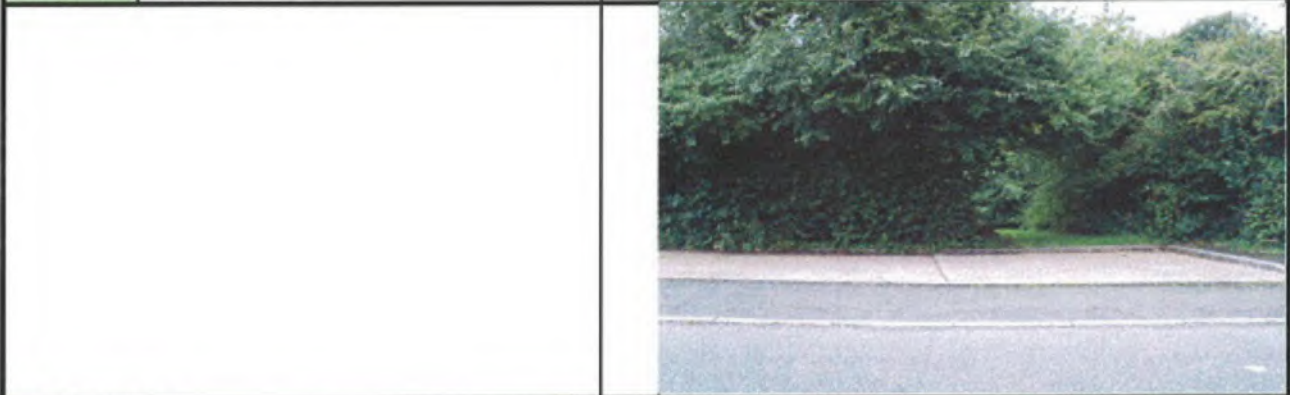
REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 81

Address Loxley Close West

Ward Church Hill Ward Flood Risk



Site Description

The site is a small area of trees and walkways linking the estate to the bus route to the north. 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.

Is the site suitable for development? No

Potential Use Open Space

Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Moderate

Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Moderate

Comments on Development Constraints

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.



REDDITCH BOROUGH COUNCIL - AMENITY OPEN SPACE REVIEW



Site Ref: 82

Address: Pebworth Close

Ward: Church Hill Ward Flood Risk



Site Description

This small area of land is surrounded by mature trees and acts as a landscape buffer within the estate. The ground drops creating a bowl shaped grassed area.

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 by foot only and is well used.

Is the Amenity Open Space Required?

The space has high amenity value.

Is there any ecological or amenity value to the site?

The site has some ecological value.

Is the site suitable for development? No

Potential Use Open Space

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

Access would need to be developed through one of the current properties and the site has several mature trees.

Overall Considerations

The site is not considered suitable for development.



6 SEMI NATURAL OPEN SPACE SUMMARY SHEETS

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



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW



Site Ref:				0
Address	Dagnell End Lane			
Ward	Church Hill	Flood Risk	No	



Site Description
 The site is a woodland landscape buffer separating Dagnell End Lane from the residential estate beyond. The site has strategic importance separating green belt from the suburban area of Church Hill.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 There are limited other open spaces locally with good access to open countryside locally. The site is not very accessible and appears unused for recreation.

Is the Semi Natural Space Required?
 The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?
 The site has significant amenity value as a highways buffer

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

Comments on Development Constraints
 Trees and the sites purpose as a green buffer.

Overall Comment
 The site has strategic landscape buffer importance

Site Ref:				2
Address	Tanhouse Lane			
Ward	Church Hill	Flood Risk	No	



Site Description

The site is a thin landscape buffer alongside Tanhouse Lane. There is a small grassed area of landscaped trees at the northern part of the site.

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 amenity value to the site?

The site has significant amenity value as a highways buffer

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Yes

Comments on Development Constraints

Trees and the sites purpose as a green buffer.

