

Bromsgrove Housing Capacity

September 2004

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Note: Aerial photography supplied by www.ukperspectives.com

1. Introduction

- 1.1 This paper sets out Bromsgrove District Council's approach to undertaking an Urban Capacity Study (UCS) and the subsequent results of this study. This report closely follows the Government's guidance outlined in 'Tapping the Potential – Assessing urban housing capacity: towards better practice' (December 2000).
- 1.2 It is important that housing requirements of the district are kept under regular review in order to establish how much land will need to be allocated for the future housing needs of the district. Due to the rural Green Belt nature of the district, land outside the green belt suitable for housing development is a finite resource. To protect the rural character of the district and to contribute towards sustainable development it is important to establish how much additional housing can be accommodated within existing urban areas before looking at Greenfield sites.
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- 1.3 Urban Capacity studies are a key component in formulating a portfolio of proposals and policies and identifying what has to be done to realise 'urban potential', identifying possible sources of housing, their yield and the application of techniques for estimating potential on individual sites. It is also important that there is a relationship between initial opportunities and actual potential based on a realistic interpretation of how the market works.
- 1.4 This study follows the Draft Urban Capacity Study (Methodology) which was the subject of public consultation in 2002 and a draft version of this document which was subject of public consultation in early 2004. The section on intensification has been modified due to time and resource constraints.

2. Basis for Study

- 2.1 The 'plan, monitor and manage' approach to the delivery of housing introduced by the revised version of PPG3, published in March 2000, sets out a new policy direction for the delivery of housing through the planning system. Government advice contained in PPG3 requires local authorities to prepare an urban capacity study in advance of undertaking a local plan review. As PPG3 states;
- "In order to establish how much additional housing can be accommodated within urban areas and therefore how much Greenfield land may be needed for development, all local planning authorities should undertake urban capacity studies", (PPG3, para 24).*
- 2.2 The Urban Capacity Study is considered to be at; *"the heart of the planning process, and form the basis for both the sequential approach and the managed release of sites", (Tapping the potential, p.5).*
- 2.3 Tapping the Potential says that while each local authority will be responsible for evaluating the capacity of their area, *"Regional Planning Bodies (RPBs) should, 'coordinate the programme of capacity studies undertaken by constituent local authorities and maintain consistency of approach by agreeing standards to be applied', (Tapping the Potential, p.6).* The RPG 'Review of Housing Land and Urban Capacity Study (November 2001)' included a detailed set of definitions and criteria for districts to use in assessing their urban capacity. To ensure continuity these will be incorporated into this study and are detailed in Appendix 1.
- 2.4 Tapping the Potential states that you should consider not just vacant sites or underused sites or buildings but also those currently in use. While it is quite easy to place a figure on the amount of vacant land in the District it is more difficult to assess the reuse of existing employment or retail sites that are currently in 'productive' use (i.e. not underused sites). There could be two ways to approach the assessment of these sites The first way is to assess all non-residential sites within the district for possible conversion to residential, the second is to assess only those that the Council is aware of.

- 2.5 The Council decided to assess all non-residential sites in the urban areas. This is an approach advocated by Tapping the Potential. However, the Council has not assessed urban open space in community use, playing fields and green space consistent with guidance in PPG17.

3. Time Span of Study

- 3.1 The GVA Grimley Urban Capacity Study for Worcestershire only included sites that would be available for development within the current Structure Plan Period (1996-2011). It is important to note that the GVA Grimley study was undertaken before the publication of the revised PPG3 and the subsequent guidance on Urban Capacity Studies (Tapping the Potential). Tapping the Potential gives no definitive time span for a study but does say that they should be undertaken (or reviewed) at least as frequently as plans are prepared and rolled forward. For an Urban Capacity Study to continue to be relevant then it needs to be in a form that enables easy updating using information gained from existing monitoring, including NLUD and land availability studies. This will be even more important within the new Local Development Framework system as action plans are produced and reviewed on a regular basis. For further details on monitoring see Paragraph 23.

4. Consultation and Partnership

- 4.1 The Council will follow the approach advocated in Tapping the Potential. *“Many different parties will draw from the information in the studies, so it is crucial that all aspects of the process of assessment are readily understandable, transparent and rigorous. Inevitably professional judgement will be brought to bear at different stages in the process.”*, (Tapping the Potential, p.7).
- 4.2 The consultation process involved the circulating of the methodology and draft UCS to all parties with an interest in the development of housing in Bromsgrove. This included local consultants, The House Builders Federation and national house builders with an interest in the District. Interested parties were also invited to contribute to the supply of information on available land in the district and comment on the study’s output.

Scope of Study

5. Introduction

- 5.1 The study is split into 6 distinct stages each of equal importance in the process of assessing housing capacity. The approach adopted by the Council has closely followed that advocated by Tapping the Potential.
- 5.2 Stages 1 and 2 began with the assessment of both the areas to be covered and the likely housing capacity sources from these areas.
- 5.3 Stages 3 and 4 involved the identification of sites within the urban areas and the yield from possible future sources of housing in the district.
- 5.4 Stage 5 involved the discounting of the gross yield to give a more realistic medium term housing capacity figure.
- 5.5 Stage 6 is ongoing and involves the regular testing of the study including monitoring the progress of identified sites and windfall development.

6 Stage 1 – Identify

6.1 “The first step in assessing urban housing capacity is to consider which places are to be considered in the study, in other words, where are the search area boundaries to be drawn”, (Tapping the Potential, p.9).

6.2 Tapping the Potential, p.9, states that, “A useful rule of thumb is to include in the capacity study all settlements that may be considered for housing development”...“Therefore, in considering the areas in which to search for housing capacity local authorities could assume that ‘urban’ embraces all settlements that can contribute to sustainable patterns of development”. Typically these would (or have scope to) contain shops and services, be accessible by public transport and be capable of having a sensible settlement ‘envelope’ drawn around them.”

6.3 The precise boundaries of the settlements identified for the purpose of this study have been defined using the settlement boundaries identified in the Bromsgrove District Local Plan January 2004 Proposals Map and the village envelope boundaries identified on the inset maps.

6.4 It was important to categorise settlements in relation to their sustainability and ability to accommodate future housing growth. Policies DS3, DS4 and DS5 of the Bromsgrove District Local Plan, January 2004, established a hierarchy of settlements in relation to the achievement of sustainability.

6.5 The hierarchy also reflects the Sustainable Development Framework advocated by the adopted Worcestershire County Structure Plan (WCSP) 1996-2011 and Policy CF2 ‘Housing beyond the Major Urban Areas’, of the West Midlands Regional Planning Guidance (June 2004). Policy SD.6 of the WSP states that; “The majority of the outstanding development needs of the County to be met within the Structure Plan period will take place within or adjacent to the principal urban areas within the central crescent, namely Bromsgrove....Elsewhere in the Central Crescent development would be appropriate at other urban settlements if the criteria in Policies SD.4 and SD.5 can be satisfied.”, (WCSP, 1996-2011).

6.6 The hierarchy in Bromsgrove can be summarised as follows:

- The urban area of Bromsgrove Town and adjacent urban areas.
- Other settlements excluded from the Green Belt.
- Village Envelope Settlements in the Green Belt.
- Other settlements in the Green Belt (with no defined village envelope).

6.7 This would result in the following categorisation of settlements in the district, (for definitions see Appendix 1):

Category 1 – Main urban areas

Bromsgrove
Catshill, Marlbrook and Lickey End

Category 2 – Local urban areas

Alvechurch	Rubery
Barnt Green	Wythall (Drakes Cross, Hollywood and Grimes Hill)
Hagley	

Category 3 – Local settlements

Blackwell	Majors Green
Cofton Hackett	Stoke Prior

Category 4 – *Defined Green Belt settlements (as defined by a village envelope)*

Adams Hill	Finstall
Belbroughton	Holy Cross
Beoley (Holt End)	Hopwood
Bournheath	Lower Clent
Burcot	Romsley
Clent	Rowney Green
Fairfield	

Category 5 – *Undefined Green Belt settlements*

Please refer to Appendix 3 of the Bromsgrove District Local Plan for a list of the settlements included within this category.

6.8 While it is important to assess all possible capacity sources it is also important to exclude areas of insurmountable constraints from the search so as to target limited resources to areas that would have an unconstrained yield. Areas to be excluded may include all of or part of the following;

- Flood plains (Identified by the Environment Agency)
- Historic Parkland
- Ancient monuments

7. Stage 2 – Sources of Capacity

7.1 *“It is important that appraisals should consider as many sources of capacity as possible, no matter how unlikely some sources and locations may initially appear in terms of the current housing market”, (Tapping the Potential, p.10).* This study has attempted to identify all possible sources of capacity and then using guidelines contained in Tapping the Potential identified a survey methodology for each source. Appendix 2 contains a summary table of all the sources identified and the methodology used.

8. Discounting

8.1 The following of the procedures detailed in the previous sections would lead to an ‘unconstrained’ capacity figure for the district. As Tapping the Potential (p.29) stresses, *“The unconstrained housing capacity of an area is the theoretical total number of dwellings that it could accommodate if all of the potential capacity was developed optimally”*.

8.2 The Council has been rigorous and transparent throughout the discounting process, highlighting with every source what is being discounted, by how much and why. The Council consulted on the results of the study including the discounting process prior to publication of the study. As a starting point each site had an unconstrained capacity then using information from a site assessment a constrained capacity was obtained. Using local and market knowledge the probability of the site coming forward was then estimated.

9. Source – Subdivision of Existing Housing

9.1 This involves the conversion of single residential properties, including garages, to two or more residential units.

Methodology

9.2 A trend based analysis approach has been adopted using completions data from the Council's Housing Land Availability (HLA) studies. Trends since 1991 have been used as a base and projected forward. Assumptions were based upon net flows, taking account of gains and losses to the stock. Information from the 2001 Census and the Valuation Office was used to find a total unconstrained capacity.

Results

9.3 The figures in the table below are taken from the biannual Bromsgrove Housing Land Availability Study. The figures show the number of units created through the conversion of existing dwellings. The gross figure is the total number of units created on the site and the net figure is the number of new units created in addition to those existing prior to conversion.

Table 1 - Residential units created through the sub-division of existing housing (91-04)

Year (April to April)	91-92	92-93	93-94	94-95	95-96	96-97	97-98
New Residential Units (Gross)	11	2	6	4	2	2	4
New Residential Units (Net)	7	1	3	2	1	1	3
Year (April to April)	98-99	99-00	00-01	01-02	02-03	03-04	
New Residential Units (Gross)	4	2	10	16	10	12	
New Residential Units (Net)	2	1	5	10	7	8	

9.4 The average number of new units created each year from 1991 to 2004 was 4 (net) and 6.5 (gross). In respect of net additions to the housing stock, if this average figure was projected forward then by April 2006 (2 years) 8 new dwellings will have been created, and by April 2011 (the end of the Structure Plan Period) 28 new dwellings will have been created. This does not take account of the moratorium on new housing (SPG10) adopted by the Council in July 2003.

9.5 At April 2004 a total of 7 dwellings (net) have planning permission but have not yet been started and 2 dwellings (net) are under construction. This gives a future supply of 9 units. At current average completion rates this would give a supply of over 2¼ years if no other permissions were granted for conversions.

9.6 The Valuation Office holds information on the band of each property in the District. There are 5637 large properties in Band F and above. Of all the properties in the District 24% are occupied by only one person, the majority of which are occupied by a single pensioner (Census, 2001). If half this figure is applied to large properties (12%) then this would mean that approximately 676 large properties in the District are under-occupied.

