

Strategic Housing **Land Availability Assessment**



JULY 2013



Bromsgrove
District Council

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SHLAA

Introduction

The National Planning Policy Framework (NPPF) seeks to boost significantly the supply of housing. It states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide 5 years worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where an authority has a record of persistent under delivery the buffer should be increased to 20%.

Local planning authorities must also identify a supply of specific, developable sites or broad locations for growth for 6-10 years and, where possible, for years 11-15. Paragraph 159 of the NPPF highlights that to achieve this local planning authorities will need to prepare a SHLAA to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period.

SHLAA's are expected to form a key component of the evidence base to support the delivery of sufficient land for housing to meet district housing requirements. The main aim of SHLAA's is to identify as many sites with housing potential in and around as many settlements as possible.

The SHLAA looks at the housing potential of sites to cover the plan period up to 2030. Updates of the SHLAA will seek to cover the longer term housing potential, beyond 2030.

It is important to note that whilst the SHLAA is an important evidence source to help inform the plan-making process, it will not in itself determine whether a site should be allocated for housing development or whether planning permission would be granted for residential development.

This report sets out how Bromsgrove's SHLAA has been carried out and presents the findings of the assessment.

Background

One of the NPPF key objectives is to ensure that the planning system significantly increase the supply of housing. To meet this objective, authorities are required to identify broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption of the Local Plan.

Authorities are expected to provide this robust information in the form of a SHLAA, which will form a key component of the Local Plan evidence base. This evidence is needed to help support the delivery of sufficient land for housing to meet district housing requirements.

Paragraph 159 of the NPPF highlights that local planning authorities should have a clear understanding of housing needs in their area. To achieve this they should prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs. On this basis a Strategic Housing Market Assessment (SHMA) was commissioned by the Worcestershire authorities to analyse the current housing market and assess future demand and need for housing within each local authority. In determining the potential housing requirement for the district a range of scenarios were tested with the most realistic being migration-led and employment constrained scenarios which identified a net dwelling requirement for the period 2011-2030 of 6,980 and 6,780 respectively. The Council is committed to significantly increasing the supply of housing to meet need and demand. On this basis a housing target of 7,000 is proposed for the 19 year plan period. This document will primarily focus on identifying suitable and available sites that could deliver housing growth to meet Bromsgrove's housing needs.

However, under the duty to co-operate Bromsgrove District Council is working with both Redditch Borough Council and the Greater and Solihull Local Enterprise Partnership (GBSLEP) to ensure that the housing needs of these areas can be fully met in the most sustainable manner. Redditch and Bromsgrove Councils' jointly prepared and published the Housing Growth Development Study in January 2013. This assessed all housing options around the Town of Redditch and identified two preferred sites at Foxlydiate (site 1) and Brockhill (site 2). This formed the basis of the joint consultation between February and April 2013. Following the consideration of the responses and more recent evidence sites will be incorporated into the Publication versions of the Bromsgrove District Plan (BDP) and Redditch Local Plan No.4.

The situation in relation to the conurbation is less advanced and more complex due to the number of authorities involved. It is also currently unclear as to the extent of the housing shortfall originating from the Birmingham area that cannot be accommodated within existing urban boundaries. Any housing requirement in relation to Birmingham is unlikely to be needed until the later part of the plan period meaning no immediate allocation is required. The Publication version of the BDP will set out that a Green Belt Review will be undertaken following the adoption of the plan. The review will include an assessment of land on the periphery of Birmingham. Over the past 4 years a small number of sites have been submitted to the SHLAA that are adjacent to the Birmingham border and these have been assessed within this version of the SHLAA to determine whether they are worthy of consideration when the Green Belt Review takes place. It should be noted that these sites are likely to be for any unmet need arising from Birmingham.

The primary aim of the assessment is to identify as many sites with housing potential in and around as many settlements as possible, so that:

- Bromsgrove's housing requirements, as determined by the Council, can be met;
- A continuous, flexible and responsive supply of housing can be provided;
- Certainty can be provided to the house building industry by identifying sites with housing potential;
- Choices are available to meet the need and demand for more housing;
- An evidence base is provided for making decisions about how to shape places and allocate sites within the Local Plan; and
- Other initiatives and strategies that may be undertaken by the Council can be informed by the results (e.g. Development Briefs or the Housing Strategy).

The assessment has drawn upon a range of technical evidence sources that either already had been produced or were/are currently being undertaken to support the Local Plan. This includes an Employment Land Review and the Urban Capacity Study.

The practice guidance on undertaking SHLAAs, written by CLG, advocates that authorities work closely with each other and with key stakeholders in order to ensure a joined up approach. The guidance identified these key stakeholders as including bodies such as house builders, social landlords, local property agents and local communities.

The former East Works site in Longbridge has been submitted for consideration as part of the SHLAA. This site falls within the Longbridge Area Action Plan (AAP) and it was envisaged within the AAP that any housing within this area will be for Birmingham's growth needs. However, discussions are now ongoing as to whether the housing should in fact now contribute to the delivery of housing in Bromsgrove District as it is within the administrative boundaries of the District Council. Whilst discussions are still ongoing with Birmingham City Council the housing proposed on this site will not be considered further within the Bromsgrove SHLAA.

The Council has also worked and consulted with stakeholders such as landowners, developers, planning agents, the Home Builders Federation (HBF), English Partnerships (now the Homes and Community Agency) and Registered Social Landlords. It has been prepared in an open and transparent way, whereby the initial draft results in 2009 were subjected to further consultation in order to get consensus on the findings.

In particular, the Council consulted on the SHLAA's methodology with appropriate stakeholders and interested parties. The outcome of the consultation was that minor changes were made to the methodology. A full list of comments from stakeholders and responses from the Council are available on request. Detailed comments were received from the HBF, these were used to strengthen the methodology and ensure conformity with CLG's Practice Guidance.

As part of the initial 'call for sites' stage in 2009 interested parties were invited to identify potential housing sites of any size that should be assessed as part of the SHLAA. At that stage we were unsure of the level of interest we would receive so it would have been premature to rule out sites of any size. However, due to the high level of interest in the assessment and the particular circumstances within the district it was deemed necessary to set a threshold of 10 dwellings in Bromsgrove Town and 5 dwellings in other settlements.

The intention is to continuously review the information within the SHLAA and formally update it on an annual basis, with a base date of 1st April through to 31st March. This annual review will determine if there have been any changes in the sites identified (e.g. if a site has been granted planning permission or if a site has started development). The results will be included in the Annual Monitoring Report which will include details on the housing trajectory taken from the SHLAA.

A number of comments were received in relation to the methodology and sites contained in the draft SHLAA that was published in January 2009, which were summarised and responded to by Council officers. Where appropriate the SHLAA was amended to take into account these comments. 15 new sites were submitted in the past 12 months and these have been assessed within the document. The SHLAA has also been updated to include new information submitted or gathered on existing sites as circumstances change. Information is also included on sites that are under construction and have outstanding planning permissions at April 1st 2013.

The remainder of this report sets out the methodology and processes on how the SHLAA was undertaken and summarises the findings from the assessment.

Methodology

Practice Guidance on Strategic Housing Land Availability Assessments was published by the Department for Communities and Local Government in July 2007. The document sets out proposals for how the assessment will be undertaken by breaking it down into 10 different stages. The approach used by Bromsgrove District Council follows the methodology advocated in this Guidance.

Core Requirements of the Assessment

The guidance sets out the minimum requirements for producing a robust SHLAA. The requirements are set out in 2 tables reproduced below showing core outputs and a process checklist. The assessment has been designed and undertaken to ensure that these outputs are achieved.

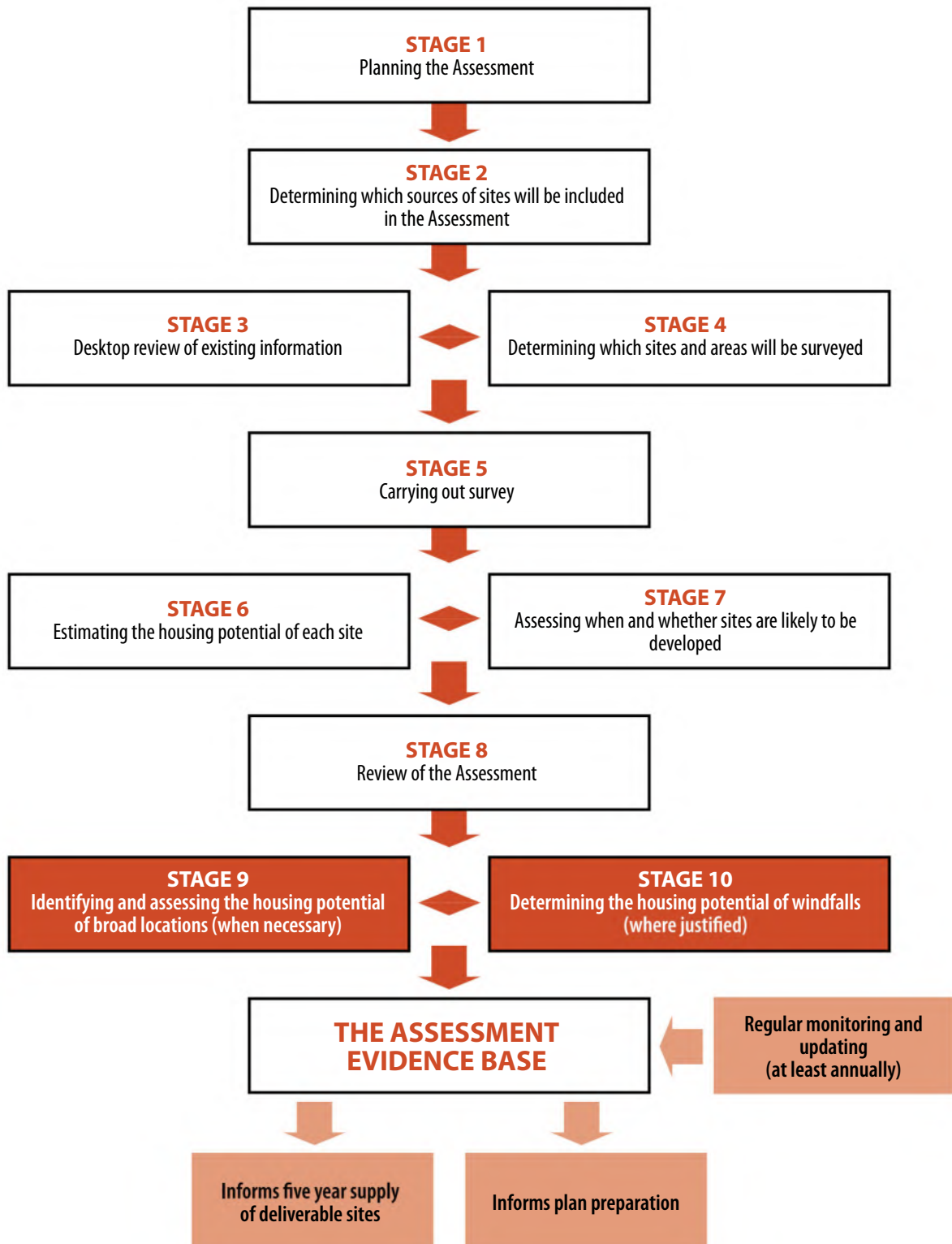
Table 1
Strategic Housing Land Availability Assessment Core Outputs

- 1 A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary)
- 2 Assessment of the deliverability/developability of each identified site (ie terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed
- 3 Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)
- 4 Constraints on the delivery of identified sites
- 5 Recommendations on how these constraints could be overcome and when

Table 2
Strategic Housing Land Availability Assessment Core Outputs

- 1 The survey and assessment should involve key stakeholders including house builders, social landlords, local property agents and local communities.
- 2 The methods, assumptions, judgements and findings should be discussed and agreed upon throughout the process in an open and transparent way, and explained in the Assessment report. The report should include an explanation as to why particular sites or areas have been excluded from the assessment.

Figure 1
The Strategic Housing Land Availability Assessment Process and Outputs



Stage 1: Planning the Assessment

This initial stage of the process involves establishing a partnership process. This involves a number of key actions including:

- (i) Consistent with the Practice Guidance, the council investigated the extent to which the study could be carried out jointly with a number of neighbouring local authorities operating within the same housing market area. However, many authorities had already begun work on their assessment limiting the opportunity for involvement. Instead the authority worked with Redditch Borough Council on ensuring a consistent methodology was used. A site assessment form was jointly designed by Officers of both authorities and subsequently used to assess sites.
- (ii) In accordance with the Practice Guidance the council developed a partnership with other participants in the development process, in order to pool knowledge, skills and experience. This was primarily be achieved by inviting interested parties to submit sites, comment on the draft methodology and through holding a forum meeting to discuss a number of potential housing sites. The justification being that working in partnership with landowners, developers, registered social landlords etc. will help the local authority reach agreement about the status of different sites.

Stage 2: Determining which sources of site will be included in the Assessment

Consistent with Practice Guidance, this assessment covers the types of sites set out in Figure 2 below.

Figure 2 Sources of sites with potential for housing

Sites in the planning process

Land allocated (or with permission) for employment or other land uses which are no longer required for those uses
Existing housing allocations and site development briefs
Unimplemented/outstanding planning permissions for housing
Planning permissions for housing that are under construction
Sites with refused planning permissions

Sites not currently in the planning process

Examples:

Vacant and derelict land and buildings

Surplus public sector land

Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development

Additional housing opportunities in established residential areas, such as under-used garage blocks

Large scale redevelopment and re-design of existing residential areas

Sites in rural settlements and rural exception sites

Urban extensions

Stage 3: Desktop review of existing information

This stage undertook a desktop review of existing information and was again consistent with the Practice Guidance, addressing the following:

Figure 3 Sources of Information	
Sites in the planning process	Purpose
Site allocations not yet the subject of planning permission	To identify sites
Planning permissions/sites under construction (particularly those being developed in phases)	To identify sites
Site specific development briefs	To identify sites and any constraints to delivery
Planning application refusals	To identify sites - particularly those applications rejected on grounds of prematurity or other grounds that could be overcome
Dwelling starts and completion records	To identify the current development progress on sites with planning permission

Figure 4 Other sources of Information that may help to identify sites	
Local planning authority Urban Capacity Study	To identify buildings and land, and any constraints to delivery
English House Condition Survey	To identify buildings
Register of Surplus Public Sector Land	To identify buildings and land
National Land Use Database	To identify buildings and land, and any constraints to delivery
Local planning authority Employment Land Review	To identify surplus employment buildings and land
Local planning authority vacant property registers (industrial and commercial)	To identify vacant buildings
Commercial property databases eg estate agents and property agents	To identify vacant buildings and land
Ordnance Survey maps	To identify land
Aerial photography	To identify land
Local planning authority empty property register	To identify vacant buildings

The list of sites and information gathered on each site was assembled and duplicates removed. All sites were mapped for use in the survey. Inconsistencies between different sources of information were resolved where possible. Where known landowners' and/or developers' contact details were recorded.