Overall Comment

The site has strategic landscape buffer importance



REDDITCH B C - LOW VALUE SEMI NATUAL OPEN SPACE REVIEW

White
Young
Green

Site Ref:				3
Address	Wheelers Lane			
Ward	Batchley Ward	Flood Risk	No	



Site Description
The site is an agricultural open countryside site outside of the main settlement limits within the green belt.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
There are significant alternative opportunities for open space and recreation locally. The site is not accessible and appears unused.

Is the Semi Natural Space Required?
The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?
The site has no amenity value by virtue of its location.

Is 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 Constraints
The site has no significant constraints.

Overall Comment
The site is protected by Green Belt policy and is subject to a review elsewhere in the Phase 2 study.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW



Site Ref:				4
Address	Carthorse Lane North			
Ward	Batchley Ward	Flood Risk	No	



Site Description
 The site is part of the open space provision for the Brockhill Estate. There are public rights of way running throughout the site. The area is landscaped and maintained.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 There are significant alternative opportunities for open space and recreation locally. The site is accessible 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 amenity value to the site?
 The site has significant amenity value and is used by local residents.

Is the site suitable for development?	No		
Potential Use	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 considered suitable for development.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW



Site Ref:				5
Address	Carthorse Lane South			
Ward	Batchley Ward	Flood Risk	No	



Site Description
 The site is part of the open space provision for the Brockhill Estate. There are public rights of way running throughout the site. The area is landscaped and maintained.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 There are significant alternative opportunities for open space and recreation locally. The site is accessible 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 amenity value to the site?
 The site has significant amenity value and is used by local residents.

Is 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 Constraints
 None

Overall Comment
 The site is of high amenity value and therefore not considered suitable for development.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW



Site Ref: 6

Address Carthorse Lane West

Ward Batchley Ward Flood Risk No



Site Description

The site is part of the open space provision for the Brockhill Estate. There are public rights of way running throughout the site. The area 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 alternative opportunities for open space and recreation locally. The site is accessible 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 amenity value to the site?

The site has significant amenity value and is used by local residents.

Is the site suitable for development? No

Potential Use Open Space

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

Mature Trees.

Overall Comment

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



REDDITCH B C - LOW VALUE SEMI NATUAL OPEN SPACE REVIEW

White
Young
Green

Site Ref:				7
Address	Brockhill Drive			
Ward	Batchley Ward	Flood Risk	No	



Site Description
The site is a landscape strip located alongside the main estate road running through the brockhill development.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
There are significant alternative opportunities for open space and recreation locally. The site may have access issues and is in use as a buffer at present.

Is the Semi Natural Space Required?
The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?
The site has significant amenity value as a highways buffer

Is the site suitable for development? No

Potential Use Open Space

Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Yes

Comments on Development Constraints
Size is the main factor ruling out development

Overall Comment
Size is the main factor ruling out development



REDDITCH B C - LOW VALUE SEMI NATUAL OPEN SPACE REVIEW

White
Young
Green

Site Ref:				14
Address	Tunnel Drive			
Ward	Central Ward	Flood Risk	No	



Site Description
The site is a mature woodland strip located to the rear of residential properties. The site rises from east to west.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
There are a limited number of alternative open space opportunities. The site can be accessed but does not appear to be used.

Is the Semi Natural Space Required?
The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?
The site has amenity value providing green woodland habitat on a denser more traditional urban environment.

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

Comments on Development Constraints
The site is too narrow to accommodate development.

Overall Comment
The site is not developable by virtue of its size and shape and location to the rear of other properties.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW



Site Ref:				17
Address	Fernehill Avenue			
Ward	Central Ward	Flood Risk	No	



Site Description
 The site is a small triangle of land situated on a gradient adjacent to other residential property.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 There are significant alternative opportunities for open space and recreation locally. The site is not accessible and appears unused.

Is the Semi Natural Space Required?
 The space has limited value as a natural habitat according to the ecology review.

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

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

Comments on Development Constraints
 The site is too small for significant development

Overall Comment
 The site is too small for significant development



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref: 20

Address Bromfield Road

Ward Central Ward Flood Risk No



Site Description

The site is a mature woodland strip located to the rear of residential properties. The site drops steeply from east to west.