Analysis

9.7 While the last couple of years have seen an increase in the number of conversions, this mirrors the general increase in windfall completions. It is not anticipated that the number of conversions will increase significantly. However the latest Census data released in July 2003 shows that while in 2001 the average household size in Bromsgrove was 2.4, the same as the national average, the number of rooms per household was greater at 6 compared to a national average of 5.3. As such capacity does exist for dwelling subdivision in the District.



- 9.8** Where redevelopment of dwellings and plots does occur the preference in Bromsgrove seems to be for the replacement of large single dwellings and garden with new build flat or cul-de-sac development. Conversions are counted as gross in respect of fulfilling the Structure Plan Target which has a built in allowance for replacements and demolitions.

Conclusions

- 9.9** Using information from the Valuation Office it appears that the District has an unconstrained capacity of approximately 676 dwellings which when subdivided, assuming 2.5 dwellings per house, would result in a minimum of 1690 new dwellings (Gross).
- 9.10** Using past trends as a guide the maximum capacity per year appears to be 16 Units (Gross) or 10 Units (Net). However while the analysis reveals that there is potential for subdivision in the district, little appears to be occurring. It is concluded therefore that the discounted housing capacity from the subdivision of existing housing would be 4 p.a. (net) and 6 p.a. (gross) up to 2011.

10. Source – Flats Over Shops

10.1 This is defined as the residential use of floors above A1, A2 or A3 uses as defined within The Town and Country Planning (Use Classes) Order 1987 (as amended).

Methodology

10.2 While the yield is likely to be small there may be scope for increased use of vacant space over retail premises to be used to accommodate an element of housing growth. This will depend upon the nature of retail development, amount of residential accommodation over shops at present, and the appropriateness for accommodating residential units. Some of the existing space may also be used for storage or offices.

10.3 Government guidance, (e.g. revised PPG3 and PPG13), favours mixed use development particularly the use of upper floors of commercial units for residential. Therefore, there may have been a suppressed demand thus leading to an increase in units becoming available.

10.4 For the purposes of this study a dual approach was adopted, first past HLA returns were studied to identify Change of Uses since 1991, but as many would not have required permission then a full survey was undertaken of Bromsgrove Town Centre, the main retail centre within the district, to identify the number of existing units and possible future capacity. Stand-alone shops within predominantly residential neighbourhoods were assessed as part of the comprehensive survey of each area of the district (see section 20).



Results

10.5 Data collected in September 2002 for a retail study of the district indicates that there were 222 units with upper floors that had a A1, A2 or A3 use on the ground floor within or adjacent to Bromsgrove Town Centre. Of these, 17 units were vacant on the ground floor.

10.6 A total of 48 shops had an existing residential use above. 20 of these had 1 flat above, 27, had 2 floors and 1 had 3 floors of residential use. The study identified 16 shops with either a vacant 1st or 2nd floor, resulting in 23 vacant floors in total. Of these units with vacant floors, 5 had an identified separate access. A number of shops had no identified upper floor use, of these 7 had separate access. In total there were 13 floors with no use identified, or vacant, with separate access. The other main use for upper floors was storage, usually in connection with the ground floor retail use.

10.7 The figures in the table below are taken from the biannual Bromsgrove Housing Land Availability Study. The figures show the number of new units created through the change of use of upper floors of retail units in Bromsgrove Town Centre to residential use. This does not take account of existing redundant or vacant residential units brought back into use over this period.

Table 2 – Units created through the change of use of upper floors to residential (1991-2004)

Year (April to April)	91-92	92-93	93-94	94-95	95-96	96-97	97-98
New Residential Units (Net)	0	0	0	0	0	1	1
Year (April to April)	98-99	99-00	00-01	01-02	02-03	03-04	
New Residential Units (Net)	1	0	1	3	1	7	

- 10.8** The figures for 2003-2004 show a marked increase in this category this is due to the completion of one scheme, for the conversion of 3 upper floors into 7 flats. At April 2004 there were outstanding applications for 4 flats above shops in Bromsgrove town centre.

Analysis

- 10.9** The research undertaken appears to show that while a number of floors above retail units are either underused or vacant little conversion to residential has actually occurred. Further research is needed on the barriers preventing an increase in living over shop developments in the town centre. This could be undertaken as part of the intended retail study of the district or as separate research.

- 10.10** The small rise in completions over the last few years is in line with the overall increase in windfall completions throughout the district. While the outstanding scheme for 7 flats now completed has provided a short term increase in completions it does not seem to indicate a longer term increase in living over the shop developments in the town centre. Unless assistance is provided, either through guidance or monetary, then it is unlikely that the rate of completions until 2011 would increase above 1 per year within Bromsgrove Town Centre.



Conclusions

- 10.11** The results show that there are 174 units in the Town Centre with no residential use above. The majority of units have two upper floors so there could be an unconstrained capacity of approximately 300 new units in the town centre. This unconstrained figure does not take account of existing use of upper floors, access issues, ownership, policy constraints etc.

Conclusions

- 10.12** The analysis reveals that while there is potential for living over the shop in the town centre, there appears to be little new development coming forward. It is concluded therefore that without new research or incentives the discounted housing capacity from living over the shop, taking account of past rates and schemes outstanding, would be 2 per annum up to 2011.

11. Source – Empty Homes

11.1 This category is defined as residential properties that have been vacant for more than 6 months.

Methodology

11.2 The Housing Investment Programme 2001, Housing Strategy 2001 and the Empty Property Database 2002 provide information on the number of vacant dwellings owned by the Council, registered social landlords, other public sector bodies and also empty private housing. Past trends of the levels of vacant properties and their take up has been identified including whether there are any programmes in progress or schemes to be implemented to bring vacant properties back into use. Any identified capacity will during the discounting process be assessed against Structure Plan assumptions.

Results

11.3 An Empty Property Database is maintained by the Environmental Health department at the Council. It was last updated in late 2002. The database identified the location of empty properties, reason for being empty and current situation. The table below is a summary of this database showing the number of empty properties in each settlement, or rural if in the Green Belt, average time empty and a summary of the main reasons why the properties are empty

11.4 All the dwellings in the table are privately owned and have been vacant for more than 6 months. The Council's 2001 Housing Strategy highlighted 25 empty public sector dwellings but none of these had been vacant for more than 6 months. The owners of nearly half of the dwellings identified above have indicated to the Council that they intend to occupy or let the property with one year. It is also important to note that only half of the empty properties are in an urban settlement.

Table 3 – Empty properties in the District at December 2002

Settlement	No of dwellings	Average time property has been empty	Main reasons for properties being empty
Bromsgrove	15	2 years 6 months	Repairs, can't find buyer or tenant
Catshill	1	Not Known	Repairs
Alvechurch	2	8 years	Financial, property abandoned
Barnt Green	3	12 years 3 months	Not Known
Hagley	2	1 year 3 months	Repairs (unfit for human habitation)
Rubery	1	10 months	Repairs (unfit for human habitation)
Wythall	3	3 years 7 months	Repairs
Blackwell	0	-	-
Cofton Hackett	0	-	-
Majors Green	0	-	-
Stoke Prior	0	-	-
Rural location	27	7 years 7 months	Repairs (unfit for human habitation)
Total	54		

11.5 The Housing Strategy identified other key reasons for property vacancies, apart from those identified above. These were, occupier moved into care, family break-up, bankruptcy, imprisonment, temporary move, eviction, death, awaiting new owner or tenant, low demand, purchased for speculative reasons and owner reluctant to rent.

- 11.6** The 2001 Census identified 755 vacant dwellings in the District. Many of these may have been vacant for only a few days if being sold or let. At only 2.1% of the total number of dwellings in the District, Bromsgrove has the lowest number of vacant properties in Worcestershire. The Housing Flows Reconciliation Return identified a total housing stock at April 2004 of 37396. This means that at April 2004 approximately 785 dwellings were vacant.

Analysis

- 11.7** It is very difficult to predict the likely capacity from the re-use of empty homes as this aspect is not monitored. The results above show that at present only a very small number of properties in the district remain empty for more than six months. In terms of market trends, the strength of the local housing market is likely to continue to keep vacancy levels low for the foreseeable future. This is reinforced by the fact that half of the owners intended to re-occupy the property within one year.
- 11.8** Using data from the Empty Property Database and the above assumptions then the number of empty properties in the district will decline over the next few years. As such more dwellings will be reoccupied than become empty leading to an increase in housing land supply. SPG10 Managing Housing Supply which has been introduced because of an oversupply, could lead to developers seeking empty properties, especially those in need of repair, to renovate or demolish and replace with a new dwelling. This again would lead to a reduction in the number of empty properties and an increase in supply from this source.



Conclusions

- 11.9** Using the above evidence and assumptions as a guide from responses received from the owners of empty dwellings, 27 dwellings are due to become available in the next few years. Furthermore restrictions on new build could lead to further empty dwellings coming forward in addition to those already identified.

12. Source – Redevelopment of Existing Poor Quality Housing Areas

12.1 This category relates to poor quality housing areas, where there is a high vacancy rate.

Methodology

12.2 Information from the Housing Investment Programme 2001 was used to assess the vacancy rates across the district and highlight any possible areas of high vacancy rates that could in future be demolished and then redeveloped. Due to the nature of the District it is likely that few if any areas will be identified for demolition and that little or no additional capacity will be achieved. It is important though that every identified source is investigated. If the site involves the removal of occupied or vacant properties than any figures derived from this source will be calculated as net. This approach is an acknowledgement of guidance contained in Tapping the Potential.



Results

12.3 Data from the Empty Property Database shows that there appears to be an even spread of properties empty for more than 6 months throughout the district. All of these were private sector properties. A number of properties (2% of the total housing stock in the district) were vacant for less than 6 months, however this could indicate a slow turnover in tenants if rented, renovation of a property if privately owned, occupier moved into care or hospital or low demand in that area. The Housing Investment Programme 1991 indicates that only 2% of private properties and 0.04% of social housing are unfit for human habitation (though probably still lived in). This is very low compared to the average national level identified from the English House Condition Survey 1996, which is 7.5%. However, the local authority did not deem it necessary in the previous year to take any direct action ordering the demolition or renovation of any of these properties.

Analysis

12.4 The Housing Condition Survey for Bromsgrove (1999) concluded that the overall condition of housing stock in Bromsgrove is better than the national average. It also did identify that there is a need to address the problem of people on low incomes who cannot afford to maintain their properties in good repair. Help could be provided by the Council through discretionary renovation grants.

12.5 Due to the geographical spread of vacant and unfit properties, and from observations made when undertaking the urban capacity site search, it appears that areas of poor quality housing are few and far between. Unfit housing tended to be associated with private households comprising those aged over 65 and on low incomes. No areas of poor Public Sector owned housing exists. The Council is on target to transfer ownership of its housing stock to a non profit making company so enabling repairs and renovations to the housing stock to be done within a shorter time span.

Conclusions

12.6 Due to the general good condition of the housing stock in the district the Council does not expect any new yield from this source to come forward before 2011.

13. Source – Redevelopment of Car Parks

13.1 Where there is an over provision of parking or where there are poor quality surface car parks which have a negative impact on the surrounding area there may be some potential to reuse them for housing development. This study considers all surface car parks in or adjacent to the town centre both Council and privately owned that are accessible to the general public.

Methodology

13.2 Tapping the Potential states there is a need to consider all surface car parks and in particular temporary car parks including both Council and privately owned.