Stage 4: Determining which sites and areas will be surveyed

To ensure a comprehensive assessment all sites were visited and photographic records are held within the Council. This helped to identify the current position on the sites, including an up-to-date view on development potential and progress (where sites have planning permission and may be under construction) and to identify possible constraints to development.

The DCLG Practice Guidance permits the use of minimum thresholds within a SHLAA. **This document only contains sites of a minimum of 0.4 hectares in size or a minimum of 10 dwellings in Bromsgrove Town. In other settlements the threshold is reduced to a minimum site size of 0.2 hectares or a minimum of 5 dwellings.** The primary reasons for a threshold are the high level of interest in the assessment and the particular circumstances within the district.

The Council's district level Housing Market Assessment (2008) and 2012 Strategic Housing Market Assessment identified a significant shortage of affordable housing within the district. It is therefore crucial that delivery is focussed on the larger sites that have the potential to deliver a greater number of affordable units. Very small sites would not contribute to affordable housing provision and can lead to a form of ad-hoc development that generally provides minimal community benefits. This is a strategic level document that will be used as evidence for the authority to plan the delivery of future housing through the Local Plan and therefore should focus on sites that are large enough to make a notable contribution to housing supply.

Where sites have been excluded due to size it is not necessarily suggested that such sites are unsuitable for development. Any planning application submitted would be assessed on its own merits against current planning policies.

Stage 5: Undertaking a 'call for sites' exercise and carrying out the survey

(i) 'Call for Sites' stage

The local authority, as part of the study, undertook a formal 'call for sites' exercise which involved a public request for landowners, developers, the public and other interested parties to submit sites for consideration as part of the study. The 'call for sites' stage is a key stage in the study process. There was a formal 6-week consultation period where the process was extensively advertised in the local press and on the Council's website. In addition over 100 letters were sent to all key stakeholders including planning consultants, developers, social landlords and major land owners. The high levels of interest meant that the Council decided to extend the consultation period to 12 weeks.

All interested parties were asked to complete a 'Site Identification Pro-forma' (attached as Appendix A) and submit this to the Council with a location plan clearly identifying the site boundary. This enabled officers to gather some key baseline data on sites.

Sites identified from this exercise were subject to the same appraisal process as sites that are identified through the site survey process. Those responding were also invited to comment on the proposed methodology set out in the consultation brief.

The local planning authority allowed any site in the district, irrespective of size or location, to be submitted as part of the formal 'call for sites' exercise. As a minimum, site visits were made to all potential housing sites submitted and a Site Assessment Form was completed for each site before any sites were discounted.

Notwithstanding the above, and for the avoidance of doubt, the submission of sites as part of the 'call for sites' stage or any other stage did not necessarily imply any commitment on the part of the local authority to the sites being accepted, but simply that they will be considered as part of the overall assessment process.

(ii) Briefing the Survey Team

The survey team consisted of 2 Strategic Planning Officers. The use of a small team ensured that a consistent practice in identifying sites and recording information was followed. The team members knew how to handle enquiries from members of the public or property owners to minimise misinformed speculation.

(iii) Desk Based Research

Significant levels of information could be gathered in relation to sites before leaving the office. This included policy designations such as Green Belt and employment sites. Some details on sustainability could also be gathered in relation to the distances from sites the nearest health facility and school. The Environment Agency website was also used to gather data in relation to the possibility of flooding. Environmental data was also collated on sites using the following sources:

- GIS data on designated statutory and non-statutory nature conservation sites;
- The Habitat Inventory;
- The Worcestershire Biodiversity Action Plan.

(iv) Recording of Site Characteristics

Whilst on site, the following minimum characteristics were recorded, or checked if they were previously identified by the desk-top review:

- site size
- current use(s)
- character of the surrounding area
- physical constraints, e.g. access, steep slopes, potential for flooding, natural features, the significance and location of pylons
- site boundaries
- surrounding land use(s)

To ensure the quality and consistency of the data collected a Site Assessment Form was used.

Stage 6: Estimating the potential for each site

To provide consistent and realistic estimates sites were discounted to take account of the likely infrastructure required. Some local developers were consulted on the use of net developable areas to help ensure that any discounts were reasonable estimates. The net developable areas are shown in Figure 5.

Figure 5 Net Developable Areas	
Site Size (ha)	Developable Area of Site
Less than 0.4	100%
0.4 to 2	85%
Greater than 2	65%

It was considered that on the larger sites the amount of infrastructure required increases significantly therefore calculations based on a higher percentage of the site area would be unrealistic.

Calculating the approximate capacity of sites is crucial to the accuracy and reliability of the SHLAA. In some instances the Council have simply used the figure suggested by those submitting sites, where they have provided an indicative layout drawing or other detailed information identifying potential capacity. In the majority of instances a density of 30 dwellings per hectare has been used. The majority of the district is considered to be relatively low density and therefore this figure is likely to provide a realistic figure with a high proportion of sites likely to achieve between 30 and 35 dwellings per hectare. Using the figure of 30 dwellings per hectare ensures that housing potential is not overestimated and therefore the overall total within the SHLAA can be viewed as a minimum.

Some of the smaller settlements in the district such as Barnt Green and Blackwell are characterised by large properties with large gardens. In such settlements densities of 30 dwellings per hectare or above would cause significant harm to the character and appearance of the area. Each site in these areas has been looked at on its own merits and the densities have been reduced accordingly.

This stage in the process will be carried out in parallel with Stage 7, to ensure that the housing potential for each site is guided by both the local planning context and economic viability.

Stage 7: Assessing the suitability, availability and achievability of sites for housing

Assessing the suitability, availability and delivery of a site provides information on which the judgement can be made in the plan making process as to whether a site can be considered deliverable, developable or not currently developable for housing.

The terms deliverable and developable have been defined below:

- **Deliverable** - sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
- **Developable** - sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

The following table sets out the range of information that could be used in assessing the suitability, availability and achievability of a site for housing.

Suitability
If it offers a suitable location development and contribute to the creation of sustainable, mixed communities
Sites allocated in existing plans for housing or with planning permission for housing will generally be suitable, although it may be necessary to assess whether circumstances have changed which would alter their suitability
Consider
Policy restrictions - such as designations, protected areas, existing planning policy and corporate, or community strategy policy
Physical problems or limitations - such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination
Potential impacts - including effect upon landscape features and conservation
The environmental conditions - which would be experienced by prospective residents
Availability
A site is considered available, when on the best information available, there is confidence that: <ul style="list-style-type: none">● There are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners.● It is controlled by a housing developer who has expressed an intention to develop● The land owner expressed an intention to sell● If problems have been identified, could they realistically be overcome?
Achievability
A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period. It will be affected by: <ul style="list-style-type: none">● Market factors - such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential demand and projected rate of sales● Cost factors - including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development● Delivery factors - including the developer's own phasing, the realistic build out rates on larger sites, whether there is a single, or several developers offering different housing products, and the size and capacity of the developer.

Site Assessment Form

A scoring system was not used when assessing sites as this could lead to misleading results as for example a physical constraint could make a site unviable for development but high scores in other areas may create a positive impression of a site. Whilst the table on page 9 provides many of the key details, it was felt a more pragmatic and a user friendly approach was required. The most appropriate way of doing this was to design a Site Assessment Form (attached as Appendix B) based around a traffic light system.

The form is split into 3 main stages enabling the authority to discount sites that fail to meet the most essential criteria at an early stage. This ensures time is not wasted on analysing sites in more detail that have no realistic housing potential. Stage B focuses primarily on environmental and sustainability issues with availability and deliverability considered in Stage C.

As previously stated the form was developed by officers of both Redditch and Bromsgrove to ensure a consistent approach was used. Members of the forum were consulted on the form and some slight amendments were made. A full list of comments and the council response can be provided on request.

Consistent with the Practice Guidance, where it is unknown when a site could be developed, and then it should be regarded as not currently available for development. This may be, for example, where one of the constraints to development is severe, and it is not known when it might be overcome.

SHLAA Forum

To help assess the suitability and developability of sites, a forum panel was set up. This panel was made up of a range of representatives of agents, planning consultants, housing associations, land owners, local authority planning officers, the House Builders Federation (HBF) and the general public. Full details of the make up of this panel are detailed in Appendix C. The forum members were given an agenda a week before the meeting that gave them a location plan and some baseline details about each of the sites. This gave members a chance to form an opinion on sites beforehand and therefore encourage informed discussion and debate at the forum meeting.

It was deemed to be unrealistic for the forum to assess all of the sites as this would not only put an undue burden on forum members but also severely constrain the development of the SHLAA. The forum was held on 22nd August 2008 and the panel assessed 12 sites that were chosen to reflect the range of sites that were submitted to the council. The sites were of a number of different sizes and varying locations such as within or adjacent existing settlements, designated Areas of Development Restraint (ADR) and other rural locations. The planning issues tackled varied greatly including Green Belt, flood risk, loss of sports facilities, loss of employment land, Tree Preservation Orders and other ecological issues.

To ensure discussions were balanced and unbiased, checks were made to ensure forum members did not have links or an association with any of the 12 sites. Forum members were also given the opportunity to declare an interest in any of the sites at the start of the meeting.

After discussing the sites some conclusions were reached as to what characteristic should be looked for in sites that have housing potential. These were as follows:

- Housing should be in sustainable locations close to public transport and other facilities
- Housing sites should be proportionate to the size of the settlement
- Brownfield sites should be developed first where feasible

Panel members also identified locations where housing land should be not located. These were as follows:

- Noisy locations e.g. adjacent to motorways
- Sites with significant conservation value

The findings and comments made by forum members were then applied to the remaining sites that were submitted to the Council. This process ensures that sites of a similar nature are treated in the same way to help prevent inconsistencies in the SHLAA process.

Stage 8: Review of Assessment

This is the key validation stage in the study process. Once the initial assessment of the deliverability /developability had been made by the local authority, the potential of all sites were collated to produce an indicative housing trajectory that sets out how much housing can be provided, and at what point in the future it can be delivered.

Stage 9: Consultation on the study findings and conclusions

As part of the overall appraisal process, the local authority undertook a full public and stakeholder consultation on the draft findings and conclusions of the study, seeking comments about the following:

- (i) the robustness of the methodology adopted in the study;
- (ii) the robustness of the site identification process and the appraisal of developability of individual sites, including any changes in the availability of sites identified by virtue of previous planning permissions, development plan allocations etc;
- (iii) whether the study has omitted or excluded any sites that should be included in the appraisal process as sites suitable for housing development, and if so, details of these sites including: location, area, ownership and housing capacity, delivery mechanisms etc. and
- (iv) whether the study has included any sites which should be excluded from the study and, if so, for what reasons.

Stage 10: Review of the study findings and conclusions

The implications of the public and stakeholder consultation were carefully considered by the local authority and some amendments were made to the document.

Stage 11: Publication of the final study findings and conclusions

The final stage in the study process has been to publish the study findings and conclusions in this document.

12. Monitoring and Review Arrangements

The local authority will ensure that appropriate monitoring arrangements are put in place to enable the study findings to be updated on an annual basis.

The Findings

Five different categories within the SHLAA have been identified and these are as follows:

Category 1 - Sites under construction;

Category 2 - Sites with Extant Planning Permissions (full and outline);

Category 3 - Potential Housing Sites; and

Category 4 - Green Belt Potential

Category 5 - Discounted Sites

The remainder of this section details the contribution each of the other different categories make to the short and longer term housing potential across the District. A site matrix showing the outcome of the site assessments undertaken for all sites is attached as appendix G.

Category 1 - Sites Under Construction

Sites that are given a category 1 status are those sites that have received planning permission and a material start has been made on the implementation of that planning permission. Within this category there will be sites at various different stages in the construction process from sites that are nearing completion to sites that are just commencing ground works. A schedule of these sites is attached at appendix D.

These findings are based on the position at the 1st April 2013 when housing commitments were last surveyed. Naturally since this time some of these sites may have been completed or additional sites may have commenced. These changes will be picked up in the comprehensive yearly review of the SHLAA.

The summary table of each of the categories identifies the number of sites within that category, the total site area and the number of units that are available on them. It also identifies the availability of the sites within five year blocks. However, it should be noted that some sites that are identified as coming forward within one five-year period may not be fully completed within that period.

**Table 3 - Category 1
Sites under Construction**

Availability	Number of Sites	Site Area (ha)	Available & Under Construction (net)
2013 - 2018	18	6.64	99
2018 - 2023	0	0	0
2023 - 2030	0	0	0
Unknown	0	0	0
Total	18	6.64	99

The figures in table 3 show that there were 99 units available on 18 sites covering 6.64 ha of land that were under construction at 1st April 2013. This is a net figure taking into account any demolitions.

Category 2 - Sites with an Extant Planning Permission

Category 2 identifies sites that have a planning permission for residential development. Footnote 11 on page 12 of the NPPF states:

“Sites with planning permission should be considered deliverable until planning permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”

The Council is not aware of any clear evidence that any sites will not be implemented within 5 years. On this basis no reduction will be applied to sites that have an outstanding planning permission.

Table 4 - Category 2 Sites with Planning Permission			
Availability	Number of Sites	Site Area (ha)	Available
2013 - 2018	89	57.39	953
2018 - 2023	0	0	0
2023 - 2030	0	0	0
Unknown	0	0	0
Total	89	57.39	953

The figures in table 4 show that there were 953 units on 89 sites that had an extant planning permission at the 1st April 2013.

Category 3 - Potential Housing Sites

Category 3 sites are those sites that have been identified as having some potential for residential development in the future but do not have any current planning commitments (i.e. do not have an extant planning permission or allocated for residential use). They have been identified from various different sources including the Urban Capacity Study, the adopted Local Plan and the SHLAA 'call for sites' exercise. Some sites have also been identified from previous refusals of planning permission; however these have only been included where the refusal reasons could be realistically overcome. All of the sites with housing potential are listed in appendix D with the associated maps attached as appendix H.