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

There are a limited number of alternative open space opportunities. The site can be accessed but does not appear to be used.

Is the Semi Natural Space Required?

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

Is there any amenity value to the site?

The site has amenity value providing green woodland habitat on a denser more traditional urban environment.

Is the site suitable for development? No

Potential Use Open Space

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

The site is too 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.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW



Site Ref:				27
Address	Jersey Close			
Ward	Church Hill	Flood Risk	No	



Site Description
 The site is a small area of grass and hedgerow to the rear of existing residential property. The site can only be accessed by foot.

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 to pedestrians and 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 amenity value to the site?
 The site has significant amenity value as a green footpath network.

It the site suitable for development?	No			
Potential Use	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 vehicular access make the site undevelopable.

Overall Comment
 The public rights of way running through the site and lack of vehicular access make the site undevelopable.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW



Site Ref:				28
Address	Yvonne Road North			
Ward	Crabbs Cross	Flood Risk	No	



Site Description
 The site is part of a local linear woodland park which runs from north to south across the ward. Mature woodland and tarmac public rights of way run throughout the site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 The site is well located in relation to other open spaces. The site provides key pedestrian links at a number of locations and appears well used.

Is the Semi Natural Space Required?
 The space is an important woodland landscape and a key green linkage within the suburban area.

Is there any amenity value to the site?
 The site has significant amenity value.

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

Comments on Development Constraints
 Mature trees are the key constraint with public rights of way running throughout the site.

Overall Comment
 The site is unsuitable for development



REDDITCH B C - LOW VALUE SEMI NATUAL OPEN SPACE REVIEW



Site Ref:				29
Address	Yvonne Road South			
Ward	Crabbs Cross	Flood Risk	No	



Site Description
 The site is part of a local linear woodland park which runs from north to south across the ward. Mature woodland and tarmac public rights of way run throughout the site.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 The site is well located in relation to other open spaces. The site provides key pedestrain links at a a number of locations and appears well used.

Is the Semi Natural Space Required?
 The space is an important woodland landscape and a key green linkage within the suburban area.

Is there any ammenity value to the site?
 The site has significant amenity value.

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

Comments on Development Constraints
 Mature Trees and public rights of way.

Overall Comment
 The site is unsuitable for development



REDDITCH B C - LOW VALUE SEMI NATUAL OPEN SPACE REVIEW



Site Ref: 31

Address Moorcroft Close

Ward Feckenham Flood Risk No



Site Description

The site is a mix of grassed area and natural hedgerows and woodland. The space is part of the open space provision on Moorcroft Close with extensive view over open countryside.

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

The site is well located in relation to other open spaces. The site is also accessible to local countryside. The site is highly accessible.

Is the Semi Natural Space Required?

The space is an important designed and integrated part of the estate.

Is there any ammenity value to the site?

The site has significant amenity value.

It the site suitable for development? No

Potential Use Open Space

Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Partial	Good Market	Yes

Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Partial	Good Market	Yes

Comments on Development Constraints

The site is planned open space and is overlooked by several properties with view over the site to open countryside beyond

Overall Comment

The site is unsuitable for development



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW



Site Ref: 33

Address: Castleditch Lane

Ward: Crabbs Cross Flood Risk: No



Site Description

This site is a very small area of grassed amenity space located on the corner of a road junction. There are pathways and insubstantial planting evident on site.

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

There are a significant number of alternative open space located locally. The site is accessible and appears well used.

Is the Semi Natural Space Required?

The space is a small area of semi-natural space providing adding to the green quality of the street scene.

Is there any ammenity value to the site?

The site is of reasonable amenity value providig local people with good qualtiy environment.

It the site suitable for development? No

Potential Use Open Space

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

The site is too small for significant development to take place.

Overall Comment

The site is unsuitable for development due to its size and relative value to the streetscene.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW



Site Ref: 35

Address Patch Lane

Ward Crabbs Cross Flood Risk No



Site Description

The site is an areas of mature trees located on a sloping area of ground. The space forms part of the open space area for the local estate.