Only car parks available for public use will be assessed. Car parks associated with existing residential development (blocks of flats) and car parks attached to commercial (including retail) uses will be assessed under the intensification and reuse of existing employment or commercial uses respectively. Potential sources of data on existing and proposed use of public car parks has been obtained from the Housing and Employment Land Availability Returns, Highways Partnership, The Local Transport Plan and the District Valuation Officer. Public car parks will only be redeveloped

where it can be demonstrated that reuse would not harm the viability and vitality of the Town Centre.

Results

13.3 The majority of public car parking spaces are situated within Bromsgrove town centre. As such potential reuse has only been assessed in respect of town centre car parks. Any other car parking within the district has been assessed as part of a comprehensive study of each settlement.

13.4 There are nine District Council owned public car parks within or adjacent to the town centre and one privately owned.

Table 4 – Public car parks within or adjacent to Bromsgrove Town Centre

Car Park Name	Size (ha)	No of Spaces	Ownership	Type
Recreation Road North	0.14	45	Public	Pay & Display
Recreation Road South	0.91	310	Public	Pay & Display
Churchfields	0.40	167	Public	Pay & Display
Parkside	0.25	117	Public	Pay & Display
Stourbridge Road	0.35	84	Public	Pay & Display
School Drive	0.43	133	Public	Pay & Display
Windsor Street	0.15	74	Public	Pay & Display
New Road	0.13	62	Public	Pay & Display
Hanover Street	0.44	140	Public	Pay & Display
Retail Park	0.61	163	Private	Free for customers

13.5 An assessment was undertaken of usage of all Council owned car parks in the town centre in late 2001. This assessment was in response to a tariff increase and the extending of charged car parking hours.

- 13.6** In summary the results of the survey showed a significant increase in income and a spread of usage over a longer time period, especially at the Recreation Road South Car Park. The Council owned car parks in the town centre were seen to be well used, with some having a 80% to 90% occupancy rate during the day. The pressure on car parking was most intense during early Thursday and Friday evenings at the car parks close to Asda supermarket and at all car parks on Saturday. Apart from the car parks adjacent to Asda the car parks were least used on a Sunday. This was due to the majority of shops in the town centre, apart from the main superstores, being closed.
- 13.7** The redevelopment of the Churchfields car park from a surface car park to a multi-storey car park has increased the number of available spaces in the town centre.
- 13.8** Limited parking exists at the southern end of the town centre, with Hanover Street being the only large car park at this end of town. The majority of the car parking is situated on the northern approaches to the town centre. To improve this situation new car parking would need to be provided in the Worcester Road area. However at present land is unavailable.

Analysis

- 13.9** To ease pressure on car parking in the town centre the Council is looking to increase car parking facilities rather than release car parking land for redevelopment. While promoting the increase of car usage is being discouraged by the government in favour of public transport there are few opportunities in Bromsgrove to further increase access to the town centre via public transport. The railway station is situated outside the town centre and can be only accessed via a linked bus journey and the bus station has little room for further expansion unless it is relocated. Any reduction in parking without significant improvements to public transport access could harm the vitality and viability of the town centre.
- 13.10** The Council bought land off New Road (now New Road car park) to enable a bypass to be built linking New Road with Market Place so enabling the whole of the High Street to be pedestrianised. This scheme is now unlikely to proceed and does not form part of the Local Transport Plan to 2005. If redeveloped the majority of the car park would be used for the bypass, leading to a loss in car parking provision, with only very limited land available for other uses.
- 13.11** In respect of the single privately owned car park, this was provided in connection with planning permission for the retail units and can only be used by those visiting units on the retail park. However in practice it is still used by those visiting the town centre as well as the retail units on the site. From daily observations the car park appears to be well used, with little scope for reduction. The only area of the car park that appears to be underused is that to the northeast of Sommerfield supermarket. However, the primary use of this piece of land is to enable servicing vehicles to access the rear of the retail units. As such it would be an unsuitable location for new residential development.

Conclusions

- 13.12** From the research undertaken and its analysis above it can be concluded that unless significant improvements are made to public transport access to the town centre then there is little scope for the redevelopment of existing car parks in the town centre. Moreover there is demand for increased parking, especially on the southern approaches to the town centre, rather than an oversupply.

14. Source – Review of Employment Areas

14.1 The Local Plan includes a number of employment allocations and commitments. All designated employment areas have been assessed in respect of any future potential reuse for residential.

Methodology

14.2 It is important to ensure a balanced portfolio of employment land exists to provide for the employment needs of the district and to satisfy Structure Plan requirements. This issue must be paramount when assessing the reuse of existing employment land for housing. Any potential for the purposes of this study focuses solely on the capacity from employment allocations in the Bromsgrove District Local Plan. All other potential sources that could derive from allocations in the Plan have been considered through the comprehensive survey of each area of the district. A thorough assessment of each site has been undertaken with consideration given to local demand, future viability, land value and market potential. The potential for these allocations to be released for housing has been considered in line with advice in Tapping the Potential.

Results

14.3 Areas of employment land zoning shown on the Local Plan Proposals Map include the following;

- Buntsford Hill (Phase 3), Bromsgrove (BROM 8A)
- Ravensbank Business Park, Redditch
- Land off Groveley Land, Cofton Hackett
- Wythall Green Business Park, Wythall
- Rubery Industrial Estate, The Avenue, Rubery
- Factory Lane, Bromsgrove
- Manor Works, Worcester Road, Bromsgrove
- Bayer Works, Stoke Works

14.4 *BROM6*

The only large remaining area of BROM6 that has not received planning permission for housing or is not in employment use is land to the rear of the Bayer factory. This land has been reserved by Bayer for future expansion needs and is 6.8ha in size. It is heavily contaminated due to salt dumping and is situated between two employment areas and bounded by the canal and railway line. Due to its location in the centre of the employment zone it would be an inappropriate location for residential development. An area of approximately 1.8ha also exists adjacent to the Bayer plant on the south eastern edge of the employment zone. The Bayer Works are not within the allocated area as it is a long standing employment site. This area largely comprises a brine reservoir. Due to the existing ground conditions and the proximity of the chemical plant, housing would be an inappropriate use for this site. As such it is very unlikely that any part of BROM6 could be reused for residential purposes.

14.5 *Buntsford Hill (Phase 3)*

This area of land has a recent outline planning permission for a business park. Various reserved matters applications have been received for various plots with buildings at the entrance to the site completed and other under construction. No scope exists at present for residential use on the site.

14.6 *Ravensbank Business Park*

This employment area was allowed on appeal in 1992. It has only been part developed but planning applications are still coming forward for the remainder of the site. This provision of employment land within Bromsgrove District has been allocated to meet the employment needs of Redditch District. As such a comprehensive assessment of the employment needs of Redditch must be undertaken before any land within this zone could be used for other purposes. No immediate prospect for residential use exists on the site.

14.7 *Land off Groveley Lane*

This land is owned by MG Rover and a large part of the site is used for open car storage in connection with the nearby MG Rover car production plant. Rover are proposing to sell off part of their existing plant for redevelopment, concentrating production on the main plant adjacent to Groveley Lane (within Birmingham City). As such demand could increase for land at Groveley Lane to store cars and for staff car parking. A surface car park adjacent to Powertrain with access from Parsonage Drive appears underused, demand could increase once other parts of the Rover site are redeveloped. No immediate scope for residential use on the site but should be kept under review.

14.8 *Wythall Green*

Wythall Green was formerly used by MG Rover, but since moving to Groveley Lane, Wythall Green employment zone has become home to the headquarters of Britannic Assurance. Land adjacent to Britannic (11.8ha) is to be developed as Wythall Green Business Park. Outline permission was granted in May 2000 and at April 2004 no reserved matters applications had been received. The site is surrounded by Green Belt and outside an urban area. As such there are no local facilities close by and there is poor access to public transport. In respect of its sustainability it is an inappropriate location for future housing growth. No scope for residential use on the site.



14.9 *Rubery Industrial Estate, The Avenue*

This is a long established employment area in Rubery. It is surrounded by residential development and is not easily accessible. While most of the units are occupied due to the location of the estate within a predominantly residential area it is difficult to have any other use but B1 (Offices, Research). This obviously limits the businesses that are attracted to the estate. Two buildings at the entrance to the estate were at April 2003 unoccupied and on the market. If these buildings remain unoccupied and it is proved that tenants cannot be found then residential use could be a reuse for these two sites. The residential yield of the sites (total area of 0.31ha), when developed at a density of 50 dwellings to the hectare, (recommended Structure Plan density for urban locations) would be 15 dwellings.

14.10 *Factory Lane*

This is an established complex of small commercial units off Worcester Road, all the units appear to be occupied and well used. It provides smaller units than those normally be found on the larger employment areas. As such the site contributes towards the portfolio of sites that each district is required to provide as part of the RPG and adopted Structure Plan. While Worcester Road can get congested at peak times the site is close to the town centre and on a main road linking Bromsgrove with the M5 so is in an accessible location. There appears to be no immediate scope for residential reuse of the site.

14.11 *Manor Works*

This former employment site has now been redeveloped into housing. This site will be changed to a residential zoning in the next version of the Local Plan.

Analysis

14.12 Only one area has been identified as having potential for redevelopment in the immediate term, the land at The Avenue, Rubery. An application has been approved by the Council for the redevelopment of land at the former UEF site consisting of 500 new dwellings (BROM 7). To avoid double counting, this has been removed from this study. The redevelopment of the former UEF site is underway with the first dwellings already completed.

14.13 While there has been no pre-application discussion regarding land at The Avenue due to its setting and apparent problems with letting the units then there is a possibility that some of the employment zoning could be redeveloped for housing before 2011 providing there is a need to find further housing land.

Conclusions

14.14 The results and analysis above indicate that the potential housing capacity resulting from the reuse for residential purposes of existing employment allocations and zoning is about 15 dwellings within the study area over the period to 2011. This comprises 15 at The Avenue, Rubery. The redevelopment of BROM7 (Garrington's/UEF) has not been counted as planning permission has been granted and at April 2004 the site was under construction.

15. Source – Review of Existing Housing Allocations

15.1 This source is the potential extra housing capacity that could be provided through increasing density of development on sites allocated for housing in the Bromsgrove District Local Plan January 2004.

Methodology

15.2 The two remaining housing allocations are not yet completed and have been assessed in respect of any future potential reuse for residential, further to that already with planning permission.

15.3 Results

The remaining housing allocations outstanding at April 2004 were;

- The Oakalls (BROM1), Stratford Road, Bromsgrove
- Hagley Sewerage Works (HAG1), Cavendish Drive, Hagley

15.4 The Oakalls development is nearing completion with all residential areas of the site completed. An application for retail facilities and flats on the part of the site reserved for the Local Centre was at first refused. A revised application was submitted and has been approved. This scheme will provide an additional 2 dwellings. Further to this an application was received to develop the remainder of the Local Centre for housing. This application was withdrawn by the applicant. A further application to develop 60 dwellings on the whole of the area reserved for a local centre was pending at April 2004.



15.5 Planning permission exists for the redevelopment of the majority of the former Hagley Sewerage Works. The Inspector at the recent Inquiry into the Local Plan recommended that the remaining part of the site also be included within the Local Plan as a housing allocation. The remaining area of HAG1 has now been incorporated into the Local Plan (January 2004)

Analysis

15.6 Little capacity exists within existing housing allocations that has not already been accounted for within the housing supply figure produced as part of the biannual Housing Land Availability Study. The only remaining capacity could be on the area reserved for a local centre at the Oakalls.

Conclusions

15.7 The results and analysis indicates that this source could contribute up to 60 further dwellings on existing or proposed housing allocations to 2011 other than that identified in the Local Plan and Housing Land Availability Study.

