

Bromsgrove District Council

Strategic Housing Land Availability Assessment



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Bromsgrove
District Council

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SHLAA

Introduction

PPS3 seeks to ensure that the planning system delivers a flexible and responsive supply of land for housing using the 'plan, monitor and manage' (PMM) approach. To meet this objective, authorities should identify specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption of the Core Strategy. Local authorities are also required to identify specific deliverable sites to deliver sufficient housing to meet housing requirements over a rolling five-year period.

Authorities are required under PPS3 to provide a robust evidence base that identifies sufficient housing land over these periods in the form of a Strategic Housing Land Availability Assessment (SHLAA). 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 LDF plan period up to 2026. Updates of the SHLAA will seek to cover the longer term housing potential, beyond 2026.

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 PPS3's key objectives is to ensure that the planning system delivers a flexible and responsive supply of land for housing using the PMM approach. 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 LDF.

Authorities are expected to provide this robust information in the form of a SHLAA, which will form a key component of the LDF evidence base. This evidence is needed to help support the delivery of sufficient land for housing to meet district housing requirements, as determined by Regional Spatial Strategies.

The Examination in Public into the Phase 2 Revision of the Regional Spatial Strategy was held in spring 2009. The Council put forward an argument for a higher allocation to help meet affordable housing needs and re-balance the housing market by building smaller units. The Panel's Report (September 2009) stated that the Council's approach of carefully targeting those in housing need "should be applauded and used more widely". The Panel recommended an allocation of 4,000 homes for the period 2006-2021, with the potential for a further 3,000 between 2021 and 2026.

However, The Government has stated its intention to abolish Regional Spatial Strategies and this issue is currently the subject of a legal challenge. The publication of the Decentralisation and Localism Bill on 13th December reaffirms the intention to revoke Regional Spatial Strategies. The Bill has therefore now commenced its passage through Parliament but the date when it will achieve legal status is at present unknown. The removal of this regional tier of planning will enable levels of growth to be determined by local authorities. As highlighted previously there is robust evidence to justify an allocation of 4,000 homes in the district and therefore the Council will still aim to achieve this target. This document will therefore solely focus on identifying suitable and available sites that could deliver housing growth to meet Bromsgrove's housing needs.

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 LDF; 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 LDF. 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 and it is envisaged that any housing within this area will be for Birmingham's growth needs. It would therefore be misleading to include this site as the assessment is purely identifying housing for the growth needs of Bromsgrove.

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 is being prepared in an open and transparent way, whereby the draft results have been 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 attached in appendix A. Detailed comments were received from the HBF, these were used to strengthen the methodology and ensure conformity with CLG's Practice Guidance. The letter from HBF is attached as appendix B.

As part of the 'call for sites' stage 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 for the LDF, 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. In Appendix O the comments have been summarised and responded to by Council officers. Where appropriate the SHLAA has been amended to take into account these comments. A small number of new sites were submitted 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 2010.

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.

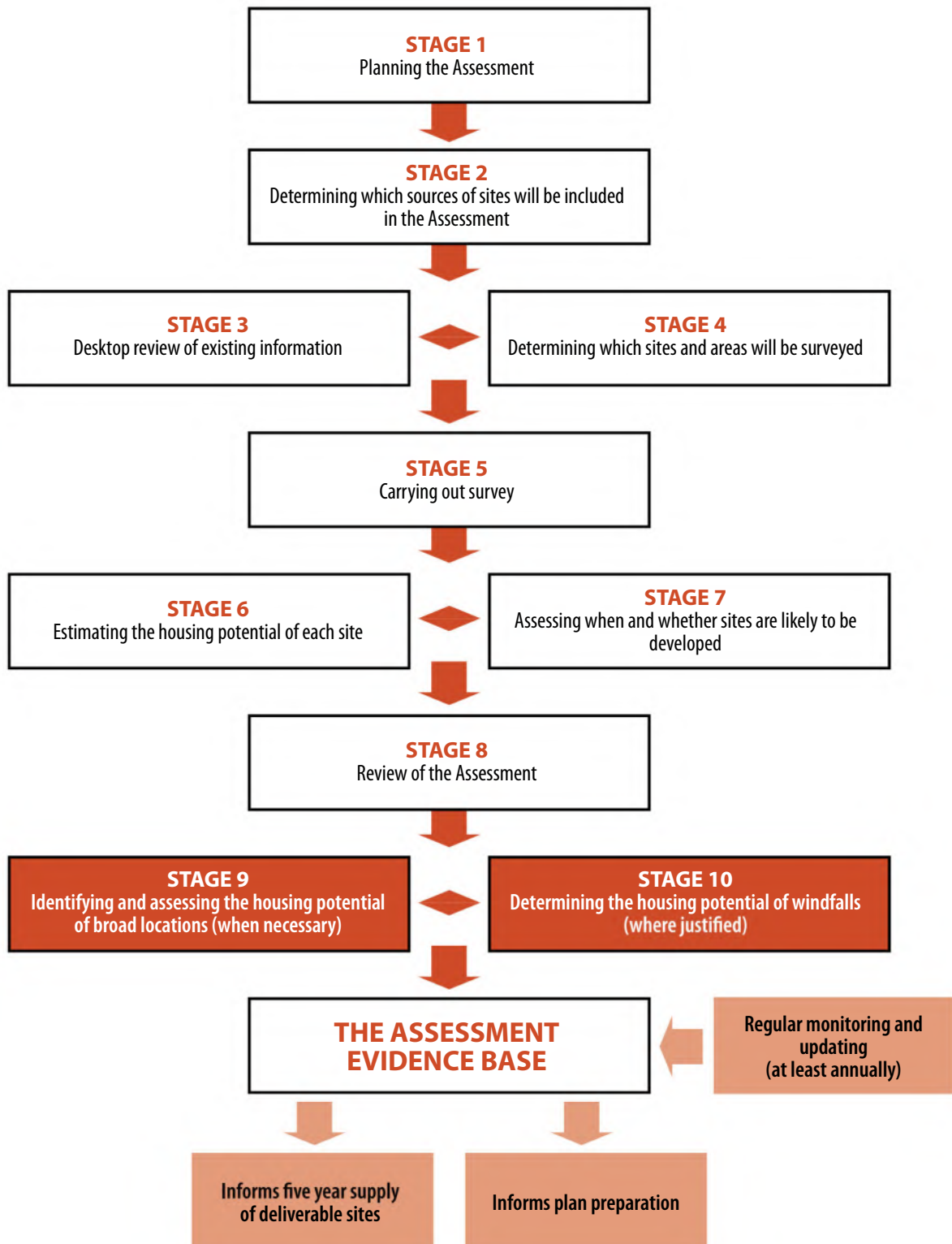
Table 1
Strategic Housing Land Availability Assessment Core Outputs

- 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 PPS3: Housing, 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.

When the SHLAA was first undertaken there was great uncertainty over the housing figures within the emerging RSS and this emphasised the importance of being flexible in identifying a potential housing supply. However it is important to remember the significance of the Green Belt within Bromsgrove District. 91% of the District is located within the Green Belt and this long standing designation has helped preserve the special character of the area by preventing urban sprawl and protecting the countryside from encroachment.

The long term nature of the project meant that it was imperative to try and identify sufficient land that could deliver in excess of the preferred option RSS whilst attempting to minimise Green Belt release where possible.

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 recent Housing Market Assessment and 2007 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 Core Strategy and a Site Allocations DPD 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 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 C) 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. The net developable areas are identified in figure 5. Some local developers were consulted on the use of net developable areas and the comments are attached as appendix D.

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** - a site should be available now, offer a suitable location for housing now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan; and
- **Developable** - a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and can be developed at a specific point in time.

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 E) 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 is attached as appendix F.

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 G. 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. Appendix M contains detailed summaries of the consultation responses received and also how the Council responded to the issues raised.

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

Four 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 K.

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 H.

These findings are based on the position at the 1st April 2010 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)
2010 - 2015	13	3.39	42
2015 - 2021	0	0	0
2021 - 2026	0	0	0
Unknown	0	0	0
Total	13	3.39	42

The figures in table 3 show that there were 42 units available on 13 sites covering 3.39ha of land that were under construction at 1st April 2010. This is a net figure taking into account any demolitions.

Category 2 - Sites with an Extant Planning Permission

Category 2 sites are those sites that have a planning permission for residential development. Naturally it is unrealistic to expect all outstanding planning permissions to come forward for development, particularly in the current economic climate. The majority of outstanding permissions are on a number of small sites and therefore the council does not have the resources to contact the landowners/developers of all these sites to check when or if development will commence. However, a method for discounting outstanding permissions based on previous lapse rates has been devised. The table below shows the number of expired permissions as a percentage of the total number of outstanding dwellings in each of the last 6 years.

Figure 6
Percentage of Expired Dwellings in relation to the total number of outstanding dwellings with extant planning permissions

	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
No. of dwellings expired	9	6	1	3	1	7
Total no. dwellings with outstanding permissions	586	368	312	222	355	418
% of expired dwellings in relation to total number of dwellings outstanding	1.54	1.63	0.32	1.35	0.28	1.67

It is important to note that over the past 4 years the percentage of expired permissions has consistently been below 2%. The total number of outstanding permissions will be reduced on the basis that there will be a lapse rate of 2%. At 1st April 2010 there are 418 outstanding commitments. Applying a 2% lapse rate to this figure reduces the total to 410 dwellings.

Table 4 - Category 2
Sites with Planning Permission

Availability	Number of Sites	Site Area (ha)	Available
2010 - 2015	70	22.05	410
2015 - 2021	0	0	0
2021 - 2026	0	0	0
Unknown	0	0	0
Total	70	22.05	410

The figures in table 4 show that there were 410 units on 70 sites that had an extant planning permission at the 1st April 2010.

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 H with the associated maps attached as appendix L.

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 necessary to firstly consider whether there is scope to deliver 4,000 homes by 2021 and then whether it is possible to accommodate a further 3,000 by 2026. Any shortfall may 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
2010 - 2015	16	9.73	235
2015 - 2021	17	155.34	2837
2021 - 2026	0	0	0
Unknown	0	0	0
Total	33	165.11	3072

The figures in table 5 show that there is considerable housing potential for approximately 3072 units on sites. These sites are envisaged to have potential to come forward by 2021.

Category 4 - Green Belt Potential

Even when considering current commitments and completions since 2006 there will, in all likelihood be a significant shortfall if the target of is altered to 7,000 and is to be achieved by 2026. This means a Green Belt review will need to be undertaken to deliver further growth. Appendix I 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 M. 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
2021 - 2026	55	5228

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.

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
- Green Belt
- Loss of Sports Pitches
- Disproportionately Large Site for Settlement
- Below Minimum Threshold
- Ownership Constraints

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 identified targets up to 2021. A comprehensive Green Belt review may be undertaken to deliver further housing beyond 2021.

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.

Previously Discounted Area of Development Restraint (ADR)

In previous versions of the SHLAA the land adjacent to the former Wagon Works was discounted. However, the site is now considered to have housing potential. Additional information was submitted in support of the site that highlights the potential for a well defined Green Belt boundary to the south of the site through the enhancement of existing planting. The site forms part of the urban fringe of Bromsgrove and is well contained within the landscape. With the Bromsgrove Cricket, Hockey and Tennis Club located to the south the potential for wider sprawl into the Green Belt is limited.