The number of sites brought to the attention of the council means that this is an entirely site specific process. This category will focus on suitable housing sites that can be delivered without altering Green Belt boundaries. It will be necessary to consider whether there is scope to deliver 7,000 homes by 2030. Any shortfall would necessitate a full Green Belt Review however this will not be undertaken at this stage.

**Table 5 - Category 3
Potential Housing Sites**

Availability	Number of Sites	Site Area (ha)	Available
2013 - 2018	15	43.24	1212
2018 - 2023	5	74.67	1320
2023 - 2030	3	21.00	174
Unknown	0	0	0
Total	23	138.91	2706

The figures in table 5 show that there is considerable housing potential for approximately 2706 units on sites by 2030. It should be noted that some sites are expected to deliver housing in more than one 5 year period meaning that the total number of suitable housing sites will not equate to the sum of the sites in all of the 5 year time periods.

Category 4 - Green Belt Potential

Even when considering current commitments and completions since 2011 there will, in all likelihood be a significant shortfall if the target of 7,000 is to be achieved by 2030. This means a Green Belt review will need to be undertaken to deliver further growth. Appendix E highlights previously discounted sites within the SHLAA that could be considered as part of a future Green Belt review, the associated maps are attached as appendix I. These sites are located on the edges of settlements of the district and were previously discounted solely on the grounds of being within the Green Belt. The inclusion of sites within the schedule does not mean that the council considers that these sites are currently suitable for development and simply means they could be considered as part of a full Green Belt review in the future. This list is not exhaustive and further sites around the districts main settlements will be considered if a Green Belt review takes place.

**Table 6 - Category 4
Green Belt Potential**

Timeframe	Number of Sites	Total
2023 - 2030	71	6616

Table 6 highlights that there are already a significant number of sites that will need to be considered when a Green Belt review does take place. It is also important to note that these sites alone could comfortably deliver the required housing shortfall and therefore not all of the sites will be required for development. However, all land around settlements would need to be considered as part of a full Green Belt review.

As stated previously, it appears unlikely that Birmingham will be able to accommodate all their housing growth within their administrative boundaries. A small number of sites have been submitted which are adjacent to the Birmingham border. Whilst these sites are not considered suitable to contribute towards the Bromsgrove housing target of 7,000 they are worthy of consideration through the Green Belt Review if cross-boundary sites are required to meet the growth needs of the City. The 4 submitted sites on the Birmingham border have the ability accommodate 1,875 dwellings.

Category 5 - Discounted Sites

Category 5 sites are those sites that were assessed as part of the SHLAA but were discounted for a variety of reasons. In some cases there was more than a single reason for discounting a site. The full list of reasons are as follows:

- Strategic Location
- Loss of Employment Land
- Functional Floodplain
- Harmful impact on the setting of a listed building
- Tree Preservation Orders
- Alternative use proposed
- Green Belt
- Loss of Sports Pitches
- Disproportionately Large Site for Settlement
- Below Minimum Threshold
- Ownership Constraints
- Undeliverable

Each of these reasons for discounting sites has been expanded upon to provide a full and clear explanation.

Strategic Location: The site is physically separate from all defined settlements. It would be unsustainable to build homes in such a detached location. The sprawl of such housing estates across the district would materially harm the character and appearance of the area.

Green Belt: Bromsgrove District has long standing Green Belt boundaries that have played a crucial role in protecting the countryside from encroachment and preventing settlements from merging together. To ensure that there is a permanence to Green Belt boundaries, sites within the Green Belt will initially be discounted. The principle of doing this within a SHLAA is supported within the Planning Advisory Service note entitled 'Strategic Housing Land Availability Assessment and Development Plan Document Preparation' (July 2008). The document states:

"it is recognised that in some areas national designations, Green Belt or other policy considerations will mean that there are strong planning reasons to seek to avoid or minimise the release of Greenfield sites for housing.....The survey can focus on identifiable sites to assess whether sufficient developable sites can be identified to meet plan targets." (page 6, paragraph 28)

Bromsgrove has identified sufficient land outside of the designated Green Belt that could deliver housing in the first instance. A comprehensive Green Belt Review will be required to deliver housing over the remainder of the Plan Period.

Loss of Employment Land: The recent Employment Land Review assessed the quality of existing employment sites within the district. The sites were ranked on their overall importance to the employment hierarchy under the four headings of excellent, good, moderate or poor. Sites defined as either good or excellent are an essential part of the employment portfolio in the district and will not be considered for other uses.

Loss of Sports Pitches: The recent Open Space, Sport and Recreation Study concluded that by 2026 there would be a deficiency in outdoor sports facilities across the District. Therefore housing will not be considered on the site of existing outdoor sports facilities.

Functional Floodplain: If a significant percentage of a site falls within an area of high flood risk (zone 3a or 3b) then the site is considered unsuitable for housing development.

Disproportionately Large Site for Settlement: A number of large sites were submitted adjacent to existing small villages. Large developments in small, rural settlements would cause significant harm to the character and appearance of the locality whilst also being wholly unsustainable.

Harmful impact on the setting of a listed building: Housing was suggested on one site that was in the curtilage of a listed building. In this instance any proposal would have severely compromised the setting of a grade II listed building.

Below Minimum Threshold: All sites that fall below the threshold of 0.4hectares or 10 units in Bromsgrove Town have been discounted. In all other settlements the threshold is reduced to 0.2hectares or 5 units.

Tree Preservation Orders (TPO): A group TPO covers the site. The site could not be developed without the removal of a significant number of protected trees.

Ownership Constraints: The site is in multiple ownerships and one of the landowners does not want the land within his ownership to be developed. The land in question covers a significant part of the site and therefore no notable development could realistically take place.

Alternative Use Proposed: Housing was previously considered suitable for the site, however the landowners are now seeking consent for an alternative use on the site.

Undeliverable: Developer now considers that the site is no longer viable for housing development.

**Table 7 - Category 5
Discounted Sites**

Availability	Number of Sites	Site Area (ha)	Available
2011 - 2016	0	0	0
2016 - 2021	0	0	0
2021 - 2030	0	0	0
Unknown	83	263.01	5292
Total	83	263.01	5292

The figures in table 7 show that 83 sites were discounted and in total they could have delivered approximately 5292 homes. However, at this time these sites are not considered to be suitable or available for residential development up to 2030. Reviews of the SHLAA will continue to assess their longer term potential as policies or circumstances change.

Windfall Allowance

The SHLAA guidance emphasises that ideally the supply of land should be based on specific sites. However, it is recognised that there may be genuine local circumstances where a windfall allowance is justified. Historically windfalls have contributed a significant element of supply to the district and there is no evidence to suggest that this will change in the future. The presence of windfall development is acknowledged in the NPPF with local planning authorities now being able to include a windfall allowance in their 5 year land supply calculations.

An assessment has been carried out of all housing completions within the last 11 years to determine how many within each year could be classed as windfalls. In accordance with the NPPF all applications that result in the development of garden land have been excluded. The assessment has been based only on net completions and also excludes any sites included within the SHLAA or any allocations. The table below identifies the numbers of windfalls that have been built in each of the last 11 years.

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Windfall Completions	221	300	385	216	208	84	137	53	54	100	69
Total Completions	518	454	509	332	276	135	159	72	122	256	130

This table highlights a significant proportion of development in recent years could be classed as windfall. Although, some of the windfalls included in the table are quite large sites such the remainder of Breme Park, the Redgrove School site in Stoke Prior and the development of 51 flats on School Drive. In the future it is reasonable to assume that the vast majority of these larger sites would be promoted through the SHLAA and therefore not constitute windfall development. The SHLAA has a threshold of 10 units in Bromsgrove Town and 5 units elsewhere. The effects of removing sites that fall within threshold are shown in the following table.

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Windfall Completions	41	99	57	39	33	25	39	9	38	34	34
Total Completions	518	454	509	332	276	135	159	72	122	256	130

It is clear that small windfalls have made a notable contribution to housing land supply in recent years, and it is reasonable to consider that they will continue to do so in the future. A range of sites have contributed to this supply included barn conversions, change of use applications, redevelopment of industrial sites, redevelopment of garage sites and development on small parcels of greenfield land. The wide range of sites that continue to come forward which fall outside the SHLAA threshold highlights the need for a windfall allowance.

In determining the size of any windfall allowance it is important to ensure that any estimate is realistic and not unduly optimistic as this could result in a shortfall of supply. There are a number of different options for calculating the average and it is important to consider a wide range of methods.

Mean - This is the most common way of calculating the average where the total number of windfalls are divided by the number of years considered.

$$448/11 = 40.7$$

Median - For this method the numbers are placed in the numerical order with the middle value being the median.

9, 25, 33, 34, 34, **38**, 39, 39, 41, 54, 99

In the sequence of 11 numbers **38** is the middle value.

Mode - The mode is simply the most repeated number. The numbers 34 and 39 appear twice and therefore these are the mode.

Removing Extreme Values - When considering the number of windfalls delivered each year it is clear that in some years the number of completions has been significantly different from the mean. For example, 109 windfalls were delivered in 2003/04 and only 9 were delivered in 2009/10. The 99 windfalls were delivered during very strong market conditions. In contrast, 9 windfalls were delivered with very weak market conditions during the recession. In addition 2009/10 was the final year of a 6 year moratorium on new residential development which greatly restricted supply and therefore virtually all commitments that gained consent prior to the moratorium had already been built out by this point.

Removing these 2 anomalies creates a slightly different outcome when recalculating the mean.

$$340/9 = 37.7$$

The analysis of windfall completions over the past 11 years provides clear and robust justification for the inclusion of a windfall allowance in future housing land supply calculations. The various methods used for calculating the average number of windfalls over the 11 year period resulted in figures of between 34 and 41 per annum. It is essential that any windfall allowance is on the conservative side otherwise this could result in under delivery against the housing target. It is pertinent that that in 6 of the years the number of windfalls delivered was between 30 and 40 and in a 3 further years the figure was even higher. Whilst past trends do not provide a guarantee that windfalls will continue to come forward it is pertinent that the figure of 30 has been exceeded in the past 3 years. On this basis, a windfall allowance of **30 dwellings per annum** is considered to be realistic and achievable and provides a robust basis for planning future housing delivery.

For the purposes of the housing trajectory, the windfall allowance will not be included for the current year (2013/14) of housing supply. This is because it is assumed that all windfall sites likely to be completed in this year will have already been through the planning application process and would therefore result in double counting. This means that over the final 16 years of the plan period provision has been made for a windfall allowance of 480 dwellings.

Summary and Analysis of Housing Potential

Table 8 - Summary of Housing Potential					
	Under Construction	Extant Permissions	Potential Housing Sites	Windfall Allowance	Totals
2013 - 2018	99	953	1212	120	2384
2018 - 2023	0	0	1320	150	1470
2023 - 2030	0	0	174	210	384
Total Potential Yield					4238
Overall Total Supply (including Completions 2011-2013)					4624

The figures in table 8 clearly show that there is potential to deliver a significant number of homes in the next 10 years however this is not case beyond 2023. When including completions during the first 2 years of the plan period (386) the total capacity to 2030 is 4,624. This leaves a maximum shortfall of 2,376 if the total of 7,000 homes is to be reached by 2030. A full Green Belt Review will therefore be necessary to identify sites for the last 7 years of the plan period.

Figure 6: Housing Trajectory Based on a target of 7,000 to 2030

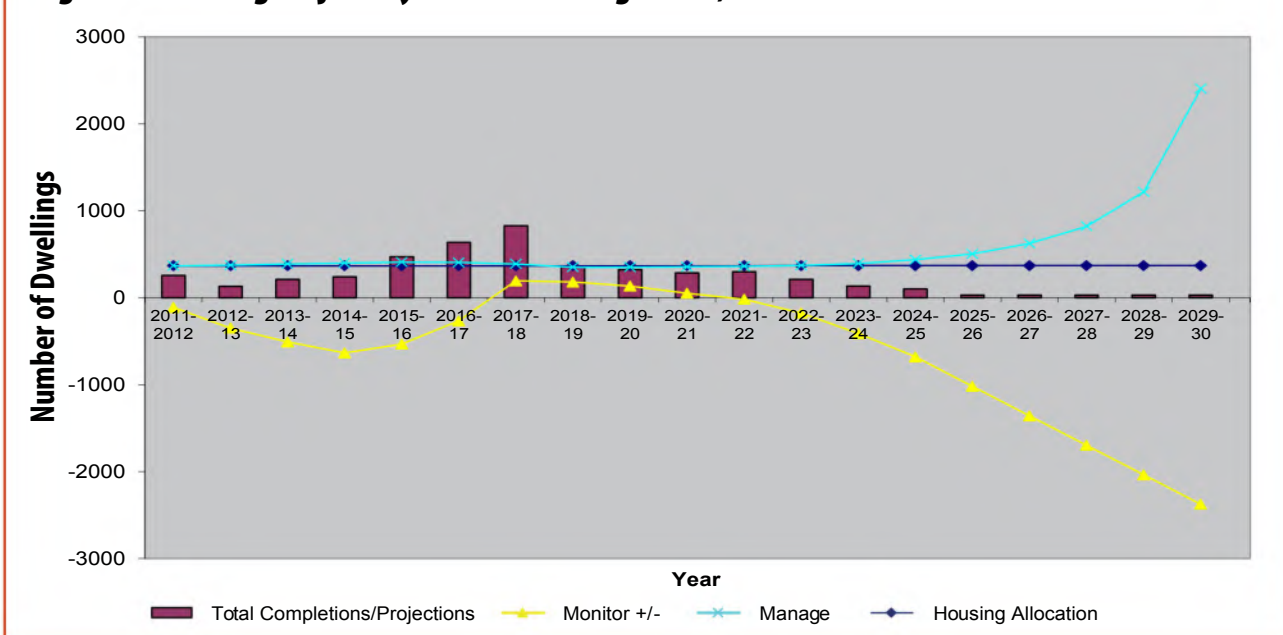


Figure 6 shows housing delivery based on the sites included within the SHLAA. The monitor line shows that in the early years of the plan period the cumulative allocation is unlikely to be achieved but this would be addressed in the middle of the plan period as delivery rates increase on the larger sites. The manage line highlights the annual requirement at any one point in time and identifies that the annual requirement will increase rapidly in the later part of the period when targets are not being achieved.