16. Source – Other Local Plan Designations or Allocations

- 16.1** The other main designations affecting housing numbers and growth in the district are the proposed Areas of Development Restraint.

Methodology

- 16.2** While these sites are not specifically intended for any particular use, the existing adequate supply of employment land, the large area of Green Belt and the pressure for new housing development in the district would in all likelihood mean that the majority of them would be developed for housing. Except for BROM5A all the sites are within either confirmed or interim Green Belt prior to designation as ADRs. While an ADR has been excluded from the Green Belt the areas are still subject to full Green Belt restrictions until a local plan review proposes their development. Due to this policy restriction, the rural nature of the land and the prospect that the sites will at the very earliest be released post 2011 then these areas have not been considered within this study. The primary purpose of this study is to identify and consider housing capacity in addition to that already known. All other potential sources that could derive from allocations in the plan, have been considered through the comprehensive survey of each area of the district.

Results

- 16.3** ADR sites will only be released for development through a review of the Local Plan. The Council has already produced within its Local Development Scheme a timetable detailing when new plan documents will be produced to replace the Local Plan. Due to the current land supply situation it is unlikely that sites will be needed before 2011. As such no allowance has been made within this study for supply from ADR designations.

Analysis

- 16.4** The strength of the housing market in Bromsgrove and the large amount of Green Belt land places pressure on existing urban areas and those areas allocated for the future development needs of the district. It is expected that the strength of the ADR designations and the Council's control over their release will be tested on appeal by developers, especially if the Council decides in its review of the plan not to release any ADRs pre-2011.

Conclusions

- 16.5** No allowance will be made within this study to 2011 for supply resulting from the development of Areas of Development Restraint. However they could provide an unconstrained yield of approximately 4734 dwellings if they were all developed at an average density of 30 dwellings to the hectare.

17. Source – Infill Development within Category 4 Settlements

17.1 Previously developed land in villages could provide a housing opportunity, which in turn could help sustain local shops, services and public transport.

Methodology

17.2 Tapping the Potential (p.9) states in-respect of which settlements to include in the study that;
“Typically these would (or have scope to) contain shops and services, be accessible by public transport and be capable of having a sensible settlement ‘envelope’ drawn around them. In many instances the envelope would already have been identified in a local plan”.

17.3 The Local Plan identifies 13 village settlements that are an appropriate form, capable of accommodating additional infill development. Development within these villages is restricted only to limited infill (a maximum of two dwellings). The settlements identified in the Bromsgrove District Local Plan have provided a source of housing capacity over several years and provide a capacity source that needs to be considered.

17.4 The emergence of such sites is difficult to predict, but over a period of time a trend can be determined for each settlement. A trend-based analysis of windfall developments within each settlement can therefore be identified from the HLA reports. Given the finite nature of vacant land in these settlements it is likely that the number of such windfalls would reduce over time. However, planning policy currently requires that the best use is made of potential land, which will generally require new housing to be built at higher densities than previously.



Results

17.5 Using information taken from the Bromsgrove Land Availability Report (April 2004) the following number of new dwellings were completed within each village envelope from April 1996 to April 2004.

Table 6 – Completions within village envelopes from 1996 to 2004

Village	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	Total
Belbroughton	0	0	0	0	1	1	0	2	4
Beoley	2	0	0	0	0	0	0	0	2
Bournheath	0	0	0	2	1	0	0	0	3
Burcot	0	0	0	0	0	0	0	0	0
Clent*	0	0	0	0	0	2	1	0	3
Fairfield	0	0	0	0	0	6	2	0	8
Finstall	0	0	0	0	0	0	0	1	1
Holy Cross	0	0	0	0	2	0	0	0	2
Hopwood	0	0	0	0	0	0	0	2	2
Romsley	2	1	1	0	0	1	3	0	8
Rowney Green	0	0	0	0	0	0	0	1	1
Total per year	4	1	1	2	4	10	6	6	34
Average number of dwellings completed per year within village envelopes from April 1996 to April 2004 (to the nearest whole figure)									4

*Clent includes the Adams Hill, Clent and Lower Clent village envelopes.

Analysis

- 17.6** The Results show that using past rates as a guide then very few dwellings are completed within the village envelopes each year. This could be due to a number of factors including limited available land within villages, tightly drawn boundaries, the limiting criteria of the policy and the general presumption against new development in the green belt.
- 17.7** While the amount of land within the villages is finite, without the moratorium on new dwellings, development would have been expected to continue for a number of years at the above rates. The slow release of sites could be due to a number of factors including changing land ownership, the closure of small rural businesses and other changes within the rural economy. Due to the limited number of dwellings from this source it is not viable to conduct a detailed investigation of the capacity of each village.
- 17.8** At April 2004 5 new dwellings were under construction within village envelopes and planning permission exists for 13 new dwellings that have yet to be started. At the above average completion rate then there is 4.5 years of housing supply with planning permission.

Conclusions

- 17.9** Using the information above it is anticipated that on average at least 4-5 new dwellings will be completed each year within village envelopes until 2011.

18. Source – Development within Category 5 Settlements

- 18.1** This source is settlements in the Green Belt identified in Appendix 3 of the Local Plan that have not had a village envelope drawn around them. The main reason for non-designation of a village envelope is the inadequate size, the form of any settlement and scale of the existing development and local facilities. Minor additional residential development would be detrimental to the principles of Green Belt policy reinforcing, for example, an unacceptable pattern of ribbon development.

Methodology

- 18.2** Development in category five settlements would be in addition to any identified capacity as it relates to land that would not normally be released for housing. Thus to comply with guidance contained in Tapping the Potential this source of capacity should therefore not be counted.

Conclusions

- 18.3** While some development may occur through the replacement of existing dwellings or the conversion of existing buildings leading to the creation of additional units, this capacity relates to development on land that would not normally be released for housing. As such for the purposes of this study it is assumed that no capacity exists within Category 5 settlements.

19. Source – Unidentified Green Belt Development

19.1 There is a general presumption against development in the Green Belt especially when not identified within the Local Plan. However potential capacity can exist and in certain circumstances is compatible with existing policy. Categories identified within this source are those that are not included within any other category.

Methodology

19.2 Three categories of potential capacity that will not be considered elsewhere exist. These are;

- Re-use of rural buildings.
- Major Developed sites within the Green Belt that have the potential for redevelopment.
- In a similar manner to Category 5 settlements 'rural exception sites' are in addition to any identified capacity and any housing development would relate to land that would not normally be released for housing. As such any capacity arising from this source will not be considered as forming part of the identified housing capacity of the district.

Results

19.3 The re-use of rural buildings, especially former agricultural barns, is a potential source of new dwellings. Due to the district being 90% Green Belt and predominantly rural in nature then a significant number of buildings exist in the countryside that in the past have been used for agriculture. The intensification of farming has led to many smaller farms becoming redundant or needing to diversify. The conversion of existing unused barns to residential or employment is one way that farmers have been diversifying so maintaining their income.



19.4 Using information taken from the Bromsgrove Land Availability Report (April 2003) the following approximate number of residential barn conversions were completed from April 1996 to April 2004.

Table 7 – Barn conversions completed in the District from 1996 to 2004

96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	Total
15	23	23	14	10	30	22	33	170
Average number of dwellings completed through the conversion of agricultural buildings from April 1996 to April 2004 (to the nearest whole figure)								21

19.5 The Council have not identified or are not aware of any major sites in the Green Belt that have the potential for redevelopment.

Analysis

19.6 As shown in the table above the re-use of rural buildings, especially former agricultural barns, is a potential source of new dwellings. While there are only a finite number of rural buildings that could be converted there appears to have been a steady release of buildings for redevelopment since 1996.

19.7 At April 2004 28 dwellings were under construction and 27 outstanding giving a total supply of 55 dwellings. If projected forward this would give over 2½ years supply at current completion rates.

Conclusions

19.8 Not allowing for guidance contained in SPG10, if permissions drop off up to 2011 and resulting completions also drop off after 3 years from 21 to 15 per year then this would still result in this source contributing 123 dwellings in total to the housing supply of the district up to 2011.

20 Source – Comprehensive Area Study

20.1 This source covers all land with redevelopment potential within each settlement outside the Green Belt and not covered by any of the previous sources i.e, previously-developed vacant land, derelict land and buildings, land and buildings in use and vacant land not previously developed.

Methodology

20.2 A comprehensive foot survey of each identified settlement was undertaken. These urban areas were graded 1, 2 or 3 in relation to their suitability for future sustainable housing growth (see para 6.7). While some studies have limited their search to sites over 0.4ha in size, for this search the Council identified all sites, regardless of size. This is an approach recommended by Tapping the Potential (p.17). A full list of definitions is contained in Appendix 1. Development on existing residential garden land has been covered by the intensification area study. While some garage blocks have been identified within the comprehensive area study these have been identified by the Council as suitable locations for affordable housing. Further garage blocks could be developed in the future that have not as yet been identified.



Results

20.3 The results of this search are summarised below and also in Appendices 3 and 4. The tables in Appendices 3 and 4 detail each site by settlement category then settlement. Information on each site includes, site name, location, site area (using PPG3 net definition), potential number of dwellings on site (not discounted, using Structure Plan density requirements), realistic number of dwellings (discounted figure using density of surrounding development as a guide and site constraints) and relevant comments from both the local authority and development industry (after the consultation period). Sites fall into one of three categories, 'A', 'B' or 'C'. 'A' being the most likely to be developed and with least constraints. Sites identified as being in Category 'B' are those that may be released in the medium term (to 2011) and while those in Category 'C' are in an area suitable for housing they have significant policy, environmental or other constraints. For a comprehensive list of definitions used in this study see Appendix 1.

20.4 The tables of results in Appendices 3 and 4 provide detailed information on the potential number of sites and dwellings. Below is a summary table of these tables.

Table 8 – Summary table of all sites identified within the urban areas of the District

Category 1	Category A Dwellings (sites)	Category B Dwellings (sites)	Category C Dwellings (sites)	Total Yield (sites)
Bromsgrove	127 (3)	292 (26)	345 (25)	764 (54)
Catshill & Marlbrook	34 (1)	88 (10)	12 (1)	134 (12)
Category 2				
Alvechurch	119 (1)	41 (6)	58 (6)	218 (13)
Barnt Green	0	48 (4)	43 (6)	91 (10)
Hagley	87 (1)	17 (2)	59 (2)	163 (5)
Rubery	15 (1)	25 (2)	154 (7)	194 (10)
Wythall	78 (2)	65 (9)	81 (3)	224 (14)
Category 3				
Blackwell	0	16 (3)	45 (2)	61 (5)
Cofton Hackett	28 (2)	24 (2)	43 (2)	95 (6)
Majors Green	0	0	0	0
Stoke Prior	0	2 (1)	2 (1)	4 (2)
Total Sites	502 (13)	604 (63)	844 (56)	1948 (131)

20.5 The tables of results in Appendix 3 show the number of large sites identified and the resulting number of dwellings. Below is a summary of these tables.