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

There are a number fo alternative open spaces locally. The site is accessible and does appear used.

Is the Semi Natural Space Required?

The site plays a significan contribution to the local streetscene with mature trees and hedgrows located on site.

Is there any ammenity value to the site?

The site is of significant amenity value within the suburban context with the mature trees playing a significant role in creating a pleasant living environment.

It the site suitable for development? No

Potential Use Open Space

Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	Yes

Comments on Development Constraints

The site has mature trees

Overall Comment

The site is unsuitable for development by virtue of the mature trees.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW



Site Ref: 40

Address Manor Lane

Ward Feckenham Flood Risk No



Site Description

The site is a small backland area or green space accessed through a farmyard gate beyond the community centre.

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

There are relatively few alternative open spaces locally although access to open countryside is available. The site is not accessible with only a single track width evident beyond the gate. The site does not appear used.

Is the Semi Natural Space Required?

The space is a small area of semi-natural space.

Is there any amenity value to the site?

The site does not have significant amenity value given its location adjacent to open countryside.

It the site suitable for development? No

Potential Use Open Space

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

The site is too small for significant development to take place.

Overall Comment

The site is unsuitable for development due to its size and poor access.



REDDITCH B C - LOW VALUE SEMI NATUAL OPEN SPACE REVIEW

White
Young
Green

Site Ref: 44

Address Oakham Close

Ward Oakenshaw Flood Risk No



Site Description

The site is a small landscaped are of the local estate providing a green area on the suburban streetscene.

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 in its limited capacity 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 plays a significant contribution to the local streetscene.

It the site suitable for development? No

Potential Use Open Space

Access Constraints No Neighbour Constraints No

Physical Constraints Yes Good Market Yes

Comments on Development Constraints

The site is too small for significant development to take place.

Overall Comment

The site is unsuitable by virtue of its sicze and contribution to the local streetscene.

Site Ref:				46
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Address	Mercto Close		
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Ward	Oakenshaw	Flood Risk	No
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Site Description

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 amenity 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
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Potential Use	Open Space
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Access Constraints	No	Neighbour Constraints	No
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Physical Constraints	Yes	Good Market	Yes
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Comments on Development Constraints

The site has mature high quality woodland.

Overall Comment

The trees remove any development potetnial from the site.



REDDITCH B C - LOW VALUE SEMI NATUAL OPEN SPACE REVIEW



Site Ref:				48
Address	Old Forge Drive			
Ward	Greenlands Ward	Flood Risk	No	
Site Description				
The site is an overgrown and unmanaged landscaping strip alongside and industrial area.				
How does the site relate to Open Space Standards? Is it accessible? Is it Used?				
There are other open space oportunities available locally. The site can be accessed but is 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 designed part of the local industrial environment.				
It the site suitable for development?		No		
Potential Use		Open Space		
Access Constraints	No	Neighbour Constraints	No	
Physical Constraints	Yes	Good Market	No	
Comments on Development Constraints				
The site is to narrow to accommodate development.				
Overall Comment				
The site is not developable by virtue of its size.				



REDDITCH B C - LOW VALUE SEMI NATUAL OPEN SPACE REVIEW



Site Ref: 49

Address Green Lane West

Ward Greenlands Flood Risk No



Site Description

The site is an overgrown strip of woodland 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? No

Potential Use Open Space

Access Constraints	No	Neighbour Constraints	Yes
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Physical Constraints	Partial	Good Market	yes
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Comments on Development Constraints

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.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref: 50

Address Green Lane East

Ward Greenlands Flood Risk No



Site Description

The site is an overgrown strip of woodland and scrub located along Green Lane separating 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 amenity 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? No

Potential Use Open Space

Access Constraints	No	Neighbour Constraints	Yes
Physical Constraints	Partial	Good Market	yes

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.

Overall Comment

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



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

Site Ref:			
Address	Lakeside		
Ward	Greenlands Ward	Flood Risk	No



Site Description

The site is an overgrown and unmanaged landscaping strip alongside an industrial area.