Table 7 - Category 5 Discounted Sites

Availability	Number of Sites	Site Area (ha)	Available
2010 - 2015	0	0	0
2015 - 2021	0	0	0
2021 - 2026	0	0	0
Unknown	80	243.83	4,854
Total	80	243.83	4,854

The figures in table 7 show that 80 sites were discounted and in total they could have delivered approximately 4,854 homes. However, at this time these sites are not considered to be suitable or available for residential development up to 2026. Reviews of the SHLAA will continue to assess their longer term potential as policies or circumstances change.

Windfall Allowance

PPS3 sets a clear expectation that the supply of land for housing should be based upon specific sites. The number of potential sites already identified means that the council will not be relying on a windfall allowance to meet housing targets for Bromsgrove District. A windfall allowance would not be beneficial as it can lead to uncertainty for communities and developers as it is not clear where the development is likely to occur. In addition it would be almost impossible to accurately predict windfall development over the plan period. Until recently a housing moratorium had been in place and this had prevented a number of windfall sites coming forward in an attempt to control the level housing over-supply in the district. So therefore as the number of windfall completions has been significantly reduced over the last 5 years it could not be used a tool for predicting future windfall completions.

Summary and Analysis of Housing Potential

Table 8 - Summary of Housing Potential

	Under Construction	Extant Permissions	Potential Housing Sites	Totals
2010 - 2015	42	410	235	687
2015 - 2021	0	0	2837	2837
2021 - 2026	0	0	0	0
Total Potential Yield				3524

Bearing in mind that 642 homes have already been completed within the plan period the figures in table 8 clearly show that there is potential to deliver in excess of 4,000 homes. Whilst the minimum capacities highlight that the figure of 4,000 can be achieved by 2021 there is currently a maximum shortfall of 2834 if the total of 7,000 homes is to be reached by 2026. A full Green Belt Review will therefore be necessary to identify sites beyond 2021.

Figure 7: Housing Trajectory Based on Target of 4000 Units by 2021

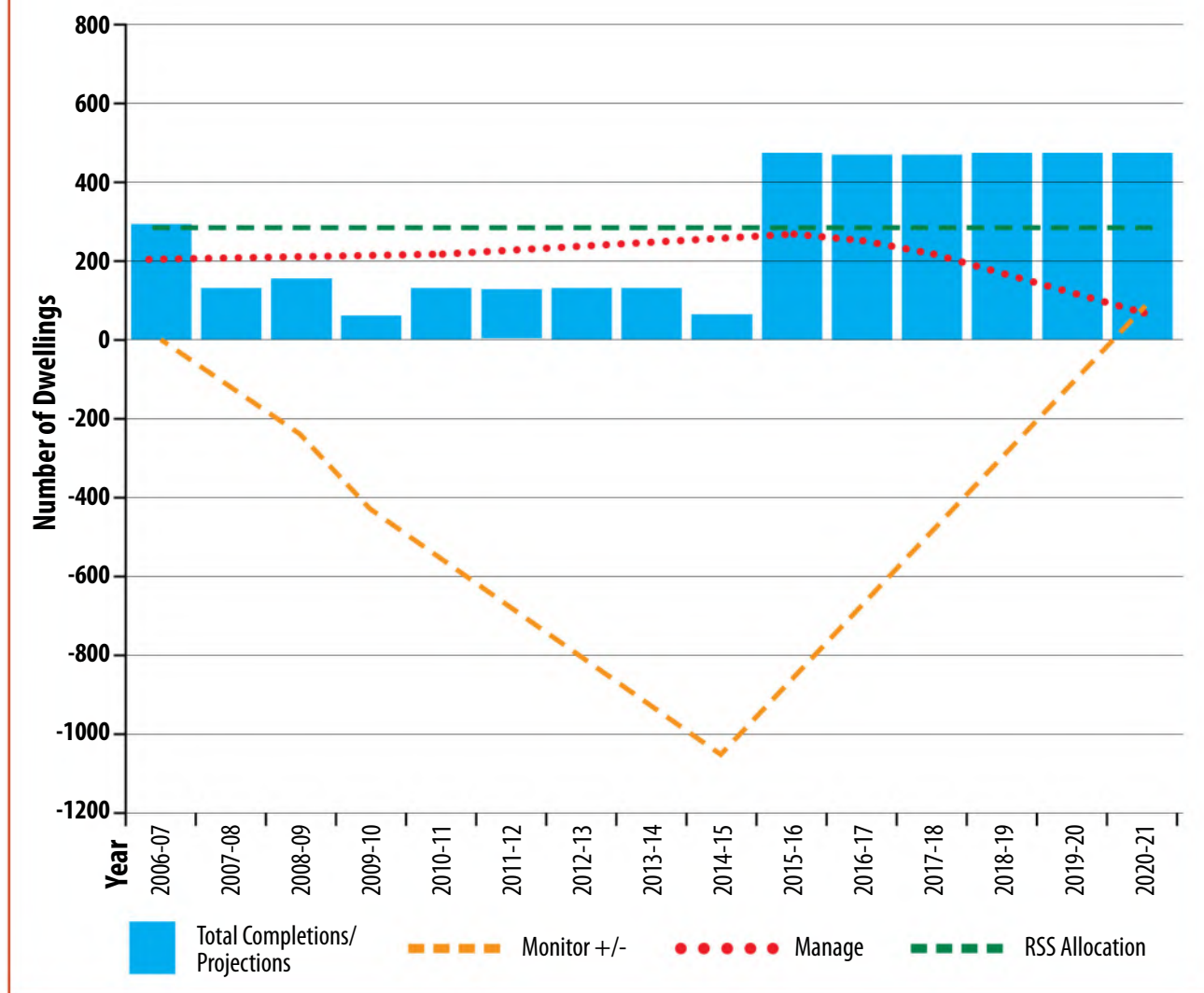


Figure 7 shows housing delivery based on the sites included within the SHLAA. The monitor line shows that in the early years of the plan period the cumulative allocation is unlikely to be achieved but this would be addressed in the middle of the plan period as the larger sites begin to deliver housing. The manage line highlights the annual requirement at any one point in time and identifies that there is the potential to deliver 4,000 homes by 2021.

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 8 Breakdown of Potential Housing Sites by Land Types			
Type of Site	Number of Sites	Site Area (ha)	Available
Brownfield	11	8.13	226
Greenfield	22	156.98	2846

It is important to note that the update of PPS3 which remove private residential gardens from the classification of brownfield land has significantly altered the breakdown of land types within figure 8. The majority of sites with housing potential are Greenfield, this reflects the rural nature of the district. Whilst there are some small brownfield sites that could come forward in the early years of 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 on many of the sites 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 the target of 4000 to be reached without the need to alter Green Belt boundaries.

Conclusion

This document provides a snapshot picture of both the committed and potential supply in the District of Bromsgrove up to 2026, with a base date of 1st April 2010. The results of the SHLAA will primarily be used to help inform work on the Local Development Framework.

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 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 4000 homes within the plan period to 2021. The sites identified as ADRs within the adopted Local Plan appear to be the most suitable, available and deliverable to meet this target.

If a further 3,000 homes are to be completed between 2021 and 2026 then it is likely that a full Green Belt Review will need to be undertaken. The sites highlighted in appendix I 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 PPS3, in terms of both identifying a deliverable five-year supply and also identifying potential sites for the next ten years and beyond.

Appendix A: Comments on the Draft Methodology

Comment	Council Response
<p>It is considered that cooperation regarding work by adjoining authorities should be mandatory, and not discretionary as appears to be implied by the presently worded text.</p>	<p>Since the original draft methodology the Council has worked closely with Redditch Borough Council in developing a Site Assessment Form and are also working closely together to address Redditch growth issues.</p>
<p>In the penultimate paragraph of stage 5 reference is made to assessment involving the appraisal of sites against various matters. The tenor of what is said in this paragraph does not seem to sit comfortably with paragraph 21 of the Government Practice Guidance. The text as presently drafted would appear to suggest a sieving of sites at an earlier stage than is recommended by the Practice Guidance. For this reason it is suggested that the text in relation to stage 2 as currently drafted should be changed to reflect the spirit of paragraph 21 of the Practice Guidance.</p>	<p>The wording of the paragraph has been changed to emphasise that all submitted sites were visited and assessed by the completion of the site assessment form. Only after this stage had been completed were sites discounted.</p>
<p>It is suggested that the penultimate paragraph under stage 7 should explicitly acknowledge the method for assessing sites and either a) state an intention to develop thinking along this perspective, (perhaps as part of the work of the proposed forum) or b) set out a draft detailed approach, perhaps taking the cascade approach involving a progressive sifting of sites e.g. public transport availability, access to jobs, housing need, brownfield/Greenfield, Green Belt/non Green belt.</p>	<p>Since consultation on the original draft a Site Assessment Form was created and consulted upon with those who had shown an interest in joining the forum. The Site Assessment Form tackles all of the key areas raised.</p>
<p>The locations of new development should be assessed against the most up to date guidance and up to date circumstances. All housing sites should be selected on the basis of up to date sustainability appraisals.</p>	<p>Sustainability criteria formed a key part of the Site Assessment Form. All adopted national policies and the emerging RSS have been considered in relation to all potential housing sites.</p>
<p>Paragraphs 46-49 of the DCLG guidance on SHLAA's identifies a potential need for the consideration of 'broad locations' of housing potential outside settlements when there is a need to explore major urban areas or growth areas signalled by the emerging RSS. I consider it essential that the SHLAA gives detailed consideration of potential broad locations that could accommodate Redditch growth within the Bromsgrove District.</p>	<p>The DCLG guidance recommends the use of broad locations where specific sites cannot be identified. Sufficient sites have been submitted to deliver the Redditch growth without the need for broad locations to be identified. These sites are being assessed separately (but using the same methodology) in conjunction with Redditch Borough Council and consultants White, Young & Green.</p>

Comment	Council Response
<p>The feasibility of preparing a joint SHLAA should be considered in the future, as we consider it disappointing that the Council has not been able to work with neighbouring local authorities on this occasion.</p> <p>The HBF would also like to encourage the Council to consider joint working with neighbouring local authorities in the future, as part of future reviews of the SHLAA and other studies. This would ensure that strategic sites with cross boundary issues, as identified in the RSS are fully considered, as these will be fundamental to meeting the housing requirements.</p>	<p>The original draft methodology was amended and a greater level of joint working has since taken place. Officers from Redditch and Bromsgrove worked together in developing a Site Assessment Form to ensure sites were assessed in the same manner. This ensured consistency which is particularly important when dealing with the cross boundary issues.</p>
<p>Stage 2 - there is no identification of sites refused planning permission on design or other such grounds which may prove a useful source of sites, also no reference is made to lapsed planning consents or renewal rates. These should be considered.</p>	<p>Sites that have been refused planning permission have now been included in the search for potential housing sites.</p>
<p>Stage 4 - The HBF would encourage the Council in this section to clearly state that no size threshold will be imposed with regards to sites being surveyed as part of the SHLAA. Paragraph 25 of the CLG guidance recognizes that how the nature of the housing challenge, nature of the area, and the nature of land supply should guide how comprehensive and intensive the survey element should be.</p>	<p>The Council originally imposed no size threshold and visited all submitted sites. However, due to the number and types of sites submitted and the nature of the housing challenge within the district a size threshold was later imposed.</p>
<p>Stage 6 - The methodology states that 'estimating of the housing potential of each site will be guided by the existing or emerging plan policy framework in each local authority area, particularly the approach taken with regard to housing densities at the local level'.</p> <p>The HBF would instead recommend that in the first instance that the information provided by those submitting sites should be utilised, as this would give a more realistic estimate of what is feasible on a site in terms of its economic viability, and guided by physical constraints and individual site characteristics. In assessing sites based on a single density figure the Council needs to ensure it is sufficiently robust in its approach. It should look to undertake sensitivity testing of District wide density assumptions where it proposes this approach or preferably look to undertake design based exemplars or trends from past developments.</p>	<p>Where detailed information has been provided by those submitting sites this has been used to estimate the potential number of dwellings.</p> <p>However, in many instances insufficient details have been provided therefore estimates have primarily been made at densities between 30 and 50 dwellings per hectare.</p>

Appendix B: Comments from HBF on Draft Methodology

Andrew Fulford
Planning & Environment Services
Bromsgrove District Council
The Council House
Burcot Lane
Bromsgrove
Worcestershire
B60 1AA



BY EMAIL ONLY

14th March 2008

Dear Andrew

RE: Bromsgrove SHLAA Methodology

Thank you for asking the Home Builders Federation to comment on the above, the HBF has considered the document and makes the following comments.