*Table 9 – Summary table of sites with a potential capacity of over 10 or more dwellings**

Category 1	Category A Dwellings (sites)	Category B Dwellings (sites)	Category C Dwellings (sites)	Total Yield (sites)
Bromsgrove	230 (5)	100 (4)	286 (10)	616 (19)
Catshill & Marlbrook	34 (1)	52 (4)	12 (1)	98 (6)
Category 2				
Alvechurch	119 (1)	19 (1)	51 (3)	189 (5)
Barnt Green	0	39 (2)	29 (2)	68 (4)
Hagley	87 (1)	12 (1)	55 (1)	154 (3)
Rubery	15 (1)	25 (2)	139 (4)	179 (7)
Wythall	61 (1)	25 (1)	81 (3)	167 (5)
Category 3				
Blackwell	0	0	42 (1)	42 (1)
Cofton Hackett	28 (2)	13 (1)	54 (3)	95 (6)
Majors Green	0	0	0	0
Stoke Prior	0	0	0	0
Total Dwellings (Sites)	574 (12)	285 (16)	749 (28)	1608 (56)

*Based on Structure Plan recommended densities

Analysis

20.6 The majority of available sites were identified in Bromsgrove Town. This information was updated after the consultation period and the publication of the April 2004 Housing Land Availability Study.

Conclusions

20.7 This is a major source of capacity. However few large sites exist within the district especially outside of Bromsgrove Town. The majority of sites are small being capable of accommodating under 10 dwellings, which has implications for future section 106 agreements, especially contributions towards affordable housing.

20.8 The adoption of a moratorium on new housing proposals (SPG10) on 22nd July 2003 led to an influx of applications proposing new dwellings. A number of sites have now received planning permission. As such they have been removed from this study and become part of the identified housing supply for the district.



21. Source – Intensification

21.1 After all possible sites for development within the urban areas have been identified then each residential area will be assessed in respect of development on existing residential land.

Methodology

21.2 As with other sources the assessment of the likely contribution that intensification would make to the housing supply of the district has been made by assessing past rates of development.

21.3 Initially to provide a different approach individual areas were going to be assessed in respect of their capacity for infill development on existing residential land. The boundaries for these areas would have been based on an areas' character, Green Belt boundaries and the boundaries of established housing estates. To avoid double counting individual sites identified as part of the intensification study would have been highlighted within the study area and then discounted. This approach would have mirrored the typical urban area studies approach advocated by Tapping the Potential (p.21).



21.4 Prior to the introduction at the end of July 2003 of a moratorium on new housing applications a significant number of applications proposing the intensification of existing residential plots were submitted. Due this influx of applications and pressure on staff and resources the detailed assessment of areas in respect of future intensification, as detailed above, was not seen as being feasible in the short term. The assessment of character areas as proposed in the Draft Methodology may be undertaken during a review of this study.

Results

21.5 The table below details the number of dwellings completed on existing residential land during the last 8 years. This includes intensification of residential plots, conversion of residential properties, development of garage courts and replacement dwellings.

Table 10 – New dwellings resulting from residential intensification (1996 to 2004)

96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	Total
55	59	83	69	57	132	48	107	610
Average annual yield due to intensification from 1996 to 2004 was 76 dwellings								

21.6 At April 2004 there were 96 dwellings under construction and 251 dwellings outstanding on residential land. As such at April 2004 a total supply of 347 dwellings existed which if completed at the above rate of 76 per year would provide just over 4.5 years supply.

Analysis

21.7 The intensification of residential land remained until recently a largely untapped reserve of land for new housing. PPG3 (2000) encouraged better use of existing previously developed land and the accepting of tandem development as a viable form of development in urban areas. The influence of guidance in PPG3 has also seen sites being developed at increasing densities so increasing the number of units that will in future come forward due to the intensification of existing large residential plots.

Conclusions

- 21.9** This is seen as a largely untapped capacity which could under new guidance contained in PPG3 and with no policy constraints deliver a significant number of new housing units. However due to the recent adoption of the moratorium on new housing this capacity in the short term will be limited to what comes forward through applications currently pending and the existing supply of approved permissions. Once the impact of the influx of applications prior to the adoption of SPG10 has been assessed a future review of this Study will incorporate a design-led assessment of the impact of intensification on housing supply.



- 21.10** Using past rates as a guide then a minimum of 76 dwellings are expected to come forward each year. This would give, without the influence of SPG10 and using past rates as a guide a minimum of 532 dwellings from 2004 to the end of the Plan period.
- 21.11** Without a more detailed assessment it is difficult to assess the unconstrained yield from this potential. As a guide the maximum number of dwellings achieved in a year, that is 132, has also been projected forward to 2011.

22. Summary of the Results

22.1 The unconstrained figure includes all sites that would be suitable in principle for new housing but that are either not currently available to the market, would be more suitable for an alternative use or have a physical constraint which would prevent their development. The anticipated yield is development that would have been expected to come forward before 2011 without the influence of SPG10. In respect of the Comprehensive Area Study this is all sites in Category A.

Table 11 – Summary of the results of the Housing Capacity Study

Source	Unconstrained Yield (Gross)	Anticipated Yield to 2011 (Gross)*
Subdivision of Existing Housing	1690	42
Flats over Shops	300	14
Empty Homes	785	27
Redevelopment of Existing Poor Quality Housing Areas	0	0
Redevelopment of Car Parks	0	0
Review of Employment Areas	15	15
Review of Existing Housing Allocations	60	60
Other Local Plan Designations or Allocations	4,734	0
Infill Development within Category 4 Settlements	35	35
Development within Category 5 Settlements	0	0
Unidentified Green Belt Development	123	123
Comprehensive Area Study	1,948	410***
Intensification	924**	532
Total (Including ADR allocations)	10,614	1,258
Total (without ADR allocations)	5,880	1,258

* From April 2004 without the moratorium on housing (7 years)

** Estimate and only assessed up to 2011.

*** This is the discounted total of all Category A sites.

23. Monitoring and managing the Capacity

- 23.1** The study will be tested yearly by reassessing the realistic availability of identified land within the stated time period. This could be done through the monitoring of planning permissions granted, market fluctuations and changes in policy emphasis at the local, regional and national levels. Assumptions may need to be changed and the discounting process revisited to assess any changes in 'unconstrained' and 'constrained' supply on an annual basis. Further to this the Council intends to fully review the study, including where required modify the methodology, at least every 5 years.
- 23.2** The Council will promote the use of brownfield sites identified through this study for housing (subject to guidance contained in SPG10) or where appropriate other uses. They will also use the results of the study to guide the future release of land for housing.

24. Conclusions

- 24.1** As the above table shows a significant unconstrained amount of supply exists in the district which at current required rates of completion (current Structure Plan requirements projected forward) would provide at least 24 years of housing supply for the District. Even without the contribution from the reoccupying of empty homes a 21 year supply has been identified.
- 24.2** The table below summarises the housing land supply situation in Bromsgrove District at April 2004.

Table 11 – Housing Supply in Bromsgrove District

Structure Plan Target to 2011	3950
Completions 1996 to April 2004	3189
Dwellings Under Construction	289
Dwellings Outstanding	873
Sites approved by the Council but subject to the signing of a S106 agreement	64
Remaining housing allocation (Area of Sewerage Works, Hagley without Planning Permission)	15
Identified oversupply at 2011 (Approved schemes)	480
Anticipated yield identified in the Housing Capacity study to 2011 *	1231*
Potential oversupply without SPG10	1711

* This does not include supply from the reuse of empty homes as supply from this source would not count towards the District's housing supply target.

Appendix 1 - Definitions

<i>Comprehensive Survey</i>	Mapping and recording exercise of potential sites. Includes studying aerial photographs, site visits and reviewing NLUD data.
<i>Defined Green Belt Settlements</i>	None or very infrequent public transport, within Green Belt but has a defined settlement boundary with a local facility at the centre, may have a local shop.
<i>Local Settlements</i>	A settlement with only a few local facilities (has a church/or public house) and limited public transport. Areas outside the Green Belt, so suitable for infill development.
<i>Local Urban Areas</i>	Sufficient services to meet the daily needs of the local population and serve as a local centre for the surrounding rural area. Has a regular bus or train service through the settlement.
<i>Main Urban Areas</i>	The most sustainable location(s) with facilities and services that serve the whole district.
<i>Net Density</i>	The Use of Density in Urban Planning (para 8.19-8.27) and PPG3 Annex C.
<i>Previously Developed vacant Land</i>	Land previously developed but no longer in use. Includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures. The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built up areas which has not been developed previously (e.g. parks and allotments). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time.
<i>Trend based analysis</i>	The use of existing trends to predict future yields.
<i>Undefined Green Belt Settlements</i>	No defined centre. Little more than a grouping of houses with little or no nearby local facilities. An unsustainable location.
<i>Windfalls</i>	Sites which have not been individually identified within a local plan but have come forward and form an important component of the housing land supply.
<i>Small sites</i>	Sites with a Structure Plan density capacity of 9 or less dwellings.
<i>Large sites</i>	Sites with a Structure Plan density capacity of 10 or more dwellings.
<i>Gross</i>	The total number of dwellings, including replacement dwellings.
<i>Category A site</i>	Sites available for development or sites that have few constraints. Likely to be developed pre-2006.
<i>Category B site</i>	Sites with potential for development but have constraints that could limit development. Possibly available pre-2011.

<i>Category C site</i>	Sites In an area suitable for residential development but have significant policy, environmental or other constraints. If developed then unlikely pre-2011.
<i>Vacant buildings</i>	Unoccupied buildings, that are Structurally sound and in a reasonable state of repair (i.e. capable or being occupied in their present state).
<i>Derelict land and buildings</i>	Land so damaged by previous industrial or other development that it is incapable of beneficial use without treatment. Treatment includes demolition and levelling.
<i>Vacant land not previously developed</i>	Greenfield land within the urban area that has not been developed (e.g. parks and allotments).
<i>Land and buildings in use</i>	Previously developed land or buildings currently in use. Site could be underused.
<i>Completions</i>	Dwellings that have been completed and are ready for occupation. On many recent sites landscaping work may not have been fully completed.
<i>Under Construction</i>	Dwellings that were under construction at the time of the survey.
<i>Outstanding</i>	Dwellings with planning permission on which no construction work had begun at the time of the survey. Other dwellings on the site may have been completed or were under construction at the time of the survey.

Appendix 2 – Summary Table of Sources

Source	Survey approach
Subdivision of existing housing	Trend based analysis using data from the Housing Land Availability (HLA) returns. Information was also used from the 2001 Census and the Valuation Office.
Flats over shops	Used HLA study to determine past trends and a foot survey of the existing use of upper floors in the town centre to ascertain scope for future yield.
Empty Homes	Only considered properties vacant for more than 6 months. Use information from Housing Investment Programme 2000, Housing Strategy 2001 and the Empty Property Database 2002 to determine capacity and take up of properties.
Redevelopment of existing housing areas	Used Housing Investment Programme 2001 to determine areas of high vacancy rates.
Redevelopment of car parks	Used information gained from the Local Transport Plan, Housing and Employment Land Availability Studies, and a study of usage of car parks in the town centre.
Review of employment areas	Comprehensively assessed each area zoned for employment in the BDLP (January 2004).
Review of existing housing allocations	Comprehensively assessed each outstanding housing allocation in the BDLP (January 2004).
Other local plan designations	Assess other major designations and their potential housing capacity.
Infill development within Green Belt villages	Establish a trend based figure from past HLA studies for windfalls and project forward.
Development within Category 5 settlements	Discounted as contrary to national, county and local planning policy.