The housing trajectory is based on the detailed information contained within Appendix K. This table provides a detailed breakdown of when each site is expected to come forward and how many dwellings would be built on each site in a particular year. Much of the information has been sourced from the developers/landowners acting on the sites. Naturally, the figures used are considered to be a best estimate at the current time taking into account economic conditions and planning permission being granted within a reasonable period of time. It should be noted that some of the sites are current planning applications whilst some of the others are at the formal pre-application stage with a view to an application being submitted within the next 12 months. It is important to re-affirm that this data is being used to inform the plan making process and does not pre-determine whether planning permission should be granted. Each planning application will be assessed on its individual planning merits.

To provide a clearer picture of the breakdown of the kinds of sites that have housing potential they have been split up into brownfield and greenfield.

**Figure 7
Breakdown of Potential Housing Sites by Land Types**

Type of Site	Number of Sites	Site Area (ha)	Available
Brownfield	9	14.82	352
Greenfield	10	113.81	2354

In accordance with the NPPF private residential gardens have been classified as greenfield. The majority of sites with housing potential are greenfield, this reflects the rural nature of the district. Whilst there are some brownfield sites that are expected to come forward during the plan period there is a reliance on greenfield sites to deliver the majority of the housing supply.

Many of the greenfield sites that are considered to have potential for housing were designated as ADRs within the adopted Local Plan. However, the ADRs were identified in the Local Plan process and were recognised in a public inquiry as suitable locations to cater for long term growth and this is still the case today. The ADRs included are located in sustainable locations adjacent to the larger settlements that have the best access to employment, shops and other essential services. The use of ADRs should enable in excess of 4500 homes to be delivered before Green Belt boundaries need to be altered.

Conclusion

This document provides a snapshot picture of both the committed and potential supply in the District of Bromsgrove up to 2030, with a base date of 1st April 2013. The results of the SHLAA will primarily be used to help inform work on the District Plan.

The SHLAA has been carried out in full accordance with the CLG guidance and the Council has sought to engage with appropriate stakeholders at various stages of the process, including a consultation exercise on the draft methodology and a 'call for sites' exercise. These draft findings of the SHLAA have been consulted on and there will be further opportunities as the SHLAA develops over the years for stakeholders to continue to be involved, providing additional information on sites or suggesting new sites.

The sites and areas that have been identified in the SHLAA are derived from a number of sources and have built on the previous work done by the Council in its annual Land Availability Housing document and the Urban Capacity Study. It is important to note that certain assumptions have been made within the assessment based on general guidance in the CLG's guidance note and on Officer's judgement at a certain point at time. The SHLAA should be treated as a living document and the information will be subject to change over short periods of time, for example as sites move from one category to another or as circumstances change on sites.

Consequently, planning applications for residential development will continue to be assessed on their individual planning merits in accordance with the NPPF, adopted Local Plan and other material planning considerations.

Information that is contained within the SHLAA may act as a useful indication of opportunities or constraints on a site but applicants will need to undertake their own detailed research to determine the full potential for residential development opportunities on sites within the SHLAA or indeed those that have not been identified.

It is clear from the findings and subsequent analysis that there is limited potential for residential development on previously developed sites within the urban area. However, this means significant greenfield release will be required to deliver 7000 homes within the plan period to 2030. The sites identified as ADRs within the adopted Local Plan appear to be the most suitable, available and deliverable to help meet this target in the first instance.

It is important to note that the SHLAA identifies a shortfall of 2,376 dwellings. If the target of 7,000 is to be reached a full Green Belt Review will need to be undertaken to identify land for the period between 2023 and 2030. The sites highlighted in appendix E should be considered within this assessment alongside parcels of land not previously assessed within the SHLAA.

These results will help form part of the Council's evidence base to support the Council's position in relation to the requirements of the NPPF, in terms of both identifying a deliverable five-year supply and also identifying potential sites for the next ten years and beyond.

Appendix A: Site Identification Pro-forma

Bromsgrove Strategic Housing Land Availability Assessment

Site Identification Pro-forma

Bromsgrove District Council is undertaking a Strategic Housing Land Availability Assessment (SHLAA). The draft methodology and further copies of this form are available at www.bromsgrove.gov.uk. This form should be completed to suggest sites that you think should be considered by Bromsgrove District Council for their availability for housing over the period to 2026.

Although the SHLAA will be an important evidence source to inform plan-making, it will not, in itself, determine whether a site should be allocated for housing development. However, any site information you do provide now will be invaluable in helping to form a broad development strategy for the district.

Please return this form and a plan (scale 1:1250) clearly identifying the boundary of the site to Andrew Fulford, Planning Policy Section, The Council House, Burcot Lane, Bromsgrove, Worcestershire, B60 1AA. By 2nd May 2008.

If you have any queries regarding any aspect of the SHLAA please contact the Strategic Planning Team on either 01527 881323 or 01527 881314.

Please use a separate form for each site and complete the form to the best of your knowledge.

DO submit sites that:

- Are likely to become available for housing development or redevelopment in the next 20 years
- Are of any size, no minimum site size has been set for the assessment

DO NOT submit sites that:

- Already have planning permission for development unless a new or different proposal is likely in the future;
- Are outside the Bromsgrove District Council local authority area

Your Details

Name

Address

Post Code

Telephone No

E-mail

Preferred means of contact:

Post

E-mail

I am (please tick all that apply)

The landowner A Planning Consultant A Developer

A land agent A Registered Social Landlord

Other please specify

Site Details

Site Address

Site Area (Hectares)

Current Use

Type of Site (eg. greenfield, previously developed land)

Means of access into the Site

Access to Public Transport (eg. bus, rail)

Availability of Utilities & Services (eg. water supply & sewage disposal)

Relevant Planning History (Please provide planning application number if available)

I have enclosed a map clearly showing

the site boundary (scale 1:1250)

Yes

No

Are there any factors that might make the site unavailable for development ?

Ownership Constraints

Awaiting relocation of current use

Level of developer interest, if known (low, medium, high)

Is the site viable for residential or mixed use (including residential) development considering local, regional and national planning policies ?

Likely time frame for development

5 years (2008-2012) 5-9 years (2013-2016)
10-18years (2017-2026)

Are you aware of any sustainability issues or physical constraints that might make the site unsuitable for development ? (The Local Plan proposals map should assist you in identifying some of these constraints). Please answer to the best of your knowledge

Environmental Constraints (eg. Flood plain, site contamination)

Other Designations (eg. Conservation area, Green Belt)

Physical Constraints (eg. Topography, TPO's)

Planning Policy Constraints (eg. Designated employment sites)

If so, could interventions be made to overcome the constraints ?

Number of Dwellings

What is the estimated number of dwellings that could be provided on the site taking into account:

- The type of development likely to be suitable (purely residential or mixed use)
- The height and character of surrounding buildings

Other Issues

Is there any other information regarding this site that would be useful for us to be aware of ?

Signature

Date



Bromsgrove
District Council
www.bromsgrove.gov.uk



Strategic Planning,
Bromsgrove District Council, The Council House, Burcot Lane,
Bromsgrove, Worcestershire B60 1AA.

Appendix B: Site Assessment Form

Site Identification	
Site Address:	Site Ref:
Ownership Details:	Site Area: Grid Ref:
Current Land Use:	
Surrounding Land Uses:	
Character of Surrounding Area:	
Previous Source: (e.g. BDLP, UCS, WYG Report)	
New Source: (landowner, developer etc)	
Relevant Planning History: (including most recent ownership details)	
Detailed Planning Permission: <input type="checkbox"/> Details:	
Outline Planning Permission: <input type="checkbox"/>	

Stage A	
Conformity with Strategic Policy for Development Distribution/Settlement Hierarchy	Details
Brownfield (previously developed) site that is within or adjoins a settlement but does not form part of a direction of growth for Redditch needs	
Greenfield or Green Belt site which is within or adjoins a settlement but does not form part of a direction of growth for Redditch needs	
Any site (either brownfield, Greenfield or Green Belt) that is not within, or adjoins any settlement and does not form part of a direction of growth for Redditch needs – site will be discounted	
Site falls within WYG Study Boundary which may form part of a direction of growth for Redditch needs (site to be assessed under separate study)	

Biodiversity, Geodiversity & Heritage	
Is a scheduled Ancient Monument located on the site?	Details
Yes: – site will be discounted	
No: Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	
No: No significant adverse impact on biodiversity	
Yes:	
Opportunity to enhance/no significant adverse impact	
Significant adverse impact (mitigation to be explored)	
Significant adverse impact that cannot be mitigated – site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Land at risk of Flooding	
Is the site in an area of known flooding risk?	Details
No: Little/no risk of flooding	
Yes:	
Zone 1 – Little or no risk	
Zone 2 – Low to medium risk (mitigation to be explored)	
Zone 3 – High risk – Site will be discounted unless it can be demonstrated that mitigation can be successfully introduced	

Stage B	
Other Environmental Issues:	
Impact on the historic, cultural and built environment	
How would the site affect the setting and character of a Listed Building or Conservation Area? How would the site impact on the existing character of the Settlement?	Details
Opportunity to enhance/no adverse impact	
Adverse impact/impact but could be mitigated	
Significant adverse impact that cannot be mitigated	

Sustainability:	
Access to Public Transport	
Walking distance to a bus stop (or railway station):	Details
Less than 400m	
Between 400m and 800m	
Over 800m or ineffective service	
Access to services and facilities	
Walking distance to nearest first school:	
Less than 1.5km	
Between 1.5km and 3km	
Over 3km	
Walking distance to nearest local retail facilities:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	
Walking distance to a health facility:	
Less than 800m	
Between 800m and 1600m	
Over 1600m	

Constraints to Delivery	
Level of Contamination on Site:	
None	
Contamination that can be overcome through land remediation	
High level of contamination that cannot be realistically mitigated	
Are there TPOs on site?	
No	
A single TPO	
Group TPO	
Is there a Public Right of Way on the site?	
No	
Yes	
Are there any physical constraints on the site?	

No	
Yes, but constraints can be overcome	
Yes - constraints cannot be overcome	

Open Space & Recreation	
Would the site result in the loss of these facilities?	Details
No	
Yes, but indication of replacement provision possible on, next to or near to the site as part of the development	
Yes. No possibility of replacement provision	

Employment Land	
Would development of the site result in the loss of employment land?	Details
No	
Yes - <u>demonstrated</u> that land will not come forward for employment uses	
Yes - land is not likely to come forward for employment uses	
Yes - land is likely to come forward for employment uses	

Infrastructure Capacity	
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Details
Sufficient infrastructure in place to serve development	
Infrastructure constraints that would require investment to overcome but can probably be addressed by developer contributions	
Significant infrastructure constraints, i.e. strategic infrastructure required which may require Government grants	

Highway Access	
Can the site be accessed by vehicle from the highway?	Details
Direct access to main/adopted road	
Access to unadopted road/track	
No access	

Compatibility with adjoining uses	
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Details
Residential development only compatible	
Insignificant or moderate compatibility issues	
Residential development considered incompatible (discount site for residential)	

Green Belt	
Is the site within the designated Green Belt?	Details
No	
Yes but there are potentially exceptional circumstances to outweigh Green Belt harm	
Yes – Site performs Important Green Belt function	

Stage C	
Availability	
Land Ownership:	Details
Single	
Multiple	
Unknown	
Is the site immediately available for development?	
Yes	
No	

Achievability	
Willingness of landowner to progress site for development	Details
Yes, or issues which can be resolved within 5 years	
Possibly, or with issues which can be resolved within 15 years	
No, issues which cannot be resolved	

Appropriate timeframe for development?	Details
0-5 years	
5-10 years	
10-15 Years	
15years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings

Appendix C: Attendees of Forum Meeting

Attendees of Forum Meeting Held at 10am, 22nd August 2008 at the Council House	
Name	Representing
Mr H Clarke	Local land owner
Mr M Harrison	Ancer Spa
Mr R Hickman	Halcrow
Dr Terry	Barnt Green resident
Mr Woodhams	Agent
Mr D Billingham	Billingham & Kite Ltd
A Griffin	Pineview Parks Ltd
M Sleet	Pineview Parks Ltd
Charlotte Abbott	Home Builders Federation
Annette Thompson	Bromford Housing Association
Andrew Fulford	Bromsgrove DC - Planning
Sumi Lai	Bromsgrove DC - Planning
Michael Dunphy	Bromsgrove DC - Planning

Appendix D: Schedule of Sites

Commitments							
Application No	Address	Parish	Source of Supply	Status	Site Area	Capacity	Time Scale
2010/0702	87 Barnt Green Road, B45 8PH	Cofton Hackett	Planning permission	1	0.04	1	< 5 years
2011/0989	Forhill Ash, Icknield Street, B38 0EH	Alvechurch	Planning permission	1	0.15	1	< 5 years
2011/0672	129 Birmingham Road, Alvechurch, B48 7TD	Alvechurch	Planning permission	1	0.69	19	< 5 years
2010/1072	23 Simms Lane, B47 5HN	Wythall	Planning permission	1	0.04	1	< 5 years
2010/1217	The Old Malt Shovel, Hewell Lane, B60 1LL	Tutnall and Cobley	Planning permission	1	0.03	2	< 5 years
2010/0175	Land At E395389 N271158, Willow Road	Bromsgrove	Planning permission	1	0.05	1	< 5 years
2012/0560	Hoarstone, Hagley, DY8 2XF	Hagley	Planning permission	1	0.25	4	< 5 years
2012/0345	Dusthouse Barn, Dusthouse Lane, Finstall, B60 3AD	Tutnall and Cobley	Planning permission	1	0.07	1	< 5 years
2012/0656	Land at 18 Brook Road, Bromsgrove, B61 7DE	Bromsgrove	Planning permission	1	0.02	1	< 5 years
2012/0738	Land at 10 and 14 Cottage Lane, Marlbrook, B60 1DW	Catshill	Planning permission	1	0.12	2	< 5 years
2011/0277	LAND REAR OF 5 - 15 Woodland Avenue, Hagley	Hagley	Planning permission	1	0.37	4	< 5 years
2012/0170	Land At Cobnall Road, Catshill	Catshill	Planning permission	1	0.35	15	< 5 years
2012/0070	Housman Close P O S, Housman Close, Bromsgrove	Bromsgrove	Planning permission	1	0.34	7	< 5 years
2011/0851	Land At E408320 N277565 Hollywood Lane, B47 5PT	Wythall	Planning permission	1	0.16	4	< 5 years
2011/0327	Land at the rear of 33 - 37 Western Road, Hagley, DY9 0JY	Clent	Planning permission	1	0.33	1	< 5 years
2004/0872	Green Acres, Alcester Road	Beoley	Planning permission	1	0.33	1	< 5 years
2011/0723	Land at Selsdon Close, Wythall	Wythall	Planning permission	1	3.15	32	< 5 years
2010/1031	Wildmoor Lane	Catshill	Planning permission	1	0.15	2	< 5 years
2012/0526	Finstall Park Farm, Dusthouse Lane, Finstall, Bromsgrove, B60 3BT	Finstall	Planning permission	2	0.04	1	< 5 years
2010/1142	420 Bromsgrove Road, B62 0JL	Hunnington	Planning permission	2	0.16	3	< 5 years
2010/1155	15 Golden Cross Lane, B61 0LQ	Catshill	Planning permission	2	0.03	2	< 5 years
2010/0785	Warstone Farm, Illey Lane, B62 0HJ	Romsley	Planning permission	2	0.11	1	< 5 years
2011/0040	Rear 144 Kidderminster Road, DY9 0JD	Clent	Planning permission	2	0.03	1	< 5 years