Stage 1 - the HBF is encouraged by the councils use of a steering group involving local stakeholders, we would also encourage the council to consider the use of this panel to help with the assessment in stage 7c, particularly in relation to market and economic viability of sites. The feasibility of preparing a joint SHLAA should be considered in the future, as we consider it disappointing that the Council has not been able to work with neighbouring local authorities on this occasion.

The HBF would also like to encourage the Council to consider joint working with neighbouring local authorities in the future, as part of future reviews of the SHLAA and other studies. This would ensure that strategic sites with cross boundary issues, as identified in the RSS are fully considered, as these will be fundamental to meeting the housing requirements.

Stage 2 - there is no identification of sites refused planning permission on design or other such grounds which may prove a useful source of sites, also no reference is made to lapsed planning consents or renewal rates. These should be considered.

Stage 4 – The HBF would encourage the Council in this section to clearly state that no size threshold will be imposed with regards to sites being surveyed as part of the SHLAA. Paragraph 25 of the CLG guidance recognizes that how the nature of the housing challenge, nature of the area, and the nature of land supply should guide how comprehensive and intensive the survey element should be.

Stage 5- The HBF welcomes the Council's position that 'any site, irrespective of size or location' will be assessed following the call for sites

Stage 6 - The methodology states that 'estimating of the housing potential of each site will be guided by the existing or emerging plan policy framework in each local authority area, particularly the approach taken with regard to housing densities at the local level'.

The HBF would instead recommend that in the first instance that the information provided by those submitting sites should be utilised, as this would give a more realistic estimate of what is feasible on a site in terms of its economic viability, and guided by physical constraints and individual site characteristics. In assessing sites based on a single density figure the Council needs to ensure it is sufficiently robust in its approach. It should look to undertake sensitivity testing of District wide density assumptions where it proposes this approach or preferably look to undertake design based exemplars or trends from past developments.

Furthermore, paragraph 21 in Stage 2 of the Government's guidance states that 'the Assessment should not be narrowed down by existing policies designed to constrain development'. The HBF therefore considers that the submission of sites to be assessed within the SHLAA should be as broad as possible. It is not the role of the SHLAA to establish policy, and therefore it is essential that it is not constrained by policy. The HBF would therefore recommend that the Council ensure that the approach taken to the SHLAA considers that point, and ensure that the process does not prejudice nor pre-empt any directions for growth identified in the emerging Core Strategy.

In relation to the table in Stage 7, the HBF welcomes the move by the Council not to attempt to score sites, during their assessment. This view is supported by the Planning Officers Society, and has been supported by Natural England and the Environment Agency in relation to a number of other SHLAA methodologies in the South West. The HBF consider that any assessment should be designed in such a way that it does not introduce any subjectivity into the assessment of sites as this may jeopardise the robustness and credibility of the evidence for the LDF

Stage 8 – The HBF wish to draw attention to paragraph 43 of the guidance, which states that 'at this stage it may be concluded that insufficient sites have been identified and that further sites need to be sought, or that the assumptions made, for example on the housing potential of a particular sites, needs to be revisited. Consequently, should insufficient sites be identified upon reviewing the assessment, it would be prudent to revisit the results from earlier stages, and ascertain whether previous assumptions made are correct, or could be amended to demonstrate sufficient sites for the first 10 years of the plan.

Finally, in relation to stages 9 and 10, the HBF welcomes the Council's intention NOT to require an assessment of broad locations and windfall sites

The HBF requests that we are kept informed about progress on the methodology, especially in relation to the above points, and look forward to hearing from you in due course.

Charlotte Abbott
Regional Planner
Midlands and South West

Appendix C: 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 D: Use of Net Developable Areas

Comment	Council Response
<p>Your suggestions reflect “Tapping the Potential” but this does not work when the most suitable future for a site is in the form of mixed uses with residential covering a relatively small proportion of the site. You may find that this is a particular issue with sites currently in employment use where retention of part of the site for employment uses is likely to be sought</p> <p>Allowances for infrastructure provision are too high for the larger site of 2Ha and over and therefore propose that 70% of the site should be used. For sites 0.4 Ha to 2 Ha 85% of the site should be used</p>	<p>The net developable areas were raised from 60% to 65% for sites over 2 hectares and from 80% to 85% for sites between 0.4 and 2 hectares.</p> <p>The net developable areas are only used on sites or parts of sites where housing development would be located to ensure the resultant figure is realistic.</p>
<p>100% housing on the smallest sites is optimistic. I think a better figure would be 90%</p>	
<p>We agree with your apportionment of the developable areas We have no objections to the proposed density multipliers</p>	

Appendix E: 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?	
0-5 years	Details
5-10 years	
10-15 Years	
15years +	

Potential Residential Yield	
Appropriate Density	Total number of Dwellings

Appendix F: Comments on Site Assessment Form

Comment	Council Response
<p>The only comment I have is purely personal in that being colour blind I found parts of the site assessment form difficult to read in the colours used</p>	<p>The Site Assessment Form was based on a traffic lighting system. The form was only used internally by Planning Officers therefore it was not deemed necessary to change the form.</p>
<p>Are the distances, walking or as the crow flies? Obviously there can be quite a difference between the two. Suggest wording adding "walking distance"</p>	<p>The form was amended to include the words "walking distance" in the sustainability section.</p>
<p>Using the phrase "retail facilities" is interesting. Sounds like it would include all types of shops, ie clothes, shoes, diy stores. Is this supposed to be for food shopping?</p> <p>If so what actually classes as a food shop. For instance a petrol station sells food, so that should count. Also Farm Shops should also count, but are less likely to be listed on your GIS system.</p> <p>Why are the distances different in the retail situation to the school situation? Children go to school 5 days a week, yet you only shop twice a week. Surely if you looking to reduce travel times then the school distances should be less than the retail facilities distances.</p>	<p>Local retail facilities can include any shop selling food provisions ranging from corner shops and petrol station to much larger food retail stores.</p> <p>Not all families have children going to First School and therefore it would be unrealistic to set a shorter distance.</p>
<p>How would a Greenfield (green belt) site get a "no" answer for open space? Or is "Open Space" referring to land that public people can actually use or have access to? I.e. is this looking at preserving parkland or preserving Greenfield?</p>	<p>This purely refers to public open space e.g. public parks and does not discount other Greenfield sites.</p>
<p>Is it worth considering what type of housing a site would be suitable for, in relation to surrounding property. This will eventually effect the density a site is capable of delivering.</p>	<p>The character of an area has been used to identify a realistic yield of site in certain sites where densities between 30 and 50 dwellings per hectare were not seen to be appropriate.</p>
<p>In relation to Stage A it is not clear to me exactly what is contemplated in relation to the Redditch Directions of Growth, or WYG study. I assume that this is because land to meet the needs of Redditch is a joint exercise by all relevant authorities, and therefore consideration for the rest of Bromsgrove is being undertaken in isolation from that exercise.</p> <p>If I am correct in this, then any sites being considered by the Longbridge Action Plan should be treated in exactly the same way. Any residential development at Longbridge is expressly referred to in the submitted version of the Regional Spatial Strategy phase 2 as to be regarded as meeting the indigenous needs of Birmingham. Treating land at Longbridge and land at Redditch differently, which locations both relate to meeting housing needs extraneous to Bromsgrove's needs, introduces an inconsistency which amounts to arbitrariness which is legally unacceptable in the planning process.</p>	<p>The methodology has been updated and expanded to explain that this document focuses on Bromsgrove's needs. Work has been undertaken separately to assess sites that may be appropriate to accommodate Redditch growth using the same methodology. Sites that fall within the Longbridge Area Action Plan (AAP) should not be considered within this document as any housing is identified as being for Birmingham's needs. Sites within the AAP are therefore effectively being treated in the same manner as Redditch growth sites.</p>

Comment	Council Response
<p>Exclusion at Stage A of land not immediately adjoining a settlement, could lead to undesirable exclusion of potentially suitable land. If we suppose a situation where development is required as an extension to an existing settlement and candidate land adjacent to the settlement would deliver, let's say, 600 dwellings. Such a size of development could have implications for physical or social infrastructure, but not be of a sufficient size, on its own, to deliver the required infrastructure. In this suggested hypothetical case suppose the existing primary school network were inadequate to deal with the additional population. A common rule of thumb is that a new primary school is justified where 750 dwellings are proposed. By excluding land that may not immediately adjoin a settlement one could artificially exclude an otherwise appropriate solution, namely extension of an adjoining site into land not itself adjoining the settlement in order to obtain delivery of appropriate and desirable infrastructure.</p>	<p>All sites have been mapped on a GIS system to ensure that no sites were ruled on the basis of not being adjacent when forming part of other submitted sites meant they could be considered as adjacent.</p>
<p>With regard to the other two factors addressed by Stage A (bio/geo - diversity/heritage and Flood Risk) it is not clear whether sites falling within the 'orange light' stage remain in the pool of assessed sites, or whether they are intended to remain in the pool, but their poor rating on these issues flagged for possible return at a later stage.</p>	<p>Only sites that receive a red rating within stage A are ruled out. Only sites within functional flood plains have been ruled out on flooding grounds.</p>
<p>Having reviewed the draft site assessment form, I feel that stage A does not narrow down the assessment of sites based on existing policies designed to constrain development as set out in the "Strategic Housing Land Availability Assessments Practice Guidance". However, I do feel a clear definition of what sites will be included in "Brown field (previously developed sites)" will avoid any ambiguity at the site assessment stage and aid in the development of both "Development Plan Documents", "Local Development Documents" and ultimately the "Local Development Framework".</p>	<p>The meaning of the term brownfield is defined within PPS3 and that definition is the one used for the purpose of this assessment.</p>
<p>I am a little unclear of what is meant by, "but does not form part of a direction of growth for Redditch". How will these be identified and measured?</p>	<p>The preferred option of the RSS identifies that 3,300 homes will be built for Redditch growth needs in Bromsgrove District Council and/or Stratford District Council. As this growth is for Redditch needs it should be located in the most sustainable location, this is adjacent to the settlement boundary of Redditch. Any sites that are located close to the Redditch boundary will be considered separately and not form part of this assessment into Bromsgrove growth needs.</p>