Appendix 3

Urban Capacity Site Details

Large Sites with a potential capacity of 10 or more dwellings (Using recommended Structure Plan densities)

Category 1 – Bromsgrove

Ref	Site name	Location	Area (ha)	Dwellings Structure Plan	Dwellings Discounted	Category	Local Authority Comments	Consultation Comments
B3	Land behind No.3	3 Alcester Road, Lickey End	0.20	10	5	C	Land close to the M42 motorway to the rear of No.3. Appears to be used for storage of vehicles and building materials. Could be drainage problems.	
B5	Land at and adj to No.5	5 Alcester Road, Lickey End	0.44	22	15	B	Single dwelling within large plot containing a number of timber dwellings, vegetable plot and grassed areas. Also includes land to rear of No.7. Could be drainage problems on site.	
B14	Children's Nursery and land to rear	19 Stoke Road, Aston Fields	0.22	15	15	C	Popular children's nursery. Former Gatx office building. Pending application for land fronting New Road at rear of nursery (03/577).	HCS31 – Desirable current use should not be used for housing
B32	Open space	Area of open space bounded by Lyttleton Avenue and Salwarpe Road, Charford	0.30	15	10	C	Council owned awkward area of open space bounded by two roads. Level grassed area with a small amount of parking at one end.	
B33	Parking and garage area	End of Villiers Road, Charford	0.22	11	10	B	Area looks unused, also includes a small area of open recreation space.	

B43	Playing fields	Off Market Street, Sidemoor	0.35	24	15	C	Playing fields used by Parkside County Middle School. A large area of playing fields would remain.	
B44	Playing fields	Off Stourbridge Road, Sidemoor	0.61	42	25	B	Grassed area raised above the rest of the playing fields, appears little used and is furthest away from school. Bounded by footpath but no existing car access. Access could be taken off Stourbridge Road.	
B55	Land at Princess of Wales hospital	Land off Exmoor Drive, Lowes Hill	0.45	22	10	C	Grassed area of land within the grounds of the hospital with likely access off Exmoor Drive, could only sustain a small amount of development without impacting on hospital.	
B70	Regal Garage	Worcester Road, Whitford	0.54	27	40	A	Unlikely to relocate in the short term, possible in long term. Site appears cramped for existing use. Application refused for redevelopment of site (03/0708).	
B79	Overgrown allotments	Crabtree Lane, Sidemoor	0.26	13	10	C	Allotment land adjacent to childrens play area. Appears unused, Council owned.	HCS31 – Other land would have to be provided if this land is released for development
B85	Scout and Guide HQ and adj land	Kidderminster Road, Town Centre (West)	0.53	26	15	C	Buildings and land in use. Owned by local authority, unlikely to consider reuse at present.	
B87	Allotments	Stourbridge Road, Lowes Hill	0.89	44	30	C	In full uses as allotments. Subject to restrictive covenant limiting use to allotments, unless the consent of the Secretary of State to an alternative use can be obtained.	HCS31 – Other land would have to be provided if this land is released for development HCS31 – Desirable current use should not be used.

B88	Allotments	Land adj to 23 New Road, Sidemoor	0.37	25	20	B	Remaining allotment land, appears little used already part developed for childrens play area.	HCS31 – Other land would have to be provided if this land is released for development
B89	Allotments	Land off Rigby Lane and Drummond Road, Stoney Hill	2.1	105	105	C	No need at present for housing on site but could be developed in the future. Large sloping piece of allotment land with substantial road frontage to Rigby Land and Drummond Road.	
B100	Former quarry land	Quarry Lane, Whitford	0.24	12	5	C	Former quarry, land around it has been redeveloped into housing. Unsure about stability of land.	
B101	Former Gatx oil depot	Station Approach, Aston Fields	1.36	95	75	A	Application received (02/0967) but not determined for redevelopment of the site for residential. High clean up cost.	
B107	Meadows First School	Stourbridge Road, Sidemoor	0.87	43	43	B	In use, but part of County restructuring of schools. Due to be relocated and combined with Parkside.	
B108	Parkside Middle School	Stourbridge Road, Sidemoor	0.89	44	44	B	In use, but part of County restructuring of schools. Due to be relocated on northern part of existing site.	
B109	Sidemoor First School	Broad Street, Sidemoor	0.42	21	21	B	In use, but part of County restructuring of schools. Due to be relocated.	
Totals for Bromsgrove			11.26 (ha)	616 (Plan)	513 (Discounted)			

Category 1 – Catshill

Ref	Site name	Location	Area (ha)	Dwellings Structure Plan	Dwellings Discounted	Category	Local Authority Comments	Consultation Comments
C11	Overflow car park at Crown Inn	Meadow Road, Catshill	0.20	10	5	B	Appears to be an overflow car park for the pub and restaurant.. Access from the pub is over a small bridge over the stream. Access is also available off Meadow Road.	
C12	Catshill Club	Meadow Road, Catshill	0.30	15	3	B	Working mans club with large car park fronting Meadow Road. Could be scope for part redevelopment of car park.	
C13	Garages and vacant land	Cobnall Road, Catshill	0.26	13	5	B	Part garage block, part vacant un-kept land. Council owned. Could be used for public open space and a play area. Vehicular and foot access off Cobnall Road. Would need new access through the demolition of a property on Cobnall Rd or Woodrow Lane.	
C18	Storage land at rear	Rear of 2, 4, 6 and 8 Mayfield Close, Catshill	0.28	14	10	B	Appears to be used to store vehicles, large surrounding gardens could also be used. Narrow existing access off Mayfield Close, may need access of Wildmoor Lane.	
C20	Garage block and land	Off Oak Road, Catshill	0.24	12	5	C	Garage block in use with possibility for residential use subject to widening the access or demolishing property to create access.	

C25	Oak Road Phase 2	Land off Acorn Road, Catshill	0.68	34	25	A	Back garden land being assembled by the Council for affordable housing. An extension of existing housing development off Oak Road.	
Totals for Catshill			1.96 (ha)	98 (Plan)	53 (Discounted)			

Category 2 – Alvechurch

Ref	Site name	Location	Area (ha)	Dwellings Structure Plan	Dwellings Discounted	Category	Local Authority Comments	Consultation Comments
AL10	Public car park	Tanyard Lane, Alvechurch	0.16	8	5	C	Public car park in good use, used by visitors to the shops. Includes public toilets and recycling facility.	
AL19	Club and car park	Radford Road, Alvechurch	0.33	16	10	C	Social Club in use and large private/public car park. Could be scope for development on part of car park.	
AL21	Grazing Land	Rear of Withybed Close, Alvechurch	0.38	19	10	B	Area of sloping grazing land with access off Withybed Close. Restrictive covenant prevents development on the site for housing. Stream flows along boundary at bottom of site. Permission for flat development was refused (03/0992).	
AL22	Home for the Elderly	School Lane, Alvechurch	0.54	27	27	C	Area of special character, building in good use with few other local care homes. Possible conversion if use ceases and building becomes redundant.	HCS26 – Question if site could be brought forward for residential development.

AL31	Alvechurch Middle and Crown Meadow Schools site.	Tanyard Lane, Alvechurch	2.38	119	119	A	In use, but part of County restructuring of schools. Due to be relocated.	
Totals for Alvechurch			3.79 (ha)	189 (Plan)	171 (Discounted)			

Category 2 – Barnt Green

Ref	Site name	Location	Area (ha)	Dwellings Structure Plan	Dwellings Discounted	Category	Local Authority Comments	Consultation Comments
BG1	Industrial units adj to station	Off Hewell Lane, Barnt Green	0.26	18	10	C	Land wedged between railway lines. Noise issues. Loss of employment land. Application for additional unit.	HCS31 – Site could include rear gardens and should be identified for planned intensification
BG7	Land to rear of BT exchange	Station Approach, Barnt Green	0.3	21	14	B	Rough area of ground, Policy BG2 in BDLP (April 2003) supports reuse including an extension to the station car park. Part reuse for residential or employment possible.	HCS5 – should not be included as hoped will become additional parking for shoppers. HCS31 – Should be used as a park and ride site
BG8	Barnt Green Social Club	1 Blackwell Road, Barnt Green	0.26	18	10	B	Community club/facility in use.	HCS31 – site could include rear gardens and should be identified for planned intensification
BG11	Land rear of Willow Tree Drive	Station Approach, Barnt Green	0.16	11	5	C	Land raised up behind existing housing development. Topography limitations and proximity to railway line.	HCS31 – Should be used as a park and ride site
Totals for Barnt Green			0.98 (ha)	68 (Plan)	39 (Discounted)			

Category 2 – Hagley

Ref	Site name	Location	Area (ha)	Dwellings Structure Plan	Dwellings Discounted	Category	Local Authority Comments	Consultation Comments
H11	Allotment	Summervale Road, Hagley	0.78	55	25	C	Allotment owned by the Parish Council, designated as Open Space in the Local Plan.	HCS26 – Policy constraints. HCS31 – Allotments held by the council other land would have to be provided if this land is released for development.
H14	Hagley Middle School	Park Road	1.25	87	50	A	Middle school adjacent to first school. County Council plans to demolish middle school as part of educational restructuring in Hagley.	HCS31 – potential site will be smaller as land is needed for playing field for the now enlarged Primary School. Site could also include triangular parcel of land to the south of current site.
H16	Former Audi car sales garage	96 Kidderminster Road	0.17	12	8	B	Former car sales garage now vacant.	HCS31 – Site not likely to become available
Totals for Hagley			2.2 (ha)	154 (Plan)	83 (Discounted)			

Category 2 – Rubery

Ref	Site name	Location	Area (ha)	Dwellings Structure Plan	Dwellings Discounted	Category	Local Authority Comments	Consultation Comments
RU1	Wood to rear of Beaconside School	Whetty Lane, Rubery	1.3	91	30	C	Land owned by County Council, Whetty Coppice TPO covers all of site, used by School as a nature area. Important wooded area in Rubery.	

RU2	Royal Legion Club	58 – 64 New Road, Rubery	0.20	14	14	C	Building in use as a Royal British Legion club. Late 60's building of little architectural merit. Site could be redeveloped.	HCS26 – Potential Policy constraints
RU5	Social Club	59 Rednall Hill Lane, Rubery	0.23	16	8	C	Hawthorns Social Club in use. 60s/70s building of little apparent architectural merit, situated in established residential area.	HCS26 – Potential Policy constraints
RU6	Land adjacent to Callow Brook	New Road, Rubery	0.27	18	10	C	Land behind 141 to 159 New Road and between rear of properties and A38. Noise and flooding issues. Site difficult to access.	
RU15	Landscaping adj to A38	Holywell Lane, Rubery	0.28	14	5	B	Very close to A38 Rubery bypass so noise issues. Strip of land left between rear of properties on Holywell Lane and the A38. Could also use garden of No.1.	
RU19	Vacant office and warehouse buildings	The Avenue, Rubery	0.31	15	10	A	Vacant hard to let commercial buildings at entrance to employment zone. Within an established residential area.	
RU21	Garage site and land	Eachway, Rubery	0.16	11	5	B	Garage site with area of private land to the north. Access difficulties.	HCS26 – Question if site could be brought forward for residential development.
Totals for Rubery			2.75 (ha)	179 (Plan)	82 (Discounted)			

Category 2 – Wythall

Ref	Site name	Location	Area (ha)	Dwellings Structure Plan	Dwellings Discounted	Category	Local Authority Comments	Consultation Comments
W1	Meadow Green School	Land fronting Station Road, Grimes Hill	0.29	14	12	C	County Council owned school playing fields.	HCS31 – Desirable current use should not be used for housing
W4	Manor Farm and adjacent buildings	163 - 169 Station Road, Grimes Hill	0.51	25	12	B	Farm house and various buildings mostly outside of the Green Belt fronting Station Road between existing residential properties.	
W12	Open space and nature area	Beaudesert Road, Drakes Cross	0.73	51	20	C	Area of open space behind library, also designated as a nature reserve would need to alter plan designation. Important open space within the urban area with stream running alongside site. Can flood in places.	HCS31 – Desirable current use should not be used for housing.
W17	Grassed open space area	35 to 37 Falstaff Avenue, Drakes Cross	0.24	16	10	C	Designated as an informal open space area in the Local Plan, would need to change designation before release. Within an established residential area.	HCS26 – Potential Policy constraints
W18	Warehouse	190 to 192 Alcester Road, Drakes Cross	1.22	61	50	A	Warehouse and packaging plant with ancillary buildings in use on edge of Green Belt, set back behind existing housing.	
Totals for Wythall			2.99 (ha)	167 (Plan)	104 (Discounted)			