Application No	Address	Parish	Source of Supply	Status	Site Area	Capacity	Time Scale
2013/0033	Land At King Edward Avenue, Bromsgrove	Bromsgrove	Planning permission	2	0.04	2	< 5 years
2011/0161	Waseley Hill Farm, Gunner Lane, B45 9AE	Rubery	Planning permission	2	0.13	1	< 5 years
2010/1145	Dodford Lodge, Priory Road, B61 9DF	Dodford with Grafton	Planning permission	2	0.03	1	< 5 years
2010/0884	Land between 100 and 106 Finstall Road, B60 3DB	Finstall	Planning permission	2	0.1	1	< 5 years
2010/0747	Severn Trent Building, Alcester Road,	Lickey and Blackwell	Planning permission	2	0.17	4	< 5 years
2011/0061	The Cottage, Wassell Grove Lane, DY9 9JP	Hagley	Planning permission	2	0.13	1	< 5 years
2011/0137	Garages E:396493 N:281087, Redhill Place, Hunnington	Hunnington	Planning permission	2	0.04	1	< 5 years
2011/0707	32 Red Lion Street, Alvechurch, B48 7LF	Alvechurch	Planning permission	2	0.02	1	< 5 years
2010/1132	1A Beverley Road, B45 9JG	Rubery	Planning permission	2	0.05	1	< 5 years
2011/0298	65 Hewell Road, Barnt Green, B45 8NL	Barnt Green	Planning permission	2	0.01	1	< 5 years
2011/0741	Land at Fiery Hill, Barnt Green	Barnt Green	Planning permission	2	4.9	88	< 5 years
2011/0948	Guide Hall, Hewell Lane, B45 8NZ	Barnt Green	Planning permission	2	0.05	2	< 5 years
2011/0171	57-59 Twatling Road, B45 8HS	Lickey and Blackwell	Planning permission	2	0.26	2	< 5 years
2010/0281	37 Silver Street, B47 6ND	Wythall	Planning permission	2	0.1	1	< 5 years
2010/0190	6 Fox Lane, B61 7NL	Bromsgrove	Planning permission	2	0.08	1	< 5 years
2010/0001	Pear Tree Cottage, Dordale Road, Bournheath, DY9 0BB	Bournheath	Planning permission	2	0.26	1	< 5 years
2010/0684	34 Church Road, B61 0JY	Catshill	Planning permission	2	0.03	1	< 5 years
2011/0233	12 Alcester Road, B60 1JX	Bromsgrove	Planning permission	2	0.04	1	< 5 years
2011/0085	11 Church Street, B61 8DD	Bromsgrove	Planning permission	2	0.02	6	< 5 years
2011/0050	69 Millfield Road, B61 7BT	Bromsgrove	Planning permission	2	0.02	1	< 5 years
2010/0819	21 Hopgardens Avenue, B60 2NX	Bromsgrove	Planning permission	2	0.05	1	< 5 years
2011/0557	MERECROFT, Seafeld Lane, B48 7HN	Beoley	Planning permission	2	0.21	1	< 5 years
2010/0347	Inkford Cottage Hotel, Inkford Cottage, Alcester Road	Wythall	Planning permission	2	0.33	9	< 5 years
2010/1067	1 Marlbrook Lane, B60 1HP	Catshill	Planning permission	2	0.03	1	< 5 years
2011/0138	34 Red Lion Street, B48 7LF	Alvechurch	Planning permission	2	0.03	1	< 5 years
2010/0215	22 Old Birmingham Road, B60 1DE	Lickey and Blackwell	Planning permission	2	0.16	1	< 5 years

Application No	Address	Parish	Source of Supply	Status	Site Area	Capacity	Time Scale
2010/0378	Land At E390664 N280055, Brook Crescent	Hagley	Planning permission	2	1.61	38	< 5 years
2010/0679	18 Ferndale, DY9 0QA	Hagley	Planning permission	2	0.04	1	< 5 years
2010/0661	68 Crabtree Lane, B61 8NZ	Bromsgrove	Planning permission	2	0.04	1	< 5 years
2010/0491	2 Eton Walk, DY9 OPG	Hagley	Planning permission	2	0.03	1	< 5 years
2010/0459	84 Redditch Road, B60 4JR	Stoke Prior	Planning permission	2	0.16	1	< 5 years
2012/0616	Land Rear Of 18 - 23, Yew Tree Place, Romsley	Romsley	Planning permission	2	0.06	2	< 5 years
2012/0612	Land Rear Of 95 - 101 Breakback Road, Bromsgrove	Bromsgrove	Planning permission	2	0.19	6	< 5 years
2012/0608	Land Adjacent to 10 and 11 York Close, Bromsgrove	Bromsgrove	Planning permission	2	0.75	4	< 5 years
2012/0593	Land At Kidderminster Road, Hagley	Hagley	Planning permission	2	14.5	175	< 5 years
2012/0590	Land Adjacent To 29 The Gaunts, Alvechurch	Alvechurch	Planning permission	2	0.06	3	< 5 years
2012/0586	Land At Church Road, Catshill	Catshill	Planning permission	2	6.06	80	< 5 years
2012/0651	7A Plymouth Road, Barnt Green, B45 8JE	Lickey and Blackwell	Planning permission	2	0.34	1	< 5 years
2012/0581	Furlong Cottage, Hall Lane, Hagley, DY9 9LH	Hagley	Planning permission	2	0.09	1	< 5 years
2012/0463	163 Broad Street, Bromsgrove, B61 8NG	Bromsgrove	Planning permission	2	0.15	4	< 5 years
2012/0458	60 New Road, Bromsgrove, B60 2JX	Bromsgrove	Planning permission	2	0.06	2	< 5 years
2011/0345	2 And Part Of 4 And 6 Hartle Lane, Belbroughton, DY9 9TG	Belbroughton	Planning permission	2	0.29	12	< 5 years
2012/0439	Yew Tree Farm, Crabmill Lane, Hollywood, B38 0HB	Wythall	Planning permission	2	0.28	2	< 5 years
2012/0405	Shepley Knoll Barns, Pumphouse Lane, Barnt Green, B45 8DA	Lickey and Blackwell	Planning permission	2	0	1	< 5 years
2012/0395	9 Shaw Lane, Stoke Prior, B60 4DY	Stoke Prior	Planning permission	2	1	2	< 5 years
2012/0583	26A The Strand, Bromsgrove, B61 8AB	Bromsgrove	Planning permission	2	0.04	1	< 5 years
2012/0867	Garage Block And Store, Mill Court, Birmingham, B48 7JY	Alvechurch	Planning permission	2	0.01	1	< 5 years
2013/0011	St Kenelms Hall, St Kenelms Road, Romsley, B62 0NF	Romsley	Planning permission	2	0.09	1	< 5 years
2013/0002	Kings Court, Rock Hill, Bromsgrove	Bromsgrove	Planning permission	2	0.46	2	< 5 years
2012/1034	30 Fairways Drive, Blackwell, Bromsgrove, B60 1BB	Lickey and Blackwell	Planning permission	2	0.05	1	< 5 years

Application No	Address	Parish	Source of Supply	Status	Site Area	Capacity	Time Scale
2012/1026	Land At Summerfield Road, Holy Cross, DY9 9RG	Clent	Planning permission	2	0.19	1	< 5 years
2012/1022	35A Wildmoor Lane, Catshill, Bromsgrove, B61 ONT	Catshill	Planning permission	2	0.2	1	< 5 years
2012/0895	1 Blakes Field Drive, Barnt Green, B45 8JT	Lickey and Blackwell	Planning permission	2	0.09	1	< 5 years
2012/0428	The Glen Caravan Park, The Glen, Blackwell, B60 1BX	Lickey and Blackwell	Planning permission	2	0.01	1	< 5 years
2012/0721	Land at 5 Midland Cottages, Shaw Lane, Stoke Prior, B60 4EG	Stoke Prior	Planning permission	2	0.05	2	< 5 years
2012/0719	45 Twatling Road, Barnt Green, B45 8HS	Lickey and Blackwell	Planning permission	2	0.11	1	< 5 years
2012/0708	Land at St Godwalds Road, Bromsgrove	Finstall	Planning permission	2	7.4	181	< 5 years
2012/0694	Land Adj Cornerstone, Cofton Church Lane, Cofton Hackett, B45 8BB	Cofton Hackett	Planning permission	2	1.97	1	< 5 years
2012/0684	Foxhill House, Foxhill Lane, Alvechurch, B48 7BY	Alvechurch	Planning permission	2	0.23	3	< 5 years
2012/0658	Land Adjacent 4 - 28, Oak Road, Catshill	Catshill	Planning permission	2	0.27	8	< 5 years
2012/0657	Land At Regents Park Road, Bromsgrove	Bromsgrove	Planning permission	2	0.76	39	< 5 years
2012/0912	Land At Bleak House Farm, Station Road, Wythall	Wythall	Planning permission	2	8.2	178	< 5 years
2011/0871	103 Wildmoor Lane, Catshill, B61 0PQ	Catshill	Planning permission	2	0.14	3	< 5 years
2011/0549	Spout House farm, Fockbury Road, Dodford, B61 9AS	Dodford with Grafton	Planning permission	2	0.42	1	< 5 years
2011/0925	Robin Hill Farm, Hanbury Road, Stoke Prior, B60 4DW	Stoke Prior	Planning permission	2	1.14	7	< 5 years
2011/0507	Avoncroft Cattle Breeders Ltd, Buntsford Hill, B60 3AS	Stoke Prior	Planning permission	2	0.47	12	< 5 years
2011/0975	27 Lickey Square, Lickey, B45 8HB	Lickey and Blackwell	Planning permission	2	0.07	1	< 5 years
2012/0264	Land To Rear The Cedars, Stakenbridge Lane, Hagley, DY9 0JE	Clent	Planning permission	2	0.03	1	< 5 years
2012/0600	Land Adjacent to 47 Breakback Road, Bromsgrove	Bromsgrove	Planning permission	2	0.05	3	< 5 years
2012/0454	5 Miller Close, Bromsgrove, B60 3PG	Bromsgrove	Planning permission	2	0.06	1	< 5 years
2012/0596	Land Between 73 and 99 Waverley Crescent, Romsley	Romsley	Planning permission	2	0.1	2	< 5 years

Application No	Address	Parish	Source of Supply	Status	Site Area	Capacity	Time Scale
2011/0412	24 Woodrow Lane, B61 0PP	Catshill	Planning permission	2	0.05	1	< 5 years
2012/0074	Cattespool, Stoney Lane, Broad Green, B60 1LZ	Tutnall and Cobley	Planning permission	2	0.02	1	< 5 years
2011/0895	79 Old Birmingham Road, Lickey End, B60 1DF	Catshill	Planning permission	2	0.03	1	< 5 years
2011/0183	Rear of 7 Station Road, Hagley, DY9 0NU	Hagley	Planning permission	2	0.09	1	< 5 years
2012/0759	81 Sweetpool Lane, Hagley, DY9 0NY	Hagley	Planning permission	2	0.22	5	< 5 years
2011/0438	79 Lyttleton Avenue, Bromsgrove, B60 3LH	Bromsgrove	Planning permission	2	0.05	1	< 5 years
2012/0238	57 Birmingham Road, Bromsgrove, B61 0DR	Bromsgrove	Planning permission	2	0.02	1	< 5 years
2012/0227	Plot 2, 2 Cherry Hill Road, Barnt Green, B45 8LH	Barnt Green	Planning permission	2	0.22	1	< 5 years
2012/0192	The Cabin, Quantry Lane, Bell Heath, Stourbridge, DY9 9UY	Belbroughton	Planning permission	2	0.1	1	< 5 years
2011/0655	6 St Catherines Road, Blackwell, B60 1BN	Lickey and Blackwell	Planning permission	2	0.25	1	< 5 years
2012/0073	17 Summerfield Road, Holy Cross, Stourbridge, DY9 9RG	Clent	Planning permission	2	0.08	1	< 5 years
2012/0046	28 Station Road, Blackwell	Lickey and Blackwell	Planning permission	2	0.1	1	< 5 years
2011/0439	77 Lyttleton Avenue, Bromsgrove, B60 3LH	Bromsgrove	Planning permission	2	0.09	1	< 5 years
2011/0508	26 - 28 Austin Road, Bromsgrove, B60 3LZ	Bromsgrove	Planning permission	2	0.09	5	< 5 years