Appendix G: 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 H: Schedule of Sites

Commitments								
Application No	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity	Time Scale
2004/0872	Green Acres, Alcester Road	Portway	Planning Permission	1	0.33	6.06	2	<5 years
2004/0384	38-42 Broad Street	Bromsgrove	Planning Permission	1	0.18	85.71	15	<5 years
2009/0378	160 Shawhurst Lane, Hollywood, B47 5JN	Wythall	Planning Permission	1	0.10	61.86	6	<5 years
2009/0288	24 Fiery Hill Road, Barnt Green, B45 8LG	Barnt Green	Planning Permission	1	0.35	2.85	1	<5 years
2009/0875	Foxhill House, Foxhill Lane, B48 7BY	Alvechurch	Planning Permission	1	0.32	3.17	1	<5 years
2009/1007	37-39 Stourbridge Road, Bromsgrove, B61 0AE	Bromsgrove	Planning Permission	1	0.08	24.10	2	<5 years
2003/1034	Regal Garage (Bromsgrove) Ltd, 186 Worcester Road	Bromsgrove	Planning Permission	1	0.53	45.34	24	<5 years
2006/0840	6 St. Catherines Road, Blackwell, Worcestershire, B60 1BN	Lickey and Blackwell	Planning Permission	1	0.24	8.33	2	<5 years
2007/0088	99 St Kenelms Road, Romsley, B62 0PQ	Romsley	Planning Permission	1	0.06	17.86	1	<5 years
2008/0227	The Dell, Peterbrook Road, Majors Green	Wythall	Planning Permission	1	0.40	2.5	1	<5 years
2008/0597	10 Sweetpool Lane, Hagley	Hagley	Planning Permission	1	0.11	9.09	1	<5 years
2008/0908	Adjacent 260-282 Lyttleton Avenue, Bromsgrove	Bromsgrove	Planning Permission	1	0.35	17.14	6	<5 years
2008/0884	Adjacent 156 Lyttleton Avenue, Bromsgrove	Bromsgrove	Planning Permission	1	0.27	22.22	6	<5 years
2007/0453	Rear of 53 Twatling Road	Barnt Green	Planning Permission	2	0.11	9.32	1	<5 years
2003/1048	Land at 444-448, Lickey Road	Cofton Hackett	Planning Permission	2	0.26	91.25	24	<5 years
2007/0433	Land at junction of New Road/Beverley Road	Rubery	Planning Permission	2	0.29	77.19	22	<5 years
2002/0652	7 Fiery Hill Road	Barnt Green	Planning Permission	2	0.17	5.88	1	<5 years
2002/1094	218 Birmingham Road	Bromsgrove	Planning Permission	2	0.10	10.00	1	<5 years
2003/0207	Bromsgrove Woodcraft, 51 Willow Road	Bromsgrove	Planning Permission	2	0.12	66.67	8	<5 years
2003/0517	22 Old Birmingham Road	Lickey and Blackwell	Planning Permission	2	0.17	23.53	4	<5 years

Application No	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity	Time Scale
2003/0634	9 & 11 Woodland Avenue	Hagley	Planning Permission	2	0.20	15.00	3	<5 years
2003/0648	Hopwood Service Station, Redditch Road	Alvechurch	Planning Permission	2	0.94	2.13	2	<5 years
2003/0665	167 Golden Cross Lane	Catshill	Planning Permission	2	0.02	52.63	1	<5 years
2003/0776	69 Millfield Road	Bromsgrove	Planning Permission	2	0.02	50.00	1	<5 years
2003/1304	The Workshop, Dellow Grove	Alvechurch	Planning Permission	2	0.03	33.33	1	<5 years
2004/0386	Land Adjacent To, 17 Summerfield Road	Clent	Planning Permission	2	0.09	11.11	1	<5 years
2004/0498	Bleak House Farm, Station Road	Wythall	Planning Permission	2	0.01	100.00	1	<5 years
2004/0579	Fenn Farm, Chapel Lane	Belbroughton	Planning Permission	2	0.40	2.50	1	<5 years
2004/1171	Severn Trent Water Depot, Alcester Road	Lickey and Blackwell	Planning Permission	2	0.16	18.75	3	<5 years
2004/1314	Tickeridge Farm Barns, Timberhonger Lane, Upton Warren, Worcestershire, B61 9DN	Dodford with Grafton	Planning Permission	2	0.13	7.69	1	<5 years
2004/1545	8 Reservoir Road	Cofton Hackett	Planning Permission	2	0.15	13.61	2	<5 years
2005/0270	Church Hill Farm, Church Hill	Beoley	Planning Permission	2	0.40	2.50	1	<5 years
2005/0297	Hagley Grange, 182 Worcester Road,	Hagley	Planning Permission	2	0.06	16.67	1	<5 years
2005/0491	Little Radford Farm, Radford Road	Alvechurch	Planning Permission	2	0.48	2.08	1	<5 years
2005/1181	4 Church Lane, Bromsgrove, Worcs, B61 8RB	Bromsgrove	Planning Permission	2	0.10	10.00	1	<5 years
2005/1212	28 Station Road, Blackwell, Worcs, B60 1PZ	Lickey and Blackwell	Planning Permission	2	0.49	2.04	1	<5 years
2006/0325	22 Old Birmingham Road, Bromsgrove, Worcestershire, B60 1DE	Lickey and Blackwell	Planning Permission	2	0.18	11.05	2	<5 years
2006/0418	Park Bungalow, Dusthouse Lane, Finstall, Worcestershire, B60 3BT	Bromsgrove	Planning Permission	2	0.17	5.88	1	<5 years
2006/0592	32 Kings Meadow, Holy Cross, Stourbridge, DY9 9QN	Clent	Planning Permission	2	0.07	28.57	2	<5 years
2006/0841	10 St. Catherines Road, Blackwell, Worcestershire, B60 1BN	Lickey and Blackwell	Planning Permission	2	0.18	11.11	2	<5 years

Application No	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity	Time Scale
2006/0842	8 St. Catherines Road, Blackwell, B60 1BN	Lickey and Blackwell	Planning Permission	2	0.27	7.54	2	<5 years
2006/0909	Orchard Cottage, Rowney Green Lane, Alvechurch, B48 7QS	Alvechurch	Planning Permission	2	0.02	62.50	1	<5 years
2006/0913	The Dell, The Fordrough, Shirley, B90 1PP	Wythall	Planning Permission	2	0.50	2.01	1	<5 years
2007/0060	57 Twatling Road	Barnt Green	Planning Permission	2	0.06	16.67	1	<5 years
2007/0068	3 Marlbrook Lane, Bromsgrove, Worcestershire, B60 1HP	Catshill	Planning Permission	2	0.05	38.10	2	<5 years
2007/0072	2 Eton Walk, Hagley, Worcestershire, DY9 0PG	Hagley	Planning Permission	2	0.04	25.64	1	<5 years
2007/0556	14-20 Station Road	Lickey and Blackwell	Planning Permission	2	0.30	16.67	5	<5 years
2007/0677	Berries View, Banks Green	Bentley Pouncefoot	Planning Permission	2	0.10	10.00	1	<5 years
2007/0919	21 Pine Grove	Lickey and Blackwell	Planning Permission	2	0.06	15.87	1	<5 years
2007/0920	Warstone Farm, Illey Lane	Romsley	Planning Permission	2	0.01	71.43	1	<5 years
2007/1212	Land Adjacent, 81 Sweetpool Lane	Hagley	Planning Permission	2	0.48	10.42	5	<5 years
2007/1224	35 Western Road	Hagley	Planning Permission	2	0.11	9.16	1	<5 years
2007/1312	Pinewood, Aqueduct Lane	Alvechurch	Planning Permission	2	0.30	3.33	1	<5 years
2007/387	Rear of, 19 Twatling Road	Barnt Green	Planning Permission	2	0.15	6.58	1	<5 years
2007/449	Fern Lea, Dark Lane	Wythall	Planning Permission	2	0.10	10.00	1	<5 years
2007/728	59 Twatling Road	Barnt Green	Planning Permission	2	0.16	12.48	2	<5 years
2008/0027	34 Red Lion Street	Alvechurch	Planning Permission	2	0.03	33.33	1	<5 years
2008/0051	Orchard House, Astwood Lane	Stoke Prior	Planning Permission	2	0.65	1.53	1	<5 years
2007/0398	2 Cherry Hill Road	Barnt Green	Planning Permission	2	0.22	4.55	1	<5 years
2003/1034	186 Worcester Road	Bromsgrove	Planning Permission	2	0.53	43.45	23	<5 years
2003/790	3-21 Woodlands Avenue	Hagley	Planning Permission	2	0.61	14.75	9	<5 years
2008/0393	Valley Bungalow, Valley Road, Worms Ash, Bromsgrove	Bournheath	Planning Permission	2	0.18	5.55	1	<5 years
2008/1060	4 Church Lane, Bromsgrove, B61 8RB	Bromsgrove	Planning Permission	2	0.14	7.14	1	<5 years

Application No	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity	Time Scale
2008/0483	69 Millfield Road, Bromsgrove	Bromsgrove	Planning Permission	2	0.02	50	1	<5 years
2008/1083	28 Station Road, Blackwell	Lickey and Blackwell	Planning Permission	2	0.10	10	1	<5 years
2008/0540	Alvechurch Fisheries, Bittel Road, Barnt Green	Barnt Green	Planning Permission	2	0.07	14.29	1	<5 years
2008/0582	9 Woodland Avenue, Hagley, DY8 2XQ	Hagley	Planning Permission	2	0.27	11.11	3	<5 years
2008/0877	Rear of 6 Fox Lane, Bromsgrove	Bromsgrove	Planning Permission	2	0.05	20	1	<5 years
2003/1008	Swallowfields, Sanders Road	Bromsgrove	Planning Permission	2	0.05	240	12	<5 years
2008/0758	Perryfields Road,	Bromsgrove	Planning Permission	2	4.05	40.74	165	<5 years
2009/0181	Waseley Hill Farm, Gunner Lane, Birmingham, B45 9AE	Rubery	Planning Permission	2	3.20	0.31	1	<5 years
2009/0266	Halfway Cottage, Alcester Road, Portway, B48 7HT	Beoley	Planning Permission	2	0.62	1.61	1	<5 years
2009/0357	Orchard Cottage, Rowney Green Lane, B48 7QS	Alvechurch	Planning Permission	2	0.25	3.95	1	<5 years
2009/0434	1 Summervale Road, Hagley, DY9 0LY	Hagley	Planning Permission	2	0.09	11.11	1	<5 years
2009/0438	Horsepool, Bromsgrove Road, B62 0JX	Hunnington	Planning Permission	2	0.04	25.64	1	<5 years
2010/0171	249 Worcester Road, Stoke Heath, B61 7JA	Stoke Prior	Planning Permission	2	0.06	16.13	1	<5 years
2009/0966	64 Birmingham Road, Bromsgrove, B61 0DD	Bromsgrove	Planning Permission	2	0.08	126.90	10	<5 years
2009/0893	The Wharf House, Hanbury Road, B60 4LA	Stoke Prior	Planning Permission	2	0.08	13.33	1	<5 years
2009/0894	4 Meadow Croft, Hagley, DY9 0LJ	Hagley	Planning Permission	2	0.03	37.31	1	<5 years
2009/0458	Sidemoor First School, Broad Street, B61 8LW	Bromsgrove	Planning Permission	2	0.41	37.01	15	<5 years
2009/0440	Severn Trent, Alcester Road, Burcot	Lickey and Blackwell	Planning Permission	2	0.18	22.86	4	<5 years
2009/0932	14-20 Station Road, Blackwell,	Lickey and Blackwell	Planning Permission	2	0.45	11.06	5	<5 years
2009/0936	11A Fox Lane, Bromsgrove, B61 7NG	Bromsgrove	Planning Permission	2	0.02	48.31	1	<5 years
2009/0947	33 Carlyle Road, Bromsgrove, B60 2PN	Bromsgrove	Planning Permission	2	0.02	95.24	2	<5 years