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

There are other open space opportunities available locally. The site can be accessed but is 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 amenity value to the site?

The site has amenity value as a designed part of the local industrial environment.

Is the site suitable for development? No

Potential Use Open Space

Access Constraints	No	Neighbour Constraints	No
Physical Constraints	Yes	Good Market	No

Comments on Development Constraints

The site is too narrow to accommodate development.

Overall Comment

The site is not developable by virtue of its size.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW



Site Ref: 53

Address: Oakenshaw Road

Ward: Lodge Park

Flood Risk: No



Site Description

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 with properties facing the site at close proximity.

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

There are a significant number of alternative open spaces available. The site is well used and accessible by pedestrians.

Is the Semi Natural Space Required?

The site plays an important role in the streetscene with high quality mature trees.

Is there any amenity value to the site?

The site is of high amenity value with pedestrian linkages

Is the site suitable for development?

No

Potential Use

Open Space

Access Constraints: No

Neighbour Constraints: No

Physical Constraints: Yes

Good Market: Yes

Comments on Development Constraints

The site has mature high quality woodland.

Overall Comment

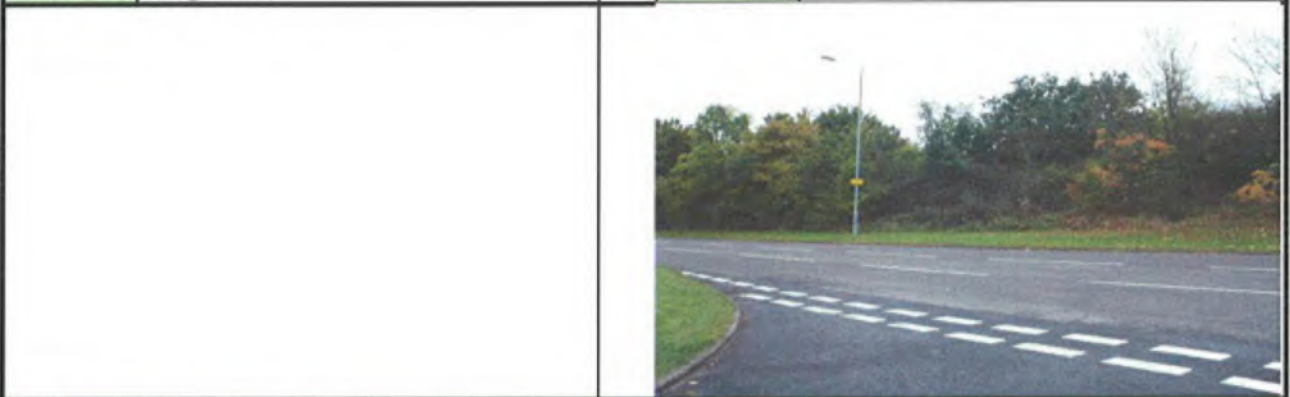
The site is too small to be a development opportunity with high quality mature woodland.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW



Site Ref:				54
Address	Greenlands Drive North			
Ward	Lodge Park	Flood Risk	No	



Site Description
 The site is part of Redditch's extensive highway landscape buffering separating suburban areas from the 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 used for sport or recreation.

Is the Semi Natural Space Required?
 The space has limited value as a natural habitat.

Is there any amenity value to the site?
 The site is a significant amenity value separating main dual carriageway roads from estates roads.

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

Comments on Development Constraints
 Thee site is constrained by prioximity to the main highway.

Overall Comment
 The site is of strategic importance as a landscape buffer and has no development potential.



REDDITCH B C - LOW VALUE SEMI NATUAL OPEN SPACE REVIEW



Site Ref: 55

Address Greenlands Drive South

Ward Lodge Park

Flood Risk No



Site Description

The site is part of Redditch's extensive highway landscape buffering separating suburban areas from the 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 used for sport 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 a significant amenity value seperating main dual carrigeway roads from estates roads.

It the site suitable for development?

No

Potential Use

Open Space

Access Constraints Yes

Neighbour Constraints Yes

Physical Constraints Yes

Good Market Partial

Comments on Development Constraints

Thee site is constrained by prioximity to the main highway.