Category 3 – Blackwell

Ref	Site name	Location	Area (ha)	Dwellings Structure Plan	Dwellings Discounted	Category	Local Authority Comments	Consultation Comments
BL2	Rear of the Glen	Linthurst Newtown, Blackwell	0.84	42	18	C	Previous application for residential development refused on tree issues (00/0907). Application 02/0848 was withdrawn.	HCS40 – Should not include as an application for housing was refused and upheld on appeal.
Totals for Blackwell			0.84 (ha)	42 (Plan)	18 (Discounted)			

Category 3 – Cofton Hackett

Ref	Site name	Location	Area (ha)	Dwellings Structure Plan	Dwellings Discounted	Category	Local Authority Comments	Consultation Comments
CH1	Car park and car storage area	Off Lickey Road, Cofton Hackett	0.27	13	10	C	Appears to be used for customer parking and car storage (repairs and new) by Clarks.	
CH2	Amusement centre and buildings/land to rear and side.	444 to 448 Lickey Road, Cofton Hackett	0.26	13	10	B	Amusement arcade closed and buildings to side appear underused. Building materials stored on land at rear (Application Pending 03/1048).	
CH4	Car park	Off Lickey Road, Cofton Hackett	0.60	30	20	C	Used for public parking and for users of the Public House/Restaurant.	
CH7	Amusement Centre and buildings/land to rear and side	488 to 498 Lickey Road, Cofton Hackett	0.27	13	10	A	Application withdrawn for residential use of land (03/0884).	
CH8	Wooded plot	Adjacent to 528 Groveley Lane, Cofton Hackett	0.23	11	2	C	Applications submitted for two dwellings (03/0100) and one dwelling (03/0621), both refused. Woodland TPO has been placed on site.	HCS26 – Potential Policy constraints. HCS40 – TPO on site, problems with flooding
CH10	Land adj to Elliot Gardens	Off Lickey Road, Cofton Hackett	0.30	15	8	A	Permission for 8 old persons bungalows on site has lapsed. Established residential use.	HCS26 – Question if site could be brought forward for residential development.
Totals for Cofton Hackett			1.93 (ha)	95 (Plan)	60 (Discounted)			

Category 3 – Majors Green

No sites identified

Category 3 – Stoke Prior

No sites identified

Totals for all large sites in identified non-Green Belt settlements in the District	28.70 (ha)	1608 (Plan)	1123 (Discounted)
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Appendix 4

Urban Capacity Site Details

Small Sites with a potential capacity of under 10 dwellings (Using recommended Structure Plan densities)

Category 1 – Bromsgrove

Ref	Site name	Location	Area (ha)	Dwellings Structure Plan	Dwellings Discounted	Category	Local Authority Comments	Consultation Comments
B4	Church car park	1 Alcester Road, Lickey End	0.05	2	2	C	Rough piece of land used as a car park for Methodist church opposite (4 Alcester Road) as church has no off street parking. Loss would cause parking on street. Very close to motorway junction.	
B9	Infill plot	Land at 10 Marlborough Avenue, Stoney Hill	0.10	7	1	B	Grassed area of land between 8 and 12 Marlborough Avenue. No public access fence with locked gate fronting road. Tree in centre of site.	
B10	Allotment garage block	Rigby Lane, Stoney Hill	0.05	2	2	C	Garage block adjacent to allotment, security issues due to location out of public view, hard to let units. Could be developed as part of allotment site.	
B13	Aston Fields garage	148a New Road, Aston Fields	0.04	2	2	C	Popular small local car repair business. Within local shopping area so any conversion or redevelopment would need to have an element of A1, A2 or A3. Outline application for retail and office use granted (03/1261).	

B16	Land rear of No.4	4 South Road, Charford	0.04	2	1	C	Land used as material store or construction yard, backs onto County Council car park.	
B17	Car Park at the Finstall Centre	51 Stoke Road, Charford	0.13	9	5	B	The rear part of the large car park appears underused. Narrow access down side of Finstall Centre. Difficult location to access from Stoke Road. Backs onto Garringtons re-development site.	
B28	Small area of open space	Land at 21 to 23 Shepherds Walk, Charford	0.05	2	1	C	Small area of land left over after development of estate. Large mature tree (protected) situated within the centre of the site. Could not be developed with tree on site.	
B40	Car repair garage	2 Stratford Road, Bromsgrove Town Centre	0.06	4	4	B	Former ambulance station now car repair garage. Large building within town centre zone. Architecturally not important.	
B42	Upper floors of Strand Centre	2 to 4 The Strand, Bromsgrove Town Centre	0.04	2	2	B	Upper floors currently used as small retail units.	
B45	TA Centre	Corner of Market Street, Bromsgrove Town Centre	0.10	7	7	B	Former TA centre now used in part by Barry Beard electricians. Building appears in poor state of repair, could be renovated.	HCS40 – Should be renovated as gives poor impression to visitors
B47	Land rear of High Street shops	Rear of 83 to 95 High Street, Bromsgrove Town Centre	0.08	5	3	C	Land backing onto Bus Station, appears to be used for general parking and access to rear of shops. Difficult piece of land to develop for residential. Could be developed for mixed use. Proposal for retail units refused on site.	

B48	Land to side and rear of Jewellers	Rear of 67 to 71 High Street, Bromsgrove Town Centre	0.04	2	1	C	Land used for car parking and access to rear of shops. Precedent of developing on land to rear of shops established by jewellers.
B49	Land to rear of High Street Shops	Rear of 15 to 31 High Street, Bromsgrove Town Centre	0.06	4	2	C	Land used for car parking and access to rear of shops. Difficult piece of land to develop for residential. Could be developed for mixed use.
B50	Private car park	Land off Hanover Street, Bromsgrove Town Centre	0.06	4	3	C	Land to rear of 52 to 60 High Street used as a private car park and storage area. Appears well used as a private car park.
B51	Gap in frontage	57 to 59 Worcester Road, Bromsgrove Town Centre	0.05	3	2	B	Gap in frontage on secondary shopping street on edge of Town Centre. Used as a private car parking area probably by adjoining businesses. Land rises steeply at back of site.
B52	Derelict building	14 The Strand, Bromsgrove Town Centre	0.02	1	1	C	Has permission for redevelopment as office and restaurant. Could include an element of housing on the site. Within town centre zone.
B53	Tyre market and vacant land	Station Street, Bromsgrove Town Centre	0.12	8	5	B	Car repair and tyre garage with vacant land adjacent. Road rises up sharply, any development on land would be visible from Worcester Road. Ideal mixed use site.

B54	Renault car repair garage	Station Street, Bromsgrove Town Centre	0.12	8	5	B	Large car repair building. Was originally connected to a car showroom that fronted Worcester Road but that has been redeveloped to retail. Ideal mixed use site.	
B56	Land adjacent to Local shop	153 Stourbridge Road, Sidemoor	0.02	1	1	B	Gap in street frontage. Land used as off street parking for shop. Appears little used with most customers parking on street. Fence partitions land with parking also behind fence.	
B57	Social Club	Bewell Head, Sidemoor	0.17	8	5	C	Social club in use set within residential estate. Architecturally unimportant . Narrow road access.	HCS31 – site could include rear gardens and should be identified for planned intensification
B59	Car park at rear of Merlin Pub	189 Stourbridge Road, Sidemoor	0.09	4	3	B	Car park at rear of pub. Parking facilities also available on forecourt of pub. Could also involve the development of rear gardens. Would need to ascertain that the car park was no longer needed.	
B60	Car park for playing fields	King George Close, Sidemoor	0.19	9	6	C	A gap in the street frontage consisting of a car park for people using the playing fields. Unsure about usage of car park. Could be relocated further into playing fields behind new housing. Plenty of on-street parking.	
B61	Grassed area adjacent to road	Land adj to 2 Lincoln Road, Sidemoor	0.02	1	1	B	Could be part of garden of 15 York Road but separated by hedge. Could accommodate a small bungalow or house. Could also be used to provide access to garage court at rear so opening up a larger site with B64.	

B62	Overgrown land adj to vacant building	Land adjacent to 169 Broad Street, Sidemoor	0.03	1	1	B	169 has permission for conversion to residential, this land could be used as part garden and part developed.	HCS31 – site could include rear gardens and should be identified for planned intensification
B64	Garage site	Off York Road, Sidemoor	0.14	7	5	B	Could be part redeveloped using back garden access and site B61. Identified by Council as a possible affordable housing site. Awkward shape site to develop.	
B65	Building and DIY yard	216 Birmingham Road, Lickey End	0.14	7	3	B	DIY and building yard within residential frontage fronting a main road, little on site parking. Alternative premises would need to be found before redevelopment.	HCS65 – relocation into the green belt has already been tried after pressure from local residents.
B68	Land adjacent to the brook	Brook Road, Whitford	0.11	5	2	C	Land within a flood plain currently used as garaging and storage with a residential dwelling in the centre of the site.	HCS26 – Potential Policy constraints
B72	Car park at rear of public house	30 Rock Hill, Whitford	0.05	2	2	B	Possible to reuse part of existing car park for residential.	
B73	Former garage site	32 Rock Hill, Whitford	0.11	5	12	A	Derelict former garage site suitable for residential development. Application submitted for site and adjoining property for car sales (03/0713) application for residential is pending (03/1004).	
B76	St George Public House	83 Broad Street, Sidemoor	0.07	3	3	C	Pub with flat over, only a small car parking area. Pub still trading with no indication that it will close.	HCS26 – Question if site could be brought forward for residential development.

B77	Former DIY outlet	45 and 47 Broad Street, Sidemoor	0.07	3	3	B	45 Broad Street is currently occupied as a printers. The upper floors of both properties also appear to be occupied as residential. Yard to rear of shop was formally used as a storage area for materials. Whole site could be redeveloped or the vacant part on its own.	
B78	Land and garages adjacent to shops	2 to 4 Providence Road, Sidemoor	0.02	1	1	B	Garages and land to side of existing shops, shops and flats above in use, garages used by flats. Could be a small infill plot.	
B82	Car repair and sales garage	252 to 262 Birmingham Road, Lickey End	0.16	8	5	B	Car sales and repair garage in use adjacent to petrol station fronting main road. Sites appears cramped for existing use.	HCS31 – site could include rear gardens and should be identified for planned intensification
B84	Temporary car park adj to Council House	Burcot Lane, Town Centre (North)	0.17	8	2	C	Rough area of land used as a staff car park for employees of the Council. Would need to ensure that adequate parking remains before redevelopment. Adjacent to Social Housing development.	HCS40 – sensible to make this better, the building which this rough ground serves as a car park could be put to better use.
B104	Small garage site	Villiers Road, Charford	0.03	1	2	B	Small garage site capable of accommodating two small houses.	
Totals for Bromsgrove			2.8 (ha)	148 (Plan)	106 (Discounted)			

Category 1 – Catshill

Ref	Site name	Location	Area (ha)	Dwellings Structure Plan	Dwellings Discounted	Category	Local Authority Comments	Consultation Comments
C2	Orchard	Cottage Farm Lane, Marlbrook	0.05	2	2	B	Land to the north of No. 4 Cottage Farm Lane on the edge of the Green Belt, Appears to be an orchard attached to No.4, does not appear to be part of the garden.	
C5	Car sales and repair garages	404 to 206 Birmingham Road, Catshill	0.09	4	4	B	Car sales and repair garages adjacent to Marlgrove Motel fronting Birmingham Road. Site does not include 402. Application 03/0597 proposes development of adjoining café into residential.	
C7	Clearway coach hire and depot	56 Meadow Road, Catshill	0.17	8	8	B	Local coach hire, repairs and storage, large open site. Could be part redeveloped or merged with adjoining coach depot. Within Worcestershire Urban Capacity Study 1999. Site size could be increased by demolishing 52 and 54 (houses within large plots).	
C8	Harris coach travel	60 Meadow Road, Catshill	0.18	9	9	B	Coach hire and travel office, repairs and storage, large open site. Could be part redeveloped or merged with adjoining coach depot. Within WUCS. Site size could be increased by demolishing 58 and 62.	HCS40 – Again no open spaces!!
C15	Tool hire depot	121 to 127 Golden Cross Lane, Catshill	0.12	6	4	B	Existing tool hire premises and office/shop. Within local shopping. Residential development close by. Local road is sometime congested due to on street parking.	