Application No	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity	Time Scale
2009/0852	Log Cabin, Broadway Meadow Cottage, Whitford Bridge Rd, B60 4HE	Stoke Prior	Planning Permission	2	0.06	17.86	1	<5 years
2009/0963	57 Twatling Road, Barnt Green, B45 8HS	Lickey and Blackwell	Planning Permission	2	0.26	11.54	3	<5 years
2009/0903	22 Orchard Croft, Barnt Green, B45 8NH	Barnt Green	Planning Permission	2	0.03	37.74	1	<5 years
2009/0964	37 Western Road, Hagley, DY9 0JY	Hagley	Planning Permission	2	0.17	17.65	3	<5 years
2009/0973	Hurst Farm, Hockley Brook Lane, Belbroughton, Stourbridge, DY9 0AE	Belbroughton	Planning Permission	2	0.09	10.99	1	<5 years
2009/0989	Alvechurch C Of E Middle School, Tanyard Lane, Alvechurch, B48 7LN	Alvechurch	Planning Permission	2	2.37	30.37	72	<5 years
2009/0991	7 Dunedin Drive, Barnt Green, B45 8HZ	Barnt Green	Planning Permission	2	0.33	3.03	1	<5 years
2010/0001	Pear Tree Cottage, Dordale Road, Bournheath, DY9 0BB	Belbroughton	Planning Permission	2	0.26	3.85	1	<5 years
2010/0023	Land At E:396650 N:269525, Carlyle Road	Bromsgrove	Planning Permission	2	0.02	56.50	1	<5 years
2010/0020	The Chalet, Highfield, Dark Lane, Hollywood, B38 0BS	Wythall	Planning Permission	2	0.05	22.22	1	<5 years
2010/0035	Land At 6 Blakes Field Drive, Barnt Green,	Barnt Green	Planning Permission	2	0.10	9.62	1	<5 years
2010/0080	Fairview, Packhorse Lane, Hollywood, B38 0DN	Wythall	Planning Permission	2	0.04	26.67	1	<5 years
2010/0129	2 Cherry Hill Road, Barnt Green, B45 8LH	Barnt Green	Planning Permission	2	0.22	9.17	2	<5 years
2009/0952	Tylers Lock, London Lane, Tardibigge, B60 3AG	Tutnall and Cobley	Planning Permission	2	0.54	7.37	4	<5 years
2009/0680	27 Hollywood Lane, Hollywood, B47 5PT	Wythall	Planning Permission	2	0.16	31.25	5	<5 years
2009/0720	Meadow Cottage, Brimstone Lane	Dodford with Grafton	Planning Permission	2	0.21	9.66	2	<5 years
2009/0742	Rear of 23-25 High Street, Belbroughton,	Belbroughton	Planning Permission	2	0.09	21.74	2	<5 years
2009/0643	Wayside, Redditch Road, Hopwood, B48 7TL	Alvechurch	Planning Permission	2	0.35	2.85	1	<5 years
2009/0788	18 Station Road, Blackwell, B60 1PZ	Lickey and Blackwell	Planning Permission	2	0.33	3.04	1	<5 years

Application No	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity	Time Scale
2009/0811	4 Hartle Lane, Belbroughton, DY9 9TG	Belbroughton	Planning Permission	2	0.27	3.65	1	<5 years
2009/0713	The Granary, High House Farm, School Lane, B48 7SA	Alvechurch	Planning Permission	2	0.41	2.44	1	<5 years
2009/0843	The Design Centre, Tack Farm, Hewell Lane, B97 6QH	Tutnall and Cobley	Planning Permission	2	0.01	91.74	1	<5 years
2009/0777	8 St. Catherines, Blackwell, B60 1BN	Lickey and Blackwell	Planning Permission	2	0.27	3.70	1	<5 years
2009/0618	Forest Way, Hollywood, B47 5JS	Wythall	Planning Permission	2	0.14	37.04	5	<5 years
2009/0487	Lanehouse Farm, Curr Lane, B97 5ST	Bentley Pouncefoot	Planning Permission	2	0.24	4.26	1	<5 years
2009/0848	Crabmill Farm Cottage, Crabmill Lane, B38 0BP	Wythall	Planning Permission	2	0.15	6.80	1	<5 years
2007/548	55 Bromsgrove Road	Romsley	Planning Permission	2	0.07	13.51	1	<5 years

Sites with Housing Potential

Site Reference	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity	Time Scale
BDC148*	Meadows First School, Stourbridge Road	Bromsgrove	Site Submission	3	0.8	11.3	9	<5 years
BDC152*	30 Alcester Road	Bromsgrove	Site Submission	3	0.1052	50	5	<5 years
BDC45	RMC House, Church Lane	Bromsgrove	Site Submission	3	0.26	50	13	<5 years
BDC149*	233 Worcester Road	Bromsgrove	Site Submission	3	0.13	69.2	9	<5 years
BDC160	Hagley Former Middle School, Park Road	Hagley	Site Submission	3	0.6	30	15	<5 years
BDC122	4, 4a, 6, 8 & 10 St. Catherines Road	Blackwell	Site Submission	3	0.95	8.4	8	<5 years
BDC95	50, 52 & 54 Red Lion Street, Rear of	Alvechurch	Site Submission	3	0.25	40	10	<5 years
BDC112	3-15 Marlbrook Lane, & 203-215 Old Birmingham Road	Marlbrook	Site Submission	3	1	30	26	<5 years
BDC9*	45-47 Woodrow Lane	Catshill	Site Submission	3	0.202	30	6	<5 years
BDC50	33-41 Western Road	Hagley	Site Submission	3	0.43	13.95	6	<5 years

Site Reference	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity	Time Scale
BDC102	7 & 9 Worcester Road	Hagley	Site Submission	3	0.239	50	12	<5 years
BDC65	The Avenue	Rubery	Site Submission	3	3.5	30	68	<5 years
BDC166	88 Birmingham Road	Bromsgrove	Other	3	0.29	50	15	<5 years
BDC163	Fininstall Training Centre, Stoke Road	Bromsgrove	Site Submission	3	0.48	30	12	<5 years
BDC192	All Saints Vicarage, Burcot Lane	Bromsgrove	Site Submission	3	0.25	50	12	<5 years
BDC37	2-4 Hartle Lane	Belbroughton	Site Submission	3	0.248	36.3	9	<5 years
BDC168 (A & B)	The Council House, Burcot Lane	Bromsgrove	Other	3	1.213	50	51	2015-2021
BDC81A	Norton Farm, Birmingham Road	Bromsgrove	Site Submission	3	12	30	270	2015-2021
BDC20	Perryfields Road	Bromsgrove	Site Submission	3	64.4	30	1110	2015-2021
BDC80	Whitford Road	Bromsgrove	Site Submission	3	24	30	470	2015-2021
BDC85	Land adjacent to Wagon Works, St Godwalds Rd	Bromsgrove	Site Submission	3	7.8	41.8	212	2015-2021
BDC66	Bleakhouse Farm, Station Road	Wythall	Site Submission	3	6.3	30	123	2015-2021
BDC86	Selsdon Close	Wythall	Site Submission	3	3.1	37.7	76	2015-2021
BDC35B**	Kidderminster & Stourbridge Road	Hagley	Site Submission	3	9.8	30	120	2015-2021
BDC93	Church Road, Land off	Catshill	Site Submission	3	6.1	16.4	100	2015-2021
ALV6 (part of)	Land adj Crown Meadow	Alvechurch	Local Plan	3	0.595	30	15	2015-2021
BDC170	Land fronting Birmingham Road	Alvechurch	Site Submission	3	1.067	30	27	2015-2021
BDC49**	Gallows Brook Pig Farm, Kidderminster Road	Hagley	Site Submission	3	1.71	30	26	2015-2021
BDC51**	Land at Algoa House, Western Road	Hagley	Site Submission	3	1.44	30	18	2015-2021
BDC92	Kendal End Road, Land at	Barnt Green	Site Submission	3	5	30	98	2015-2021
BDC188**	Rose Cottage, Thicknall Cottage and Land at rear Western Road	Hagley	Site Submission	3	1.2	30	15	2015-2021
BDC189**	Strathearn, Western Road	Hagley	Site Submission	3	3.05	30	40	2015-2021
FR4	Egghill Lane, Land off	Frankley	Local Plan	3	6.6	30	66	2015-2021

*Site submitted for 100% affordable housing scheme

** The combined site has potential for mixed use development including employment and recreational uses.

Appendix I: Green Belt Potential

Application No	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity
BDC81B	Norton Farm, Birmingham Road (remainder of)	Bromsgrove	Site Submission	4	6	30	117
BDC143	96 Rock Hill Road	Bromsgrove	Site Submission	4	0.629	30	16
BDC23A	Brick House lane	Bromsgrove	Site Submission	4	6.94	30	13
BDC23B	Land at Avoncroft, Redditch Road	Bromsgrove	Site Submission	4	0.925	30	24
BDC135	Packhouse Lane	Hollywood	Site Submission	4	6.07	30	118
BDC87	Silver Street & Alcester Road, Land at	Wythall	Site Submission	4	1.55	30	40
BDC59	Norton lane	Wythall	Site Submission	4	5.05	30	98
BDC104	Sandhills Farm Stables, Sandhills Green	Barnt Green	Site Submission	4	28	30	546
BDC97	Barnsley hall Hospital Site	Bromsgrove	Site Submission	4	40.87	30	797
BDC79	Land adjoining 25 & Rear of 25-47 St. Godwalds Road	Bromsgrove	Site Submission	4	2.63	30	51
BDC12	Buntsford Hill	Bromsgrove	Site Submission	4	13	30	254
BDC19	Pikes Pool Lane	Bromsgrove	Site Submission	4	15.5	30	302
BDC151	Birmingham Road	Alvechurch	Site Submission	4	2.865	30	56
BDC58	The Oldbrick Works, Scarfield Hill	Alvechurch	Site Submission	4	2.5	30	49
BDC90	Blackwell House Farm, Linthurst Newtown	Blackwell	Site Submission	4	6.7	30	55
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
BDC69A	100 Finstall Road	Bromsgrove	Site Submission	4	0.116	25.86	3
BDC105	Land North of Kendal End Road	Barnt Green	Site Submission	4	2	30	39
BDC8	Station Road, land West of	Blackwell	Site Submission	4	0.7	14.28	10
BDC124	4, 4a, 6,8 & 10 St. Catherines Road & land to Rear	Blackwell	Site Submission	4	2	12	24
BDC154	73 Linthurst Newtown, Land Adjacent	Blackwell	Site Submission	4	1.52	34.83	45
BDC10	Kidderminster & Worcester Road, Land Between	Hagley	Site Submission	4	2.5	40	65
BDC53	Middlefield Lane, Rear of	Hagley	Site Submission	4	1.25	40	43
BDC139	Shaw Lane	Stoke Prior	Site Submission	4	18.6	40	483
BDC138	Land Between Fairfield Village hall & Old Post Office	Fairfield	Site Submission	4	0.5	30	13
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
BDC142	Stourbridge Road, land off	Catshill	Site Submission	4	1.084	40	37
BDC77	Beacon Farm South, land at	Marlbrook	Site Submission	4	1.6	40	54
BDC61	484 Birmingham Road, Land East of	Marlbrook	Site Submission	4	1.6	40	54
BDC7(A&B)	566 Birmingham Road, Land rear of	Lydiate Ash	Site Submission	4	5.1242	40	133
BDC17(A&B)	248 Old Birmingham Road	Marlbrook	Site Submission	4	6.9	40	179
BDC129	76 Bromsgrove Road	Romsley	Site Submission	4	0.82	30	21
BDC155	Land off the Glebe & Church Road	Belbroughton	Site Submission	4	2	30	51