Sites with Housing Potential								
Site Reference	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity	Time Scale
BDC170	Land fronting Birmingham Road	Alvechurch	Site Submission	3	1.067	30	25	<5 years
BDC95	50, 52 & 54 Red Lion Street, Rear of	Alvechurch	Site Submission	3	0.25	40	10	<5 years
BDC163	Fininstall Training Centre, Stoke Road	Bromsgrove	Site Submission	3	0.48	40	12	<5 years
BDC192	All Saints Vicarage, Burcot Lane	Bromsgrove	Site Submission	3	0.25	50	12	<5 years
BDC195	Banner Foods, 6 Fininstall Road	Bromsgrove	Planning application	3	0.096	125	12	<5 years
BDC20	Perryfields Road	Bromsgrove	Site Submission	3	8.92 (64.4)	31	360 (1300)	<5 years
BDC80	Whitford Road	Bromsgrove	Site Submission	3	10.28 (24)		210 (490)	<5 years
BDC81	Norton Farm, Birmingham Road	Bromsgrove	Site Submission	3	7.55 (12)	40.77	200 (316)	<5 years
BDC168	The Council House, Burcot Lane	Bromsgrove	Other	3	1.213	50	51	<5 years
BDC234	Ivy Cottage PH, 30 Gibb Lane	Catshill	Planning application	3	0.12	108.3	13	<5 years
BDC160	Hagley Former Middle School, Park Road	Hagley	Site Submission	3	0.6	93.33	56	<5 years
BDC102	7 & 9 Worcester Road	Hagley	Site Submission	3	0.239	50	12	<5 years
BDC188 & BDC189	Rose Cottage, Thicknall Cottage & Strathearn, Western Road	Hagley	Site Submission	3	2.64	26.5	70	<5 years
BDC233	Prince of Wales PH, 65 Stourbridge Road	Hagley	Planning application	3	0.84	14.29	12	<5 years
BDC199	Polymerlatex, Westonhall Road	Stoke Prior	Site Submission	3	8.7	30	157	<5 years
BDC81	Norton Farm, Birmingham Road	Bromsgrove	Site Submission	3	4.45 (12)	40.77	116 (316)	6-10 years
BDC20	Perryfields Road	Bromsgrove	Site Submission	3	44.58 (64.4)	31	900 (1300)	6-10 years
BDC80	Whitford Road	Bromsgrove	Site Submission	3	13.72 (24)	32.05	280 (490)	6-10 years
BDC9	45-47 Woodrow Lane	Catshill	Site Submission	3	0.202	30	6	6-10 years
BDC51	Land at Algoa House, Western Road	Hagley	Site Submission	3	1.44	30	18	6-10 years
BDC20	Perryfields Road	Bromsgrove	Site Submission	3	10.9 (64.4)	31	40 (1300)	11-18 years
FR4	Egghill Lane, Land off	Frankley	Local Plan	3	6.6	30	66	11-18 years
BDC65	The Avenue	Rubery	Site Submission	3	3.5	40	68	11-18 years

Appendix E: Green Belt Potential

Application No	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity
BDC58	The Oldbrick Works, Scarfield Hill	Alvechurch	Site Submission	4	2.5	30	49
BDC88	Land West of Callow Hill Road	Alvechurch	Site Submission	4	2	40	52
BDC89	Land East of Callow Hill Road	Alvechurch	Site Submission	4	3	40	78
BDC151	Birmingham Road	Alvechurch	Site Submission	4	2.865	30	56
BDC175	Old Rectory Lane	Alvechurch	Site Submission	4	2.95	30	57
BDC190	2 Birmingham Road, land rear of	Alvechurch	Site Submission	4	0.4	30	12
BDC197	Land west of Redditch Road	Alvechurch	Site Submission	4	2.4	30	47
BDC219	Radford Road	Alvechurch	Site Submission	4	7.92	30	154
BDC6	Sandhills Green House, Sandhills Green	Barnt Green	Site Submission	4	2	30	39
BDC104	Sandhills Farm Stables, Sandhills Green	Barnt Green	Site Submission	4	28	30	546
BDC105	Land North of Kendal End Road	Barnt Green	Site Submission	4	2	30	39
BDC106	95-103 Bittell Road & Rear of	Barnt Green	Site Submission	4	2.3	13.04	30
BDC182	Shepley Lane & Billy Lane, Land at	Barnt Green	Site Submission	4	4.3	30	70
BDC107	The Sawmill, Hartle Lane	Belbroughton	Site Submission	4	0.462	17.31601732	8
BDC155	Land off the Glebe & Church Road	Belbroughton	Site Submission	4	2	30	51
BDC191	Hartle Lane, Land at	Belbroughton	Site Submission	4	1.17	30	30
BDC8	Station Road, land West of	Blackwell	Site Submission	4	0.7	14.28	10
BDC90	Blackwell House Farm, Linthurst Newtown	Blackwell	Site Submission	4	6.7	30	55
BDC124	4, 4a, 6 and 8 St. Catherines Road	Blackwell	Site Submission	4	2	15	24
BDC154	73 Linthurst Newtown, Land Adjacent	Blackwell	Site Submission	4	1.52	34.83	45
BDC178	Laurel Bank Mews, land adjacent	Blackwell	Site Submission	4	1.75	30	45
BDC215	24 St Catherines Road	Blackwell	Site Submission	4	0.38	20	7
BDC12	Buntsford Hill	Bromsgrove	Site Submission	4	13	30	254
BDC19	Pikes Pool Lane	Bromsgrove	Site Submission	4	15.5	30	302
BDC23A	Brick House lane	Bromsgrove	Site Submission	4	6.94	30	135
BDC23B	Land at Avoncroft, Redditch Road	Bromsgrove	Site Submission	4	0.925	30	24
BDC57	36-46 Redditch Road	Bromsgrove	Site Submission	4	0.33	40	12
BDC69A	100 Finstall Road	Bromsgrove	Site Submission	4	0.116	25.86	3
BDC79	Land adjoining 25 & Rear of 25-47 St. Godwalds Road	Bromsgrove	Site Submission	4	2.63	30	51
BDC81B	Norton Farm, Remainder of	Bromsgrove	Site Submission	4	6	30	117
BDC97	Former Barnsley Hall Hospital, Land at	Bromsgrove	Site Submission	4	40.87	30	797
BDC143	96 Rock Hill Road	Bromsgrove	Site Submission	4	0.629	30	16
BDC206	Little Heath Lane, Lickey End	Bromsgrove	Site Submission	4	4.17	30	81
BDC1	Hinton Fields, Off Dale Close	Catshill	Site Submission	4	2.8616	40	74
BDC94	20,22 & 24 Hinton Fields, Rear of	Catshill	Site Submission	4	0.746	30	19
BDC96	Land at Westfields	Catshill	Site Submission	4	1.053	40	35
BDC142	Stourbridge Road, land off	Catshill	Site Submission	4	1.084	40	37
BDC208	547 Birmingham Road, Land east of	Catshill	Site Submission	4	0.57	30	17
BDC209	547 Birmingham Road, Land west of	Catshill	Site Submission	4	1.15	30	29
BDC210	Braces Land, Land off	Catshill	Site Submission	4	10.5	30	205

Application No	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity
BDC34	Belbroughton Road, Land East of	Clent	Site Submission	4	1.25	20	21
BDC184	Cofton Lake Road, Land at	Cofton Hackett	Site Submission	4	2.65	30	40
BDC42	144 Stourbridge Road	Fairfield	Site Submission	4	3.492	30	68
BDC138	Land Between Fairfield Village hall & Old Post Office	Fairfield	Site Submission	4	0.5	30	13
BDC10	Kidderminster & Worcester Road, Land Between	Hagley	Site Submission	4	2.5	40	65
BDC35A	Land North of Kidderminster Road South & Adjacent Stakenbridge Lane	Hagley	Site Submission	4	9.62	40	188
BDC53	Middlefield Lane, Rear of	Hagley	Site Submission	4	1.25	40	43
BDC185	Worcester Road, Land at	Hagley	Site Submission	4	32.45	30	300
BDC198	Brake Lane	Hagley	Site Submission	4	2.4	30	82
BDC212	Middlefield Lane, Rear of	Hagley	Site Submission	4	1.54	30	40
BDC213	Western Road and Stourbridge Road	Hagley	Site Submission	4	5.59	30	109
BDC135 (A & B)	Packhouse Lane	Hollywood	Site Submission	4	6.07	30	98
BDC7 (A & B)	566 Birmingham Road, Land rear of	Lydiat Ash	Site Submission	4	5.1242	40	133
BDC203	643 Haslucks Green Road	Majors Green	Site Submission	4	0.62	30	15
BDC204	Land east of Tilehouse Lane	Majors Green	Site Submission	4	1.28	30	33
BDC17 (A & B)	248 Old Birmingham Road	Marlbrook	Site Submission	4	6.9	40	179
BDC41	283-287 Old Birmingham Road	Marlbrook	Site Submission	4	0.44	30	11
BDC61	484 Birmingham Road, Land East of	Marlbrook	Site Submission	4	1.6	40	54
BDC77	Beacon Farm South, land at	Marlbrook	Site Submission	4	1.6	40	54
BDC171	293 Old Birmingham Road	Marlbrook	Site Submission	4	0.82	30	25
BDC129	76 Bromsgrove Road	Romsley	Site Submission	4	0.82	30	21
BDC218	St Kenelms Road	Romsley	Site Submission	4	0.4	30	12
BDC153	Holywell Lane	Rubery	Site Submission	4	0.12	40	4
BDC139	Shaw Lane	Stoke Prior	Site Submission	4	18.6	40	483
BDC164	Hanbury Road	Stoke Prior	Site Submission	4	5.034	40	131
BDC186	Cromptons Field, shaw Lane	Stoke Prior	Site Submission	4	1.21	30	31
BDC59	Norton lane	Wythall	Site Submission	4	5.05	30	98
BDC87	Silver Street & Alcester Road, Land at	Wythall	Site Submission	4	1.55	30	40
BDC200	Bleakhouse Farm, Gorsey Lane	Wythall	Site Submission	4	6.9	30	135
BDC211	Station Road	Wythall	Site Submission	4	12.2	30	238
BDC225	Alcester Road, land west of	Wythall	Site Submission	4	7.2	30	140
Birmingham Expansion Sites							
BDC226	Groveley Lane	Cofton Hackett	Site Submission	4	7.9	30	154
BDC228	Maypole, Land at	Wythall	Site Submission	4	1.25	30	32
BDC229	Kingswood Grange	wythall	Site Submission	4	41.68	30	812
BDC230	Maypole Farm, Maypole Lane	Wythall	Site Submission	4	45	30	877

Appendix F: Schedule of Discounted Sites

Application No	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity	Time Scale	Reason for discounting
BDC5	Land adj Crown Meadow	Alvechurch	Site Submission	5	0.45	40	15	unknown	TPO
BDC127	Moorgreen Barn, Weatheroak	Alvechurch	Site Submission	5	0.079	30	2	Unknown	Strategic location & Green Belt
BDC235	Redditch Road and A441, Land between	Alvechurch	Site Submission	5	3.27	30	64	Unknown	Strategic location & Green Belt
BDC110	4 Blakesfield Drive	Barnt Green	Site Submission	5	0.42	4.76	2	Unknown	Below minimum threshold
BDC111	6 Blakesfield Drive	Barnt Green	Site Submission	5	0.16	6.25	1	Unknown	Below minimum threshold
BDC118	34 & 36 Twatling Road	Barnt Green	Site Submission	5	0.38	13.16	5	Unknown	Below minimum threshold
BDC119	26 Twatling Road, Land rear of	Barnt Green	Site Submission	5	0.09	11.11	1	Unknown	Below minimum threshold
BDC39	23-25 High Street, Land rear of	Belbroughton	Site Submission	5	0.075	13.33	1	Unknown	Below minimum threshold
BDC130	Poolhouse Farm, Hockley Brook Lane	Belbroughton	Site Submission	5	1.578	30	40	Unknown	Strategic location & Green Belt
BDC109	9, 11, 11a & 15 Linthurst Newtown	Blackwell	Site Submission	5	0.34	11.76	4	Unknown	Ownership Constraints
BDC216	Linthurst Road, South east of	Blackwell	Site Submission	5	4.21	30	80	Unknown	Strategic location & Green Belt
BDC30	Redditch Road, Land off	Bordesley	Site Submission	5	5	30	98	Unknown	Strategic location & Green Belt
BDC25	7 Parish Hill/Fairfield Road	Bourneheath	Site Submission	5	1	30	26	Unknown	Strategic location & Green Belt
BDC196	Dordale Road	Bourneheath	Site Submission	5	0.87	30	22	Unknown	Strategic location & Green Belt
BDC162	59 & 57 Bewell Head	Bromsgrove	Site Submission	5	0.054	30	2	Unknown	Listed Building
BDC2	Bromsgrove Cricket, Tennis & Hockey Club, land adj	Bromsgrove	Site Submission	5	0.73	30	19	Unknown	Strategic location & Green Belt
BDC3	Bromsgrove Cricket, Tennis & Hockey Club	Bromsgrove	Site Submission	5	6.9	30	135	Unknown	Loss of Sports facilities & Green Belt
BDC13	86-96 Worcester Rd	Bromsgrove	Site Submission	5	0.59	30	15	Unknown	Loss of Employment Land
BDC14	106 Hanbury Road, Rear of	Bromsgrove	Site Submission	5	0.025	40	1	Unknown	Below minimum threshold
BDC21	Perryfields Road & Stourbridge Road	Bromsgrove	Site Submission	5	23.88	30	466	Unknown	Strategic location, Functional Floodplain & Green Belt
BDC26	17 Melbourne Road, Sidemoor	Bromsgrove	Site Submission	5	0.028	35.7	1	Unknown	Below minimum threshold
BDC45	RMC House, Church Lane	Bromsgrove	Site Submission	5	0.26	50	13	Unknown	Alternative use proposed
BDC63	37a - 41 Birmingham Road	Bromsgrove	Site Submission	5	0.0381	26.25	5	Unknown	Below minimum threshold
BDC67	47 Mcconnell Close	Bromsgrove	Site Submission	5	0.018	55.56	1	Unknown	Below minimum threshold
BDC69B & C	100 Finstall Road	Bromsgrove	Site Submission	5	1.9	30	48	Unknown	Strategic location & Green Belt
BDC100	5-13 Willow Road, Rear of	Bromsgrove	Site Submission	5	0.056	30	2	Unknown	Below minimum threshold
BDC103	Garage Block, Rear of 4-8 Cobham Close	Bromsgrove	Site Submission	5	0.0859	30	3	Unknown	Below minimum threshold
BDC148	Meadows First School, Stourbridge Road	Bromsgrove	Site Submission	5	0.8	11.3	9	Unknown	Undeliverable
BDC149	233 Worcester Road	Bromsgrove	Site Submission	5	0.13	69.2	9	Unknown	Undeliverable
BDC152	30 Alcester Road	Bromsgrove	Site Submission	5	0.1052	50	5	Unknown	Undeliverable
BDC166	88 Birmingham Road	Bromsgrove	Other	5	0.29	50	15	Unknown	Alternative use proposed
BDC120	The Old Pumpouse, Alcester Road	Burcot	Site Submission	5	0.83	18.07	15	Unknown	Strategic location & Green Belt
BDC54	Stourbridge Road & Crownhill Meadows, land at Catshill		Site Submission	5	0.02	50	1	Unknown	Below minimum threshold