Overall Comment

The site is of strategic importance as a landscape buffer and has no development potential.



REDDITCH B C - LOW VALUE SEMI NATUAL OPEN SPACE REVIEW

White
Young
Green

62

Site Ref:			
Address	Matchborough Way		
Ward	Matchborough	Flood Risk	No



Site Description
The site is a large landscape buffer separating the A4189 from the Matchborough suburban estate. The site has a mix of mature trees and hedgerows.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
There are alternative open spaces nearby. The site forms a key part of the extensive highways verge at this location. The site is not specifically used or accessible.

Is the Semi Natural Space Required?
The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?
The site has significant amenity value within the street scene.

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

Comments on Development Constraints
The semi-mature trees on site are a consideration.

Overall Comment
The site is not suitable for development and plays an integral part in the local street scene.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW



Site Ref:			
Address	Millhill Lane		
Ward	Matchborough Ward	Flood Risk	No



Site Description
 The site is a small area of mature trees and grassed area with local residential properties fronting onto the green.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 There are significant other opportunities to access and use open space locally. The site is accessible and 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 amenity value to the site?
 The site has high amenity value as a designed part of the local suburban environment.

Is the site suitable for development? No

Potential Use Open Space

Access Constraints	Yes	Neighbour Constraints	Yes
Physical Constraints	Yes	Good Market	Yes

Comments on Development Constraints
 The site is too small to design around the constraints placed on it by local residential properties.

Overall Comment
 The site has high amenity value.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW



Site Ref:				66
Address	Matchborough Way			
Ward	Matchborough Ward		Flood Risk	No



Site Description
 The site is a planting strip for the local industrial estate designed to integrate local buildings into the landscape.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 There are significant other opportunities to access and use open space locally. The site is accessible but 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 amenity value to the site?
 The site has amenity value as a landscaping buffer providing significant green screening to the industrial estate beyond.

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

Comments on Development Constraints
 The site has mature trees and is in an industrial and employment area.

Overall Comment
 The site has amenity value as a landscaping buffer and is an employment location.



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW



Site Ref:				70
Address	Winyates Way South			
Ward	Church Hill	Flood Risk	No	



Site Description
 The site is a small area of woodland alongside a main highway. The site has a large mature tree restricting development potential.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 There are a range of alternative open spaces nearby. The site forms a key part of the extensive highways verge at this location. The site is not specifically used or accessible.

Is the Semi Natural Space Required?
 The space has limited value as a natural habitat according to the ecology review.

Is there any amenity value to the site?
 The site has significant amenity value within the street scene.

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

Comments on Development Constraints
 The mature tree is the key constraint with land levels also needing to be addressed if the site was to be developed.

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



REDDITCH B C - LOW VALUE SEMI NATURAL OPEN SPACE REVIEW

White
Young
Green

72

Site Ref:			
Address	Winyates Way North		
Ward	Church Hill	Flood Risk	No



Site Description
The site is a small area of woodland alongside a main highway. The site is adjacent to high value semi natural open space.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
There are a range of alternative open spaces nearby with a significant green belt linking Ipsley Alders Marsh Nature Reserve and Arrow Valley running past the site.

Is the Semi Natural Space Required?
The space has limited value as a natural habitat according to the ecology review.

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

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

Comments on Development Constraints
The size of the site limits the development potential combined with trees

Overall Comment
The size of the site limits the development potential combined with trees



REDDITCH B C - LOW VALUE SEMI NATUAL OPEN SPACE REVIEW



Site Ref:				73
Address	Coster Lane			
Ward	Winyates	Flood Risk	No	



Site Description
 The site is a small area of woodland and hedgerow alongside a main highway providing an green buffer to the suburban development beyond.

How does the site relate to Open Space Standards? Is it accessible? Is it Used?
 There are alternative open spaces nearby. The site forms a key part of the extensive highways verge at this location. The site is not specifically used or accessible.

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 significant amenity value within the street scene.

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 Constraints
 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.