Application No	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity
BDC96	Land at Westfields	Catshill	Site Submission	4	1.053	40	35
BDC34	Belbroughton Road, Land East of	Clent	Site Submission	4	1.25	20	21
BDC35A	Land North of Kidderminster Road South & Adjacent Stakenbridge Lane	Hagley	Site Submission	4	9.62	40	188
BDC153	Holywell Lane	Rubery	Site Submission	4	0.12	40	4
BDC57	36-46 Redditch Road	Bromsgrove	Site Submission	4	0.33	40	12
BDC164	Hanbury Road	Stoke Prior	Site Submission	4	5.034	40	131
BDC106	87 & 95-103 Bittell Road & Rear of	Barnt Green	Site Submission	4	2.3	13.04	30
BDC41	283-287 Old Birmingham Road	Marlbrook	Site Submission	4	0.44	30	11
BDC107	The Sawmill, Hartle Lane	Belbroughton	Site Submission	4	0.462	17.3	8
BDC171	293 Old Birmingham Road	Marlbrook	Site Submission	4	0.82	30	25
BDC175	Old Rectory Lane	Alvechurch	Site Submission	4	2.95	30	57
BDC177	Avoncroft Cattle Breeders, Buntsford Hill	Bromsgrove	Site Submission	4	0.94	30	24
BDC178	Laurel Bank Mews, Land adjacent	Blackwell	Site Submission	4	1.75	30	45
BDC182	Shepley Lane & Billy Lane, Land at	Barnt Green	Site Submission	4	4.3	30	70
BDC184	Cofton Lake Road, Land at	Cofton Hackett	Site Submission	4	2.65	30	40
BDC185	Worcester Road, Land at	Hagley	Site Submission	4	32.5	30	300
BDC186	Cromptons Field, Shaw Lane	Stoke Prior	Site Submission	4	1.21	30	31
BDC190	2 Birmingham Road, land rear of	Alvechurch	Site Submission	4	0.4	30	12
BDC191	Hartle Lane, Land at	Belbroughton	Site Submission	4	1.17	30	30

Appendix J: Schedule of Discounted Sites

Application No	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity	Time Scale	Reason for discounting
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
BDC42	144 Stourbridge Road	Fairfield	Site Submission	5	3.492	30	68	Unknown	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
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(A&B)	Oakley Fairfield House, Wood Lane	Fairfield	Site Submission	5	2	30	51	Unknown	Strategic location, Site Size & Green Belt
BDC156	Hossil Lane, Land Off	Clent	Site Submission	5	4	30	78	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
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
BDC64	Woodrow Lane	Catshill	Site Submission	5	1.04	30	27	Unknown	Strategic location & Green Belt
BDC29	Bromsgrove Road	Romsley	Site Submission	5	0.304	30	9	Unknown	Strategic location & Green Belt
BDC46	Hagley Road	Hayley Green	Site Submission	5	1.618	30	41	Unknown	Strategic location & Green Belt
BDC130	Poolhouse Farm, Hockley Brook Lane	Belbroughton	Site Submission	5	1.578	30	40	Unknown	Strategic location & Green Belt
BDC134	Oneoak, Kidderminster Road	Dodford	Site Submission	5	6.6	30	129	Unknown	Strategic location & Green Belt
BDC25	7 Parish Hill/Fairfield Road	Bourneheath	Site Submission	5	1	30	26	Unknown	Strategic location & Green Belt
BDC145	Harris Brush Site, Hanbury Road	Stoke Prior	Site Submission	5	14.163	30	276	Unknown	Strategic location, Employment Site, Loss of Sports Pitches
BDC24	St. Francis Hall, Baccabox Lane, land adj	Hollywood	Site Submission	5	0.21	30	6	Unknown	Strategic location & Green Belt
BDC169	349 Peterbrook Road	Shirley	Site Submission	5	4.04	30	79	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
BDC74	Peacock Cottage, Icknield Street Land adj	Wythall	Site Submission	5	0.07	30	2	Unknown	Strategic location & Green Belt
BDC43	Middle Lane	Wythall	Site Submission	5	3.24	30	63	Unknown	Strategic location & Green Belt
BDC76	Chapel Green Lane	Wythall	Site Submission	5	2.6	30	51	Unknown	Strategic location & Green Belt
BDC28	Hill lane	Wythall	Site Submission	5	3.24	30	63	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
BDC4	43 Barkers Lane	Wythall	Site Submission	5	1	30	26	Unknown	Strategic location & Green Belt
BDC78	Chadwick Manor Farm, Gunner Lane	Rubery	Site Submission	5	2.7	30	53	Unknown	Strategic location & Green Belt
BDC162	59 & 57 Bewell Head	Bromsgrove	Site Submission	5	0.054	30	2	Unknown	Listed Building
BDC3	Bromsgrove Cricket, Tennis & Hockey Club	Bromsgrove	Site Submission	5	6.9	30	135	Unknown	Loss of Sports facilities & Green Belt
BDC165	Fish House Lane	Stoke Prior	Site Submission	5	0.33	30	10	Unknown	Strategic location & Green Belt
BDC2	Bromsgrove Cricket, Tennis & Hockey Club, land adj	Bromsgrove	Site Submission	5	0.73	30	19	Unknown	Strategic location & Green Belt

Application No	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity	Time Scale	Reason for discounting
BDC27	Alcester Road, Land West of	Lickey End	Site Submission	5	5.7	30	111	Unknown	Strategic location & Green Belt
BDC146	Birmingham Road	Lydiate Ash	Site Submission	5	1.56	30	40	Unknown	Strategic location & Green Belt
BDC131	Birmingham Road	Hopwood	Site Submission	5	2.8	30	55	Unknown	Strategic location, Site Size & Green Belt
BDC127	Moorgreen Barn, Weatheroak	Alvechurch	Site Submission	5	0.079	30	2	Unknown	Strategic location & Green Belt
BDC161	Former Highway Yard, Penn Lane	Portway	Site Submission	5	0.25	30	8	Unknown	Strategic location & Green Belt
BDC150	Robin Hill Farm Buildings, Hanbury Road	Stoke Prior	Site Submission	5	0.48	30	12	Unknown	Strategic location & Green Belt
BDC21	Perryfields Road & Stourbridge Road	Bromsgrove	Site Submission	5	23.88	30	466	Unknown	Strategic location, Functional Floodplain & Green Belt
BDC120	The Old Pumhouse, Alcester Road	Burcot	Site Submission	5	0.83	18.07	15	Unknown	Strategic location & Green Belt
BDC22	Bromsgrove Road	Romsley	Site Submission	5	2.83	30	55	Unknown	Strategic location, Green Belt & Landscape Protection Area
BDC69B & C	100 Finstall Road	Bromsgrove	Site Submission	5	1.9	30	48	Unknown	Strategic location & 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
BDC26	17 Melbourne Road, Sidemoor	Bromsgrove	Site Submission	5	0.028	35.7	1	Unknown	Below minimum threshold
BDC100	5-13 Willow Road, Rear of	Bromsgrove	Site Submission	5	0.056	30	2	Unknown	Below minimum threshold
BDC63	37a - 41 Birmingham Road	Bromsgrove	Site Submission	5	0.0381	131.23	5	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
BDC67	47 McConnell Close	Bromsgrove	Site Submission	5	0.018	55.56	1	Unknown	Below minimum threshold
BDC111	6 Blakesfield Drive	Barnt Green	Site Submission	5	0.16	6.25	1	Unknown	Below minimum threshold
BDC110	4 Blakesfield Drive	Barnt Green	Site Submission	5	0.42	4.76	2	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
BDC54	Stourbridge Road & Crownhill Meadows, land at	Catshill	Site Submission	5	0.02	50	1	Unknown	Below minimum threshold
BDC55	1 Brook Crescent	Hagley	Site Submission	5	0.14	14.29	2	Unknown	Below minimum threshold
B/2007/1134	Hurst Farmhouse, Hurst Farm	Belbroughton	Planning Refusal	5	0.096	10.42	1	Unknown	Below minimum threshold
B/2007/0421	37 Silver Street	Wythall	Planning Refusal	5	0.08	12.5	1	Unknown	Below minimum threshold
B/2007/0198	22-24 High Street	Bromsgrove	Planning Refusal	5	0.034	205.88	7	Unknown	Below minimum threshold
B/2005/1183	Ellard Hansen Court, 94 Birmingham Rd	Bromsgrove	Planning Refusal	5	0.28	7.1429	2	Unknown	Below minimum threshold
B/2006/395	Aston Fields Service Station, New Road	Bromsgrove	Planning Refusal	5	0.038	26.32	1	Unknown	Below minimum threshold
B/2006/0898	64 Melbourne Rd	Bromsgrove	Planning Refusal	5	0.1	20	2	Unknown	Below minimum threshold
B/2006/1288	Land Adj Foxhill House, Foxhill Lane	Alvechurch	Planning Refusal	5	0.122	8.20	1	Unknown	Below minimum threshold
B/2007/0156	The Old School Room, 358 Old Birmingham Rd	Bromsgrove	Planning Refusal	5	0.0331	30.21	1	Unknown	Below minimum threshold

Application No	Address	Settlement	Source of Supply	Status	Site Area	Density	Capacity	Time Scale	Reason for discounting
B/2007/0830	Brookhouse Farm, Sandy Lane	Wildmoor	Planning Refusal	5	2.098	0.48	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
BDC6	Sandhills Green House, Sandhills Green	Barnt Green	Site Suggestion	5	2	30	39	Unknown	Strategic location & Green Belt
BDC30	Redditch Road, Land off	Bordesley	Site Submission	5	5	30	98	Unknown	Strategic location & Green Belt
BDC44	Banks Green Nurseries	Upper Bentley	Site Submission	5	1	30	26	Unknown	Strategic location & Green Belt
BDC71	Great Shortwood Farm, Brockhill Lane	Tardebigge	Site Submission	5	2	30	39	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
BDC176	Cofton Church Lane	Cofton Hackett	Site Submission	5	5.6	30	109	Unknown	Strategic Location & Green Belt
BDC179	Malthouse Farm, Clewshaw Lane	Wythall	Site Submission	5	22.3	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
BDC187	Cranford, Land adjacent, Thicknall Lane	Clent	Site Submission	5	0.17	5.9	1	Unknown	Below site threshold
BDC109	9, 11, 11a & 15 Linthurst Newtown	Blackwell	Site Submission	5	0.34	12	4	Unknown	Ownership Constraints
BDC5	Land adj Crown Meadow	Alvechurch	Site Submission	5	0.45	40	15	unknown	TPO
BDC193	Alvechurch Highway, land at	Lydiat Ash	Site Submission	5	0.86	30	22	Unknown	Strategic Location & Green Belt
BDC194	120 Wildmoor Lane, land adjacent	Catshill	Site Submission	5	1.32	30	34	Unknown	Strategic Location & Green Belt