Application No	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity	Time Scale	Reason for discounting
BDC64	Woodrow Lane	Catshill	Site Submission	5	1.04	30	27	Unknown	Strategic location & Green Belt
BDC194	120 Wildmoor Lane, land adjacent	Catshill	Site Submission	5	1.32	30	34	Unknown	Strategic Location & Green Belt
BDC156	Hossil Lane, Land Off	Clent	Site Submission	5	4	30	78	Unknown	Strategic location, Site Size & Green Belt
BDC187	Cranford, Land adjacent, Thicknall Lane	Clent	Site Submission	5	0.17	5.89	1	Unknown	Below site threshold
BDC176	Cofton Church Lane	Cofton Hackett	Site Submission	5	5.6	30	109	Unknown	Strategic Location & Green Belt
BDC134	Oneoak, Kidderminster Road	Dodford	Site Submission	5	6.6	30	129	Unknown	Strategic location & Green Belt
BDC62	2 Yew tree Lane	Fairfield	Site Submission	5	1	30	26	Unknown	Strategic location & Green Belt
BDC60	52 Bourneheath Road	Fairfield	Site Submission	5	0.8	30	20	Unknown	Strategic location & Green Belt
BDC68	Oakley Fairfield House, Wood Lane	Fairfield	Site Submission	5	2	30	51	Unknown	Strategic location, Site Size & Green Belt
BDC101	High House, Stourbridge Road, Land adjacent	Fairfield	Site Submission	5	1.6	30	41	Unknown	Strategic location, Site Size & Green Belt
BDC136	Land on Stourbridge Rd, South of Swan Inn	Fairfield	Site Submission	5	0.10	30	3	Unknown	Strategic location & Green Belt
BDC137	173 Stourbridge Road, Land adjacent	Fairfield	Site Submission	5	0.1	30	3	Unknown	Strategic location & Green Belt
BDC207	19 Mount Road	Fairfield	Site Submission	5	0.7	7	5	Unknown	Strategic location & Green Belt
BDC55	1 Brook Crescent	Hagley	Site Submission	5	0.14	14.29	2	Unknown	Below minimum threshold
BDC46	Hagley Road	Hayley Green	Site Submission	5	1.618	30	41	Unknown	Strategic location & Green Belt
BDC24	St. Francis Hall, Baccabox Lane, land adj	Hollywood	Site Submission	5	0.21	30	6	Unknown	Strategic location & Green Belt
BDC131	Birmingham Road	Hopwood	Site Submission	5	2.8	30	55	Unknown	Strategic location, Site Size & Green Belt
BDC40	Upper Cottage Farm, Old Birmingham Road	Lickey	Site Submission	5	2	30	39	Unknown	Strategic location & Green Belt
BDC227	High House Woods, High House Drive	Lickey	Site Submission	5	3.44	30	67	Unknown	TPO
BDC27	Alcester Road, Land West of	Lickey End	Site Submission	5	5.7	30	111	Unknown	Strategic location & Green Belt
BDC217	Alcester Road, land off	Lickey End	Site Submission	5	2.74	30	53	Unknown	Functional Floodplain
BDC32	Halesowen Road, West Side of	Lydiat Ash	Site Submission	5	3.3	30	64	Unknown	Strategic location & Green Belt
BDC128	Halesowen Road, Land Adjacent	Lydiat Ash	Site Submission	5	4.2	30	82	Unknown	Strategic location & Green Belt
BDC146	Birmingham Road	Lydiat Ash	Site Submission	5	1.56	30	40	Unknown	Strategic location & Green Belt
BDC193	Alvechurch Highway, land at	Lydiat Ash	Site Submission	5	0.86	30	22	Unknown	Strategic Location & Green Belt
BDC205	Land West of Tilehouse Lane	Majors Green	Site Submission	5	7.3	30	142	Unknown	Strategic Location & Green Belt
BDC112	3-15 Marlbrook Lane	Marlbrook	Site Submission	5	1	30	26	Unknown	Ownership Constraints
BDC161	Former Highway Yard, Penn Lane	Portway	Site Submission	5	0.25	30	8	Unknown	Strategic location & Green Belt
BDC22	Bromsgrove Road	Romsley	Site Submission	5	2.83	30	55	Unknown	Strategic location, Green Belt & Landscape Protection Area
BDC29	Bromsgrove Road	Romsley	Site Submission	5	0.304	30	9	Unknown	Strategic location & Green Belt
BDC78	Chadwick Manor Farm, Gunner Lane	Rubery	Site Submission	5	2.7	30	53	Unknown	Strategic location & Green Belt

Application No	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity	Time Scale	Reason for discounting
BDC169	349 Peterbrook Road	Shirley	Site Submission	5	4.04	30	79	Unknown	Strategic location & Green Belt
BDC145	Harris Brusals Site, Hanbury Road	Stoke Prior	Site Submission	5	14.163	30	276	Unknown	Strategic location, Employment Site, Loss of Sports Pitches
BDC150	Robin Hill Farm Buildings, Hanbury Road	Stoke Prior	Site Submission	5	0.48	30	12	Unknown	Strategic location & Green Belt
BDC165	Fish House Lane	Stoke Prior	Site Submission	5	0.33	30	10	Unknown	Strategic location & Green Belt
BDC71	Great Shortwood Farm, Brockhill Lane	Tardebigge	Site Submission	5	2	30	39	Unknown	Strategic location & Green Belt
BDC44	Banks Green Nurseries	Upper Bentley	Site Submission	5	1	30	26	Unknown	Strategic location & Green Belt
BDC4	43 Barkers Lane	Wythall	Site Submission	5	1	30	26	Unknown	Strategic location & Green Belt
BDC11	Hillcrest Mobile Home Park, Alcester Road	Wythall	Site Submission	5	0.812	30	21	Unknown	Strategic location & Green Belt
BDC28	Hill lane	Wythall	Site Submission	5	3.24	30	63	Unknown	Strategic location & Green Belt
BDC43	Middle Lane	Wythall	Site Submission	5	3.24	30	63	Unknown	Strategic location & Green Belt
BDC74	Peacock Cottage, Icknield Street Land adj	Wythall	Site Submission	5	0.07	30	2	Unknown	Strategic location & Green Belt
BDC75	Forhill Ash House, Icknield Street, land adj	Wythall	Site Submission	5	0.18	30	5	Unknown	Strategic location & Green Belt
BDC76	Chapel Green Lane	Wythall	Site Submission	5	2.6	30	51	Unknown	Strategic location & Green Belt
BDC172	Pear Tree Farm, Chapel & Middle Lane	Wythall	Site Submission	5	5.84	30	114	Unknown	Strategic Location & Green Belt
BDC173	Chapel & Hill Lane, Land at	Wythall	Site Submission	5	8.45	30	165	Unknown	Strategic Location & Green Belt
BDC174	Barkers Lane, Land at	Wythall	Site Submission	5	15.2	30	296	Unknown	Strategic Location & Green Belt
BDC179	Malthouse Farm, Clewshaw Lane	Wythall	Site Submission	5	22.26	30	434	Unknown	Strategic Location & Green Belt
BDC180	Upper Inkford Farm & land west of Alcester Road	Wythall	Site Submission	5	55	30	1073	Unknown	Strategic Location & Green Belt
BDC214	88 Houndsfield Lane, land adjoining	Wythall	Site Submission	5	0.46	30	14	Unknown	Strategic Location & Green Belt

Appendix G: Site Appraisal Matrix

Sites in Bromsgrove (including Lickey End)

Appraisal Criteria		Site Reference	BDC2	BDC3	BDC12	BDC13	BDC14	BDC19
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.73	6.9	13	0.59	0.025	15.5
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
Compatibility with adjoining uses								
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Agricultural	Sports Ground	Grazing	Office, Storage	Garden	Agricultural	
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		19	135	254	15	1	302	

Sites in Bromsgrove (including Lickey End) *continued*

Appraisal Criteria		Site Reference	BDC26	BDC27	BDC41	BDC45	BDC57	BDC63
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.025	5.73	0.44	0.26	0.33	0.025
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
Compatibility with adjoining uses								
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Gardens	Pasture and Scrubland	Gardens and Garage	Office	Housing	Office	
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		1	111	11	13	12	1	

Sites in Bromsgrove (including Lickey End) *continued*

Appraisal Criteria		Site Reference	BDC67	BDC69 (A, B & C)	BDC79	BDC97	BDC100	
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.018	2.02	2.63	40.87	0.018	
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
Compatibility with adjoining uses								
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Garden	Garden and Scrubland	Storage, Grazing	Agricultural	Garages		
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	Unknown	Unknown		
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		1	51	51	797	2		

Sites in Bromsgrove (including Lickey End) *continued*

Appraisal Criteria		Site Reference	BDC103	BDC146	BDC148	BDC149	BDC152	BDC21
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.0859	1.56	0.8	0.13	0.1052	23.88
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
	Comptability with adjoining uses							
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?			Garages	Scrubland	Old School Building	Stone Sculpture Shop	Residential	Agricultural
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development			Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology			3	40	9	9	5	466

Sites in Bromsgrove (including Lickey End) *continued*

Appraisal Criteria		Site Reference	BDC81A	BDC81B	BDC23A	BDC23B	BDC80	BDC20
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			12	6	6.94	0.908	24	64.4
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
	Compatibility with adjoining uses							
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		0-10 years	Unknown	Unknown	Unknown	6-10 years	0-18 years	
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		318	117	135	24	500	1300	

Sites in Bromsgrove (including Lickey End) *continued*

Appraisal Criteria		Site Reference	BDC143	BDC165	BDC162	BDC166	BDC163	
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.629	0.33	0.054	0.29	0.48	
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
Compatibility with adjoining uses								
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Agricultural	Agricultural	Overgrown Garden/ Scrubland	Former Car Garage	Training Centre		
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	Unknown	0-5 years		
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		16	10	2	15	12		

Sites in Bromsgrove (including Lickey End) *continued*

Appraisal Criteria		Site Reference	BDC192	BDC168	BDC195	BDC206	BDC217	
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.25	1.21	0.096	4.17	2.74	
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
	Compatibility with adjoining uses							
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Residential	Council House	Retail	Grazing	Grazing		
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		0-5 years	0-5years	0-5 years	Unknown	Unknown		
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		12	51	12	81	53		

Sites in Hagley and Clent

Appraisal Criteria		Site Reference	BDC35A	BDC10	BDC51	BDC198		
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			9.62	2.5	1.44	2.4		
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
	Compatibility with adjoining uses							
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Agricultural	Agricultural	Residential	Agricultural			
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	6-10 years	Unknown			
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		188	65	18	82			

Sites in Hagley and Clent *continued*

Appraisal Criteria		Site Reference	BDC53	BDC102	BDC34	BDC55	BDC156	BDC160
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			1.25	0.239	1.25	0.14	4	0.6
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
	Compatibility with adjoining uses							
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Horse Grazing	Car Dealership & Residential	Agricultural	Residential	Agricultural	Former School	
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	0-5 years	Unknown	Unknown	Unknown	Unknown	Unknown
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		43	12	21	2	78	11	

Sites in Hagley and Clent *continued*

Appraisal Criteria		Site Reference	BD185	BDC188	BDC189	BD187	BDC212	BDC213
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			32.45	1.2	3.05	0.2	1.54	5.59
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
Compatibility with adjoining uses								
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Agricultural	Residential and Agricultural	Residential	Agricultural	Grazing	Grazing	
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	0-5 years	0-5 years	Unknown	Unknown	Unknown	
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		300	35	35	1	40	109	

Sites in Blackwell

Appraisal Criteria		Site Reference	BDC8	BDC90	BDC109	BDC124	BDC154	BDC178
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.7	6.7	0.34	2	1.52	1.78
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
	Compatibility with adjoining uses							
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Access to Station Cottage	Agricultural	Gardens	Gardens, Housing, Field	Agricultural Scrubland	Agricultural	
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		10	55	4	24	45	45	

Sites in Blackwell *continued*

Appraisal Criteria		Site Reference	BDC215	BDC216				
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.38	4.21				
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
Compatibility with adjoining uses								
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?			Vacant Overgrown	Agricultural				
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development			Unknown	Unknown				
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology			7	82				

Sites in Barnt Green (including Lickey)

Appraisal Criteria		Site Reference	BDC6	BDC104	BDC105	BDC106	BDC110	
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			2	28	2	2.3	0.42	
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
Compatibility with adjoining uses								
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		House, Garden	Agricultural, Grassland	Agricultural, Grassland	House, Garden, Field	House, Garden		
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	6-10 years	Unknown	Unknown	Unknown		
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		39	546	39	30	2		

Sites in Barnt Green (including Lickey) *continued*

Appraisal Criteria		Site Reference	BDC111	BDC118	BDC119	BDC182	BDC227	
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.16	0.38	0.09	4.3	3.44	
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
Comptability with adjoining uses								
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Garage, Vacant Plot	Gardens, Houses	Garden	Vacant	Woodland		
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	Unknown	Unknown		
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		1	5	1	70	67		

Sites in Alvechurch

Appraisal Criteria		Site Reference	BDC5	BDC58	BDC88	BDC89	BDC95	
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.45	2.5	2	3	0.25	
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
	Compatibility with adjoining uses							
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Scrubland	Storage	Agricultural, Grassland	Agricultural, Grassland	Garage, Garden		
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	Unknown	0-5 years		
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		15	49	52	78	10		

Sites in Alvechurch *continued*

Appraisal Criteria		Site Reference	BDC170	BDC151	BDC197	BDC127	BDC161	
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			1.067	2.865	2.4	0.0796	0.25	
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
Compatibility with adjoining uses								
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Agricultural, Grassland	Agricultural, Grassland	Agricultural	Garden	Vacant Land		
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		0-5 years	Unknown	Unknown	Unknown	Unknown		
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		27	56	47	2	8		

Sites in Alvechurch *continued*

Appraisal Criteria		Site Reference	BDC131	BDC175	BDC190	BDC219	BDC235	
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			2.8	2.95	0.4	7.92	3.27	
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
Compatibility with adjoining uses								
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		55	57	12	154	64		

Sites in Stoke Prior

Appraisal Criteria		Site Reference	BDC150	BDC145	BDC164	BDC139	BDC186	BDC199
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.48	14.163	5.034	18.6	1.21	8.7
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
Compatibility with adjoining uses								
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Derelict Farm Buildings	Employment and Recreation	Agricultural	Agricultural	Agricultural	Agricultural	Employment
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	0-10 years
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology			12	276	131	483	31	200