C17	Vacant wooded strip of land	Chadcote Way, Catshill	0.15	7	2	B	Piece of land with frontages on Chadcote Way and Wildmoor Lane. Wooded un-kept strip of land.	
Totals for Catshill			0.76 (ha)	36 (Plan)	29 (Discounted)			

Category 2 – Alvechurch

Ref	Site name	Location	Area (ha)	Dwellings Structure Plan	Dwellings Discounted	Category	Local Authority Comments	Consultation Comments
AL1	Derelict garages	Rear of Latimer Road, Alvechurch	0.04	2	1	C	Small and difficult plot to access. Comprises private garages, narrow access off Latimer Road.	
AL2	Private garages and access way	Dellow Grove and Latimer Road, Alvechurch	0.03	2	1	C	Garages fronting Dellow Grove with access off Dellow Grove and a narrow access off Latimer Road.	
AL3	Garage block and open space	End of Tranter Avenue, Alvechurch	0.1	7	3	B	Local authority owned land and garage block. Garages could be relocated further up Tranter Avenue.	HCS26 – Question if site could be brought forward for residential development.
AL4	Footpath	Latimer Road, Alvechurch	0.05	3	1	C	Footpath provides access from Latimer Road to Robins Hill Drive. Narrow infill plot if footpath closed.	
AL7	Commercial premises	1 Snake Lane, Alvechurch	0.02	1	1	B	Home to AA Brown and Sons. Site wedged between new and existing housing. Would need to relocate to release site.	HCS26 – Question if site could be brought forward for residential development.
AL17	Motor Sales Garage	22 Red Lion Street, Alvechurch	0.12	7	3	B	Car sales garage in use, site appears cramped for use.	HCS31 – site could include rear gardens and should be identified for planned intensification
AL26	Farm/Commercial buildings	School Lane, Alvechurch	0.07	5	1	B	Within Area of Special Character, on edge of Green Belt, buildings appear well maintained, unsure of actual use.	HCS26 – Potential Policy constraints

AL29	Land at Cotswold Cottage	School Lane, Alvechurch	0.05	2	1	B	Grassed area in front of cottage fronting School Lane, adjacent land forms part of new infill dwelling garden.	
Totals for Alvechurch			0.48 (ha)	29 (Plan)	12 (Discounted)			

Category 2 – Barnt Green

Ref	Site name	Location	Area (ha)	Dwellings Structure Plan	Dwellings Discounted	Category	Local Authority Comments	Consultation Comments
BG2	Guide/Scout Hut	Hewell Lane, Barnt Green	0.05	3	1	C	Wooden building needing repairs. Adjacent to railway line so noise issues. New premises needed for Guide group or merge with Lickey. Loss of community facility.	HCS31 – site could include rear gardens and should be identified for planned intensification
BG3	Former telephone exchange	Hewell Road, Barnt Green	0.05	3	1	C	Loss of employment land, offices in productive use.	
BG4	Part of Victoria Public House car park	Sandhills Lane, Barnt Green	0.08	5	2	B	Private car park for patrons of the pub.	HCS – 5 should not be included as is used by shoppers and patients of Doctors and Dentists surgeries HCS40 – “Rarely Full” when was visit carried out
BG10	Former public toilets	Hewell Road, Barnt Green	0.06	4	1	C	Single storey building used as store by adjacent pub, close to railway line, appears unused. Noise implications due to proximity to railway line and public house.	HCS26 – Question if site could be brought forward for residential development.

BG14	Friends meeting house	Sandhills Road, Barnt Green	0.10	7	3	C	Religious and community facility in use, would need relocating. Little scope on site, retired bungalows to rear of site.	
BG17	Lickey Guide Hall	Old Birmingham Road, Lickey	0.06	1	1	C	Community facility in use, part or adjacent building already converted to a flat. Conversion possible.	HCS40 – Adjoining building house not flat, there could be a case for listing.
Totals for Barnt Green			0.4 (ha)	23 (Plan)	9 (Discounted)			

Category 2 – Hagley

Ref	Site name	Location	Area (ha)	Dwellings Structure Plan	Dwellings Discounted	Category	Local Authority Comments	Consultation Comments
H3	Access strip	Newfield Road, Hagley	0.09	4	1	C	Would restrict access to land at the rear but could be part redeveloped with garden land.	HCS17 – Site within Clent, strong objection inspector refused similar site, affect on green belt HCS 31 – Site in Clent to small to be included
H5	Car sales garage	5 Worcester Road, Hagley	0.08	5	2	B	Car sales premises in use with limited storage, fronting very busy road, house to rear.	HCS31 – Site not likely to become available
Totals for Hagley			0.17 (ha)	9 (Plan)	3 (Discounted)			

Category 2 – Rubery

Ref	Site name	Location	Area (ha)	Dwellings Structure Plan	Dwellings Discounted	Category	Local Authority Comments	Consultation Comments
RU4	Commercial units	7, 9 and 11 Whetty Lane, Rubery	0.11	7	3	C	Vehicle repair workshops within a predominantly residential street. Large tree at front of number 11.	
RU8	Pub Car park	New Road, Rubery	0.05	3	3	C	Rose and Crown car park appears little used. So as adequate parking is retained only end part of car park could be reused. Backs onto A38 bypass road.	HCS40 – When was the survey carried out, of course the car park will not be full when the premises is not open for business.
RU12	Residential Land	Callowbrook Lane, Rubery	0.08	5	2	C	Land adjacent to boundary with Birmingham City and Callowbrook Lane. Thin strip of verge, only very limited development could be accommodated.	
Totals for Rubery			0.24 (ha)	15 (Plan)	8 (Discounted)			

Category 2 – Wythall

Ref	Site name	Location	Area (ha)	Dwellings Structure Plan	Dwellings Discounted	Category	Local Authority Comments	Consultation Comments
W2	Former Post Office	403 Alcester Road, Grimes Hill	0.10	5	2	A	Vacant fire damaged former Post Office building.	
W3	Bleakhouse Farm access	146 to 154 Station Road, Grimes Hill	0.10	5	2	B	Infill plot in existing street frontage. Access track for Bleakhouse Farm. A new access would need to be constructed before site is redeveloped.	

W5	Land adjacent to shops	205 to 211 Station Road, Grimes Hill	0.07	4	1	B	Land appears to be undeveloped and covered by bushes and trees.	
W13	Part garage block	May Farm Close, Drakes Cross	0.04	2	2	B	Large garage block at the end of May Farm close, well used, only part of the block could be redeveloped due to parking requirements. New housing could front Oakwood Road.	
W14	Factory	Rear of 183 Alcester Road, Drakes Cross	0.09	5	2	B	Industrial unit in residential area with access of both Alcester Road and Oakwood Road.	
W22	Grassed and tree covered area	Rear of 189 to 197 Shawhurst Lane, Hollywood	0.14	7	3	B	Green area to the rear of properties with access track off Shawhurst Lane. Does not appear to be part of any residential garden. Would need to demolish a property to gain access.	
W25	James House	4b Truemans Heath Lane, Hollywood	0.14	7	4	A	James House is an office building set back from the main road behind 4a and 5 Truemans Heath Lane. Within an established semi-rural residential area. Application 03/0982 for residential was refused.	HCS26 – Potential Policy constraints
W26	Repair garages, store and workshops	Rear of 6 Dark Lane, Hollywood	0.10	5	5	B	Site was split into 6 units in 2000 the majority of which are auto repair garages. Site in productive use. Site within existing residential area.	

W29	Petrol station and land adjacent	Truemans Heath Lane, Hollywood	0.10	5	5	A	Petrol station with small shop in use and vacant land to side fronting Truemans Heath Lane. Site could be split with housing developed on vacant land and petrol station remaining.	
W31	Garage Block	The Close, Drakes Cross	0.10	5	4	B	Council owned garage block with potential for residential reuse.	
W33	Grassed open space area	End of Mayhurst Close, Drakes Cross	0.14	7	7	B	Not designated as open space in the Local Plan. Access could be taken from either the end of Mayhurst Close or Wythwood Grove. Could be planning conditions relating to its retention as open space.	
Totals for Wythall			1.12 (ha)	57 (Plan)	37 (Discounted)			

Category 3 – Blackwell

Ref	Site name	Location	Area (ha)	Dwellings Structure Plan	Dwellings Discounted	Category	Local Authority Comments	Consultation Comments
BL1	Blackwell Club	84 Linthurst Newtown, Blackwell	0.17	8	4	B	Outline application (02/0606) for 8 2 bed apartments was withdrawn.	HCS40 – The remarks regarding the Blackwell club are outdated.
BL6	Rear of Holy Trinity	Greenhill, Blackwell	0.13	6	3	B	Sites includes play area and informal open space. Site adjacent to Listed Building.	HCS40 – Why include this site?

BL7	Former Holy Trinity Church	Greenhill, Blackwell	0.07	3	2	C	Church now in commercial use. Listed Building.	HCS40 – Why include this site?
BL8	Church Hall	Greenhill, Blackwell	0.04	2	1	B	Currently used as a Crèche. Adjacent to Listed Building.	HCS40 – Why include this site?
Totals for Blackwell			0.41 (ha)	19 (Plan)	10 (Discounted)			

Category 3 – Cofton Hackett

No sites identified

Category 3 – Majors Green

No sites identified

Category 3 – Stoke Prior

Ref	Site name	Location	Area (ha)	Dwellings Structure Plan	Dwellings Discounted	Category	Local Authority Comments	Consultation Comments
SP1	Scout Hut and land	Ryefields Road, Stoke Prior	0.05	2	2	B	Land owned by the Council, part of land leased by Scouts for Scout Hut. Proposals by Council to develop adjoining garages has been approved (03/0216).	HCS66 – the parish council is currently having discussions with BDC regarding proposal to develop the site.

SP7	Car parking area	Coriander Close, Stoke Works	0.05	2	2	C	Parking area for housing development adjacent to railway line.	HCS66 – the car parking area is very important therefore the parish council is opposed to any attempts to develop this land.
Totals for Stoke Prior			0.10 (ha)	4 (Plan)	4 (Discounted)			

Totals for all small sites in identified non-Green Belt settlements in the District			6.46 (ha)	350 (Plan)	222 (Discounted)
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