Appendix K: Site Appraisal Matrix

Sites in Bromsgrove

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 *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	0 - 5 years	Unknown	Unknown	
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		1	111	11	13	12	1	

Sites in Bromsgrove *continued*

Appraisal Criteria		Site Reference	BDC67	BDC69 (A, B & C)	BDC79	BDC85	BDC97	BDC100
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.018	2.02	2.63	7.8	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	Grazing	Agricultural	Garages	
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	2015-2021	Unknown	Unknown	
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		1	51	51	212	797	2	

Sites in Bromsgrove *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							
	Compatibility 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	0 - 5 years	0 - 5 years	0 - 5 years	Unknown	
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		3	40	9	9	5	466	

Sites in Bromsgrove *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		2015-2021	Unknown	Unknown	Unknown	2015-2021	2015-2021	2015-2021
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		270	117	135	24	470	1110	

Sites in Bromsgrove *continued*

Appraisal Criteria		Site Reference	BDC143	BDC165	BDC162	BDC166	BDC163	B/2007/ 0198
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.629	0.33	0.054	0.29	0.48	0.034
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	Vacant space above Restaurant	
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	0 - 5 years	0 - 5 years	Unknown	
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		16	10	2	15	12	7	

Sites in Bromsgrove *continued*

Appraisal Criteria		Site Reference	B/2007/ 1183	B/2006/ 395	B/2007/ 0830	B/2006/ 0898	B/2007/ 0156	BDC177
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.28	0.038	2.098	0.1	0.033	0.94
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	Service Station	Agricultural	Residential	Residential	Former Cattle Breeding Centre	
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		2	1	1	2	1	24	

Sites in Bromsgrove *continued*

Appraisal Criteria		Site Reference	BDC192	BDC68				
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.25	1.21				
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?		Residential	Council House					
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		0-5 years	2015-2021					
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		12	51					

Sites in Hagley and Clent

Appraisal Criteria		Site Reference	BDC35A	BDC35B	BDC10	BDC49	BDC51	BDC50
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			9.62	9.8	2.5	1.71	1.44	0.43
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	Residential	Residential	Residential	
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	2015-2021	Unknown	2015-2021	2015-2021	2015-2021	0 - 5 years
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		188	120	65	26	18	6	

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	0 - 5 years
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		43	12	21	2	78	15	

Sites in Hagley and Clent *continued*

Appraisal Criteria		Site Reference	BD185	BDC188	BDC189	BD187		
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			32.45	1.2	3.05	0.2		
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	Residential and Agricultural	Residential	Agricultural			
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	2015-2021	2015-2021	Unknown			
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		300	15	40	1			

Sites in Blackwell

Appraisal Criteria		Site Reference	BDC8	BDC90	BDC109	BDC122	BDC124	BDC154
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.7	6.7	0.34	0.95	2	1.52
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	Gardens, Housing, Field	Agricultural Scrubland	
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	0 - 5 years	Unknown	Unknown	
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		10	55	4	8	24	45	

Sites in Blackwell *continued*

Appraisal Criteria		Site Reference	BDC178					
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			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?			Agricultural					
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development			Unknown					
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology			45					

Sites in Barnt Green

Appraisal Criteria		Site Reference	BDC6	BDC92	BDC104	BDC105	BDC106	BDC110
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			2	5	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	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	2015-2021	Unknown	Unknown	Unknown	Unknown	Unknown
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		39	98	546	39	30	2	

Sites in Barnt Green *continued*

Appraisal Criteria		Site Reference	BDC111	BDC118	BDC119	BDC182		
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.16	0.38	0.09	4.3		
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							
Compatibility 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			
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		1	5	1	70			

Sites in Alvechurch

Appraisal Criteria		Site Reference	BDC5	ALV6	BDC58	BDC88	BDC89	BDC95
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.45	0.595	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	Scrubland	Storage	Agricultural, Grassland	Agricultural, Grassland	Garage, Garden	
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	2015-2021	Unknown	Unknown	Unknown	0 - 5 years	
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		15	15	49	52	78	10	

Sites in Alvechurch *continued*

Appraisal Criteria		Site Reference	BDC170	BDC151	BDC158	BDC127	BDC161	B/2006/ 1288
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			1.067	2.865	2.4	0.0796	0.25	0.122
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	Former School	Garden	Vacant Land	Residential	
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		2015-2021	Unknown	0 - 5 years	Unknown	Unknown	Unknown	
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		27	56	100	2	8	1	

Sites in Alvechurch *continued*

Appraisal Criteria		Site Reference	BDC131	BDC175	BDC190			
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			2.8	2.95	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	Agricultural	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			55	57	12			

Sites in Stoke Prior

Appraisal Criteria		Site Reference	BDC150	BDC145	BDC164	BDC139	BDC186	
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.48	14.163	5.034	18.6	1.21	
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?		Derelict Farm Buildings	Employment and Recreation	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			12	276	131	483	31	

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	0 - 5 years	Unknown	Unknown	Unknown	6 - 10 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	0 - 5 years
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)	BDC93	BDC54	BDC9
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			1.6	5.1242	6.9	6.1	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	Vacant	Amenity Space	Residential	
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	Unknown	2015-2021	Unknown	0 - 5 years	
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		54	133	179	100	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				
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.86	1.32				
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			22	34				

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)				
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.8	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	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			20	51				

Sites in Belbroughton, Dodford and Bournheath

Appraisal Criteria		Site Reference	BDC39	BDC107	BDC37	BDC155	BDC130	BDC25
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.075	0.462	0.248	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	Residential and Employment	Agricultural	Agricultural	Agricultural	
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	Unknown	0 - 5 years	Unknown	Unknown	Unknown	
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		1	8	9	51	40	26	

Sites in Belbroughton, Dodford and Bournheath *continued*

Appraisal Criteria		Site Reference	BDC134	B/2007/ 1134	BDC191			
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			6.557	0.096	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	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		129	1	30				

Sites in Romsley

Appraisal Criteria		Site Reference	BDC22	BDC129	BDC29	BDC46		
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			2.83	0.82	0.304	1.61		
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		
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			55	21	9	41		

Sites in Wythall

Appraisal Criteria		Site Reference	BDC59	BDC66	BDC87	BDC86	BDC135 (A & B)	BDC24
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			5.05	6.3	1.55	3.1	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	Agricultural	Horse Grazing	Agricultural	Agricultural	Small Holding	
SITE ACHIEVABILITY ASSESSMENT								
Willingness of landowner to progress site for development								
Appropriate timeframe for development		Unknown	2015-2021	Unknown	2015-2021	Unknown	Unknown	
POTENTIAL RESIDENTIAL YIELD								
Potential yield based on SHLAA Methodology		98	123	40	76	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	B/2007/0 421	BDC180	BDC179	BDC174
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			0.812	1	0.08	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	Office	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		21	26	26	1073	434	296	

Sites in Wythall *continued*

Appraisal Criteria		Site Reference	BDC173	BDC172				
SITE SUITABILITY ASSESSMENT								
Site size (in hectare)			20.87	5.84				
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			165	114				