Sites in Rubery, Cofton Hackett and Frankley

Appraisal Criteria		Site Reference	BDC78	BDC153	BDC65	BDC184	BDC176	FR4
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			2.7	0.12	3.5	2.65	5.6	6.6
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
	Compatibility with adjoining uses							
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Agricultural	Scrubland	Employment	Horse Grazing	Agricultural	Scrubland	
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	6-10 years	Unknown	Unknown	Unknown	10-18 years
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		53	4	65	40	109	66	

Sites in Catshill and Marlbrook

Appraisal Criteria		Site Reference	BDC1	BDC96	BDC94	BDC142	BDC77	BDC112
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			2.86	1.053	0.746	1.084	1.6	1
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
	Compatibility with adjoining uses							
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Agricultural	Agricultural	Residential and Agricultural	Pasture Land	Agricultural	Residential	
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		74	35	19	37	54	26	

Sites in Catshill and Marlbrook *continued*

Appraisal Criteria		Site Reference	BDC61	BDC7 (A & B)	BDC17 (A & B)	BDC54	BDC9	
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			1.6	5.1242	6.9	0.02	0.202	
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
	Compatibility with adjoining uses							
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Agricultural	Agricultural	Agricultural	Amenity Space	Residential		
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	Unknown	6-10 years		
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		54	133	179	1	6		

Sites in Catshill and Marlbrook *continued*

Appraisal Criteria		Site Reference	BDC120	BDC32	BDC40	BDC128	BDC64	BDC171
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.8	3.3	2	4.2	1.04	0.82
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
	Compatibility with adjoining uses							
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Industrial and Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Vacant
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		15	64	39	82	27	25	

Sites in Catshill and Marlbrook *continued*

Appraisal Criteria		Site Reference	BDC193	BDC194	BDC208	BDC209	BDC210	
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.86	1.32	0.57	1.15	10.5	
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
Comptability with adjoining uses								
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?			Agricultural	Agricultural	Residential and Grazing	Grazing	Grazing	
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development			Unknown	Unknown	Unknown	Unknown	Unknown	
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology			22	34	17	29	205	

Sites in Fairfield

Appraisal Criteria		Site Reference	BDC42	BDC138	BDC136	BDC137	BDC101	BDC62
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			3.492	0.5	0.1	0.1	1.6	1
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
	Compatibility with adjoining uses							
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		68	13	3	3	41	26	

Sites in Fairfield *continued*

Appraisal Criteria		Site Reference	BDC60	BDC68 (A & B)	BDC207			
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.8	2	0.7			
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
Compatibility with adjoining uses								
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?			Agricultural	Agricultural	Paddock			
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development			Unknown	Unknown	Unknown			
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology			20	51	5			

Sites in Belbroughton, Dodford and Bournheath

Appraisal Criteria		Site Reference	BDC39	BDC107	BDC196	BDC155	BDC130	BDC25
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.075	0.462	0.87	2	1.578	1
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
Compatibility with adjoining uses								
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Storage and Car Parking	Commercial	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology			1	8	22	51	40	26

Sites in Belbroughton, Dodford and Bournheath *continued*

Appraisal Criteria		Site Reference	BDC134	BDC191				
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			6.557	1.17				
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
Compatibility with adjoining uses								
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?			Agricultural	Agricultural				
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development			Unknown	Unknown				
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology			129	30				

Sites in Romsley

Appraisal Criteria		Site Reference	BDC22	BDC129	BDC29	BDC46	BDC225	
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			2.83	0.82	0.304	1.61	0.4	
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
	Compatibility with adjoining uses							
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Agricultural	Residential and Disused Area	Former Allotment	Agricultural	Grazing		
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	Unknown	Unknown		
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		55	21	9	41	12		

Sites in Wythall

Appraisal Criteria		Site Reference	BDC59	BDC87	BDC135 (A & B)	BDC24		
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			5.05	1.55	6.07	0.21		
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
	Compatibility with adjoining uses							
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?			Former Tip	Horse Grazing	Agricultural	Small Holding		
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development			Unknown	Unknown	Unknown	Unknown		
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology			98	40	98	6		

Sites in Wythall *continued*

Appraisal Criteria		Site Reference	BDC169	BDC75	BDC74	BDC43	BDC76	BDC28
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			4.04	0.18	0.07	1.2	2.6	3.23
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
Compatibility with adjoining uses								
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		79	5	2	63	51	63	

Sites in Wythall *continued*

Appraisal Criteria		Site Reference	BDC11	BDC4	BDC180	BDC179	BDC174	
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.812	1	55	22.26	15.2	
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
	Compatibility with adjoining uses							
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Amenity Land	Brownfield Land	Agricultural	Agricultural	Agricultural		
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	Unknown	Unknown		
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		21	26	1073	434	296		

Sites in Wythall *continued*

Appraisal Criteria		Site Reference	BDC173	BDC172	BDC200	BDC203	BDC204	BDC205
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			20.87	5.84	6.9	0.62	1.28	7.3
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
Comptability with adjoining uses								
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?			Agricultural	Agricultural	Agricultural	Residential, Garages Pasture Land	Agricultural	Agricultural
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development			Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology			165	114	135	15	33	142

Sites in Wythall *continued*

Appraisal Criteria		Site Reference	BDC211	BDC214	BDC225			
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			12.2	0.46	7.2			
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
	Compatibility with adjoining uses							
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?		Agricultural	Vacant	Agricultural				
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown				
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		238	14	140				

Sites on Birmingham Border

Appraisal Criteria		Site Reference	BDC226	BDC228	BDC229	BDC230		
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			7.9	1.25	41.68	45		
Stage A	Strategic Policy							
	Biodiversity, Geodiversity & Heritage							
	Land at risk of flooding							
Stage B	Impact on the historic, cultural & built environment							
	Access to public transport							
	Access to primary school							
	Access to local retail facilities							
	Access to health facilities							
	Contamination on site							
	Landscape & Trees							
	Public Rights of Way							
	Physical constraints							
	Open space & recreation							
	Employment Land							
	Infrastructure capacity							
	Highway access							
	Green Belt							
	Compatibility with adjoining uses							
SITE AVAILABILITY ASSESSMENT								
Is the site immediately available for development?								
What is the predominant land type?			Grazing	Grazing	Agricultural	Agricultural		
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development			Unknown	Unknown	Unknown	Unknown		
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology			154	32	812	877		

Appendix H: Sites Included 0-5 years

Alvechurch BDC95



Alvechurch BDC170



Bromsgrove BDC 20



Bromsgrove BDC 81A



Sites Included 0-5 years *continued*

Bromsgrove BDC163



Bromsgrove BDC 168A



Bromsgrove BDC 168B



Bromsgrove BDC192



Sites Included 0-5 years *continued*

Bromsgrove BDC 80



Bromsgrove BDC195



Catshill BDC234



Hagley BDC102



Sites Included 0-5 years *continued*

Hagley BDC160



Hagley BDC188



Hagley BDC189



Hagley BDC233



Sites Included 0-5 years *continued*

Stoke Prior BDC199



Sites Included 6-10 years

Catshill BDC9



Hagley BDC51



Sites Included 11-18 years

Frankley FR4



Rubery BDC 65



Alvechurch BDC58



Alvechurch BDC88



Alvechurch BDC89



Alvechurch BDC151



Barnt Green BDC6



Barnt Green BDC104



Barnt Green BDC105



Barnt Green BDC106



Green Belt Potential *continued*

Barnt Green BDC182



Belbroughton BDC107



Belbroughton BDC155



Belbroughton BDC191



Green Belt Potential *continued*

Blackwell BDC8



Blackwell BDC90



Blackwell BDC124



Blackwell BDC154



Green Belt Potential *continued*

Blackwell BDC178



Blackwell BDC215



Bromsgrove BDC12



Bromsgrove BDC19



Green Belt Potential *continued*

Bromsgrove BDC23A



Bromsgrove BDC23B



Bromsgrove BDC57



Bromsgrove BDC69A



Green Belt Potential *continued*

Bromsgrove BDC79



Bromsgrove BDC 81B



Bromsgrove BDC97



Bromsgrove BDC143



Green Belt Potential *continued*

Bromsgrove BDC206



Catshill BDC1



Catshill BDC94



Catshill BDC96



Green Belt Potential *continued*

Catshill BDC142



Catshill BDC208



Catshill BDC209



Catshill BDC210



Green Belt Potential *continued*

Clent BDC34



Cofton Hackett BDC184



Fairfield BDC42



Fairfield BDC138



Green Belt Potential *continued*

Hagley BDC10



Hagley BDC35A



Hagley BDC53



Hagley BDC185



Green Belt Potential *continued*

Hagley BDC198



Hagley BDC212



Hagley BDC213



Hollywood BDC135



Green Belt Potential *continued*

Lydiate Ash BDC7A



Lydiate Ash BDC7B



Majors Green BDC203



Majors Green BDC204



Green Belt Potential *continued*

Marlbrook BDC17A



Marlbrook BDC17B



Marlbrook BDC41



Marlbrook BDC61



Green Belt Potential *continued*

Marlbrook BDC77



Marlbrook BDC171



Romsley BDC129



Romsley BDC218



Green Belt Potential *continued*

Wythall BDC59



Wythall BDC87



Wythall BDC135A



Wythall BDC135B



Green Belt Potential *continued*

Wythall BDC200



Wythall BDC211



Wythall BDC225



Birmingham Growth BDC226



Birmingham Growth BDC228



Birmingham Growth BDC229



Birmingham Growth BDC230



Appendix J: Sites Discounted

Alvechurch BDC5



Alvechurch BDC127



Alvechurch BDC235



Barnt Green BDC110



Sites Discounted *continued*

Barnt Green BDC111



Barnt Green BDC118



Barnt Green BDC119



Belbroughton BDC130



Sites Discounted *continued*

Belbroughton BDC39



Blackwell BDC109



Blackwell BDC216



Bordesley BDC30



Sites Discounted *continued*

Bournheath BDC25



Bournheath BDC196



Bromsgrove BDC2



Bromsgrove BDC3



Sites Discounted *continued*

Bromsgrove BDC45



Bromsgrove BDC63



Bromsgrove BDC67



Bromsgrove BDC69B



Sites Discounted *continued*

Bromsgrove BDC69C



Bromsgrove BDC100



Bromsgrove BDC103



Bromsgrove BDC148



Sites Discounted continued

Bromsgrove BDC149



Bromsgrove BDC152



Bromsgrove BDC162



Bromsgrove BDC166



Sites Discounted *continued*

Burcot BDC120



Catshill BDC54



Catshill BDC64



Catshill BDC194



Sites Discounted *continued*

Clent BDC156



Clent BDC187



Cofton Hackett BDC176



Dodford BDC134



Sites Discounted *continued*

Fairfield BDC60



Fairfield BDC62



Fairfield BDC68A



Fairfield BDC68B



Sites Discounted *continued*

Fairfield BDC101



Fairfield BDC136



Fairfield BDC137



Fairfield BDC207



Sites Discounted *continued*

Hagley BDC55



Hayley Green BDC46



Hollywood BDC24



Hopwood BDC131



Sites Discounted *continued*

Lickey End BDC27



Lickey End BDC217



Lickey BDC40



Lickey BDC227



Sites Discounted *continued*

Lydiate Ash BDC32



Lydiate Ash BDC128



Lydiate Ash BDC146



Lydiate Ash BDC193



Sites Discounted *continued*

Majors Green BDC205



Marlbrook BDC112



Portway BDC161



Romsley BDC22



Sites Discounted *continued*

Romsley BDC29



Rubery BDC78



Shirley BDC169



Stoke Prior BDC145



Sites Discounted *continued*

Stoke Prior BDC150



Stoke Prior BDC165



Tardebigge BDC71



Upper Bentley BDC44



Sites Discounted *continued*

Wythall BDC4



Wythall BDC11



Wythall BDC28



Wythall BDC43



Sites Discounted *continued*

Wythall BDC74



Wythall BDC75



Wythall BDC76



Wythall BDC172



Sites Discounted *continued*

Wythall BDC173



Wythall BDC174



Wythall BDC179



Wythall BDC180



Wythall BDC214



Appendix K: Site Specific Housing Projections 2011-2030

Housing Projections 2011-30																			
	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Past Completions	256	130																	
Completions from Current Commitments			210	210	210	211	211												
Other Projected Completions																			
Land fronting Birmingham Road (BDC170)						25													
50, 52 & 54 Red Lion Street, Rear of (BDC95)							10												
Fininstall Training Centre, Stoke Road (BDC163)							12												
All Saints Vicarage, Burcot Lane (BDC192)							12												
Banner Foods, 6 Fininstall Road (BDC195)							12												
Perryfields Road (BDC20)					60	120	180	180	180	180	180	180	40						
Norton Farm (BDC81)					50	75	75	75	41										
Whitford Road (BDC80)					70	70	70	70	70	70	70								
The Council House, Burcot Lane (BDC168)						25	26												
Ivy Cottage PH, 30 Gibb Lane							13												
Hagley Former Middle School, Park Road							56												
Land at Algoa House, Western Road (BDC51)											18								
Rose Cottage, Thicknall Cottage & Strathearn, Western Road (BDC188 & BDC189)						30	40												
7 & 9 Worcester Road (BDC102)							12												
Prince of Wales PH, 65 Stourbridge Road							12												
The Avenue (BDC65)													30	38					
Polymerlatex, Westonhall Road (BDC199)					50	50	57												
45-47 Woodrow Lane (BDC9)										6									
Egghill Lane, Land off (FR4)													33	33					
Windfall Allowance				30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Total Completions/Projections	256	130	210	240	470	636	828	355	321	286	298	210	133	101	30	30	30	30	30
Cumulative Completions	256	386	596	836	1306	1942	2770	3125	3446	3732	4030	4240	4373	4474	4504	4534	4564	4594	4624
Housing Allocation	368	368	368	368	368	368	368	368	368	368	368	369	369	369	369	369	369	369	369
Cumulative Allocations	368	736	1104	1472	1840	2208	2576	2944	3312	3680	4048	4417	4786	5155	5524	5893	6262	6631	7000
Monitor +/-	-112	-350	-508	-636	-534	-266	194	181	134	52	-18	-177	-413	-681	-1020	-1359	-1698	-2037	-2376
Manage	368.4211	374.6667	389.0588	400.25	410.9333	406.7143	389.0769	352.5	352.2727	355.4	363.1111	371.25	394.2857	437.8333	505.2	624	822	1218	2406



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Bromsgrove
District Council

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