Appendix L: Sites Included 0-5 years

Alvechurch BDC95



Belbroughton BDC37



Blackwell BDC122



Bromsgrove BDC148



Sites Included 0-5 years *continued*

Bromsgrove BDC152



Bromsgrove BDC45



Bromsgrove BDC149



Bromsgrove BDC163



Sites Included 0-5 years *continued*

Bromsgrove BDC166



Bromsgrove BDC192



Catshill BDC9

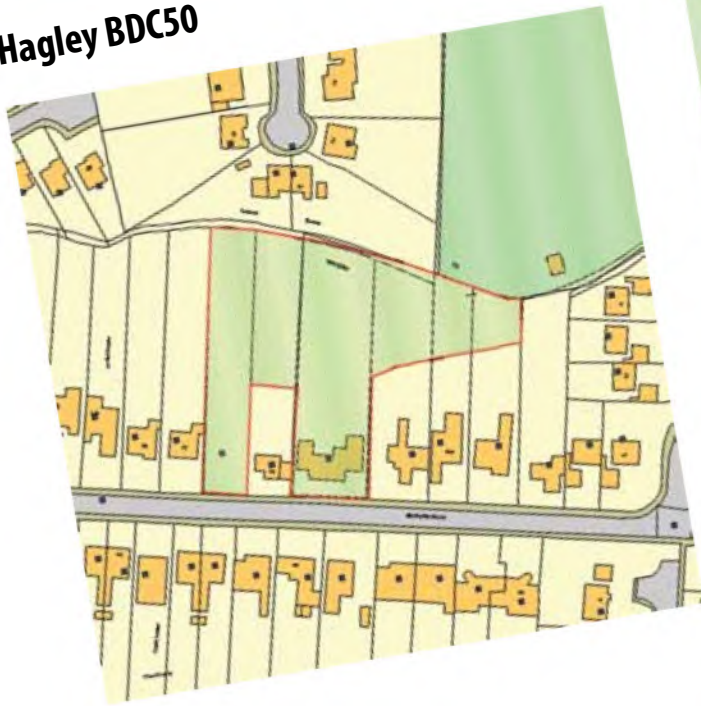


Hagley BDC160

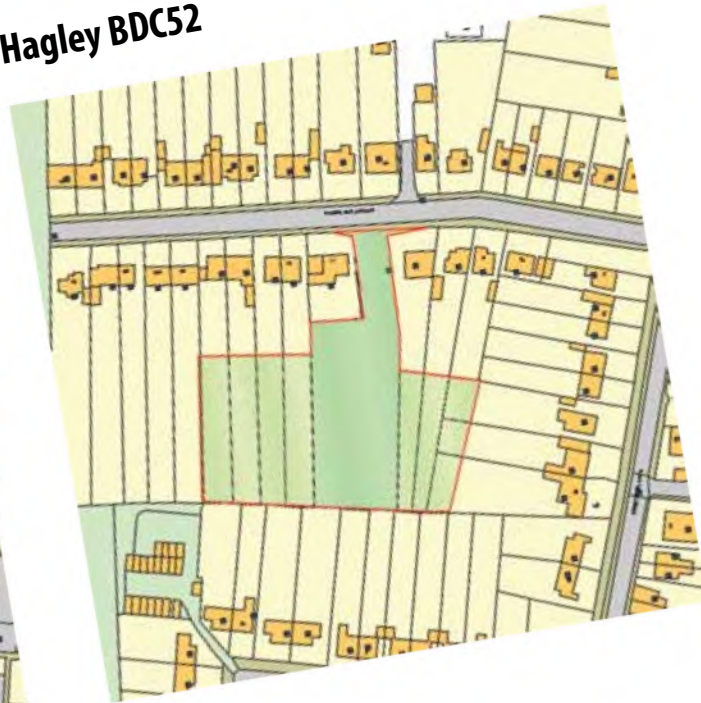


Sites Included 0-5 years continued

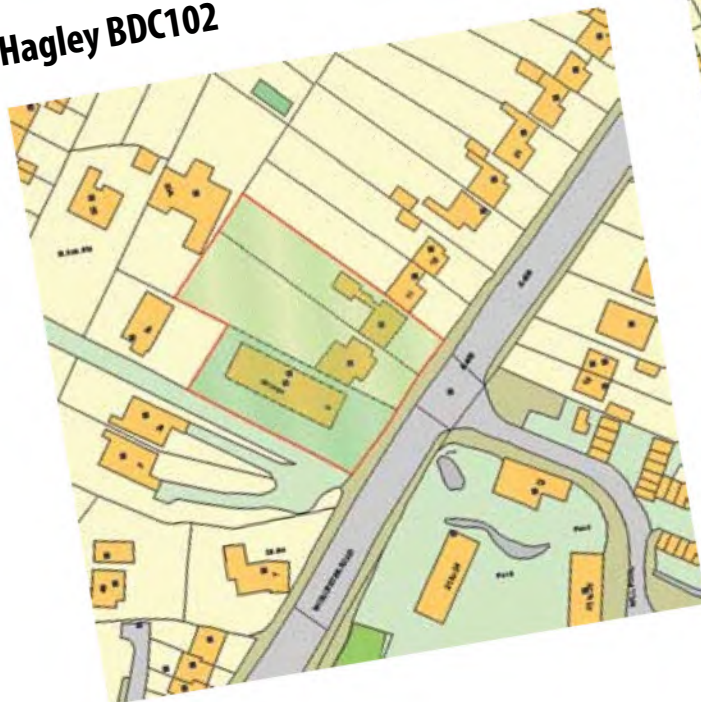
Hagley BDC50



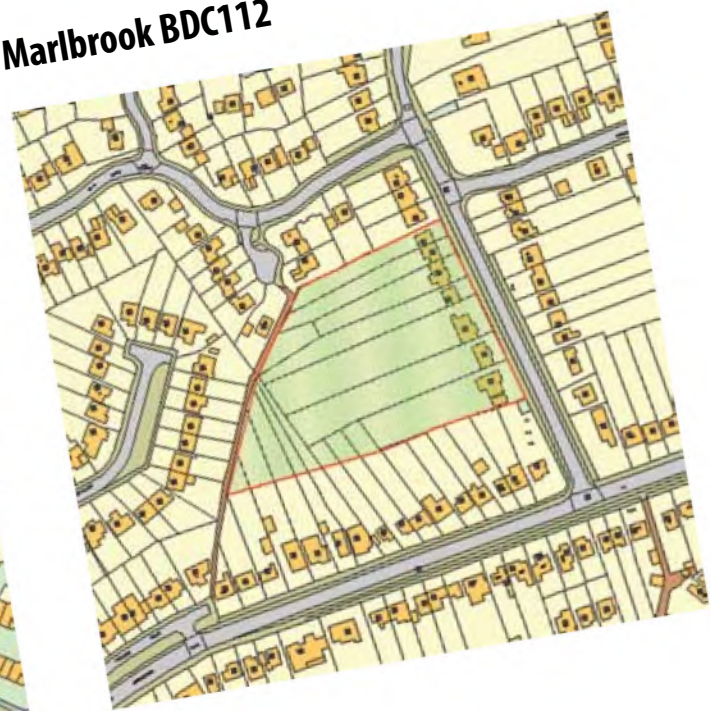
Hagley BDC52



Hagley BDC102



Marlbrook BDC112



Sites Included 0-5 years *continued*

Rubery BDC 65



Sites Included 2015-2021

Bromsgrove BDC85



Bromsgrove BDC 168A



Bromsgrove BDC 168B



Bromsgrove BDC 81A



Sites Included 2015-2021 *continued*

Bromsgrove BDC 20



Bromsgrove BDC 80



Alvechurch ALV6



Alvechurch BDC170



Sites Included 2015-2021 *continued*

Barnt Green BDC92



Catshill BDC93



Frankley FR4



Hagley BDC35B



Sites Included 2015-2021 *continued*

Hagley BDC49



Hagley BDC51



Hagley BDC188



Hagley BDC189



Wythall BDC66



Wythall BDC 86



Appendix M: Green Belt Potential

Alvechurch BDC151



Alvechurch BDC58



Alvechurch BDC88



Alvechurch BDC89



Green Belt Potential *continued*

Alvechurch BDC175



Alvechurch BDC190



Barnt Green BDC104



Barnt Green BDC105



Green Belt Potential *continued*

Barnt Green BDC106



Barnt Green BDC182



Barnt Green BDC6



Belbroughton BDC155



Green Belt Potential *continued*

Belbroughton BDC107



Belbroughton BDC191



Blackwell BDC8



Blackwell BDC124



Green Belt Potential *continued*

Blackwell BDC178



Blackwell BDC154



Blackwell BDC90



Bromsgrove BDC143



Green Belt Potential *continued*

Bromsgrove BDC23A



Bromsgrove BDC23B



Bromsgrove BDC97



Bromsgrove BDC57



Green Belt Potential *continued*

Bromsgrove BDC79



Bromsgrove BDC12



Bromsgrove BDC19



Bromsgrove BDC69A



Green Belt Potential *continued*

Bromsgrove BDC177



Bromsgrove BDC 81B



Catshill BDC1



Catshill BDC94



Green Belt Potential *continued*

Catshill BDC142



Catshill BDC96



Clent BDC34



Cofton Hackett BDC184



Green Belt Potential *continued*

Fairfield BDC138



Hagley BDC10



Hagley BDC53



Hagley BDC35A



Green Belt Potential *continued*

Hagley BDC185



Hollywood BDC135



Lydiate Ash BDC7A



Lydiate Ash BDC7B



Green Belt Potential *continued*

Marlbrook BDC77



Marlbrook BDC61



Marlbrook BDC17A



Marlbrook BDC17B



Green Belt Potential *continued*

Marlbrook BDC171



Marlbrook BDC41



Romsley BDC129



Rubery BDC153



Green Belt Potential *continued*

Stoke Prior BDC139



Stoke Prior BDC164



Stoke Prior BDC186



Wythall BDC59



Green Belt Potential *continued*

Wythall BDC87



Appendix N: Sites Discounted

Alvechurch BDC127



Alvechurch B/2006/1288



Alvechurch BDC5



Barnt Green BDC111



Sites Discounted *continued*

Barnt Green BDC110



Barnt Green BDC118



Barnt Green BDC119



Belbroughton BDC130



Sites Discounted *continued*

Belbroughton BDC39



Belbroughton B/2007/1134



Blackwell BDC109



Bordesley BDC30



Sites Discounted *continued*

Bournheath BDC25



Bromsgrove BDC162



Bromsgrove BDC3



Bromsgrove BDC2



Sites Discounted *continued*

Bromsgrove BDC14



Bromsgrove BDC26



Bromsgrove BDC100



Bromsgrove BDC63



Bromsgrove BDC103



Bromsgrove BDC21



Bromsgrove BDC69B



Bromsgrove BDC69C



Sites Discounted *continued*

Bromsgrove BDC13



Bromsgrove BDC67



Bromsgrove B/2007/0198



Bromsgrove B/2005/1183



Sites Discounted continued

Bromsgrove B/2006/0395



Bromsgrove B/2006/0898



Bromsgrove B/2007/0156



Burcot BDC120



Sites Discounted *continued*

Catshill BDC54



Catshill BDC64



Catshill BDC194



Clent BDC156



Sites Discounted *continued*

Clent BDC187



Cofton Hackett BDC176



Dodford BDC134



Fairfield BDC136



Fairfield BDC137



Fairfield BDC42



Fairfield BDC101



Fairfield BDC62



Sites Discounted *continued*

Fairfield BDC60



Fairfield BDC68A



Fairfield BDC68B



Hagley BDC55



Sites Discounted *continued*

Hayley Green BDC46



Hollywood BDC24



Hopwood BDC131



Lickey BDC40



Sites Discounted *continued*

Lickey BDC27



Lydiate Ash BDC32



Lydiate Ash BDC128



Lydiate Ash BDC146



Sites Discounted *continued*

Lydiate Ash BDC193



Portway BDC161



Romsley BDC29



Rubery BDC78



Shirley BDC169



Stoke Prior BDC145



Stoke Prior BDC165



Stoke Prior BDC150



Sites Discounted *continued*

Tardebigge BDC71



Upper Bentley BDC44



Wildmoor B/2007/0830



Wythall BDC43



Sites Discounted *continued*

Wythall BDC76



Wythall BDC28



Wythall BDC11



Wythall BDC4



Sites Discounted *continued*

Wythall BDC75



Wythall BDC74



Wythall B/2007/0421



Wythall BDC135A



Sites Discounted *continued*

Wythall BDC179



Wythall BDC180



Appendix O: Comments on Draft SHLAA and the Council's Responses

Respondent: **Barton Wilmore (on behalf of Taylor Wimpey UK Ltd)**
 Relevant Site: **Land at Selsdon Close, Wythall (BDC86)**

Comment	Council Response
We support the findings of the Council's SHLAA in respect of land at Selsdon Close (BDC86). We agree that the site is suitable for development.	Support noted
Wythall is highlighted as an area of potential growth, it may be necessary to secure early housing delivery in the location to maintain a five year housing land supply. We can confirm that the site is available for delivery within the next 5 years.	Comments noted
Infrastructure feasibility report is just being completed. There are no major constraints in terms of public transport, site access, flood risk or the provision/capacity of services. The matrix should be amended in terms of services or infrastructure from an 'amber rating' to a 'green rating'.	Sufficient detail has been provided that there are no obvious constraints in terms of infrastructure provision, accordingly the rating within the SHLAA matrix will be changed from amber to green.

Respondent: **Bellway Homes**
 Relevant Site: **Shaw Lane, Stoke Prior (BDC139)**

Comment	Council Response
The SHLAA does not provide a flexible and responsive supply of land. The document should aim to deliver more than RSS targets. For example a recent housing needs study highlights a shortfall of over 2100 affordable dwellings, with over 700 needed to Stoke Prior. There is no strategic land response for this.	The SHLAA contains sufficient land that could deliver double the level of housing identified for Bromsgrove District in the RSS Preferred Option document. The Council, through its Core Strategy intends to focus development in the most sustainable locations such as Bromsgrove Town. To deliver a significant proportion of the Council's housing allocation in a small settlement such as Stoke Prior that has a limited range of services and poor public transport links would be unwise. In addition there would need to be significant alterations to Green Belt boundaries.

Comment	Council Response
<p>The SHLAA does not consider the impact of the credit crunch. Assumptions have been made that sites with planning permission will automatically come forward. Brownfield sites should be reviewed to test their deliverability and viability. In addition it is not clear how the achievability of sites has been stated, other than relying on the site promoter to simply state that it is.</p>	<p>The SHLAA is a long term document that contains suitable sites for housing up to 2026. The current economic downturn should, in comparison be relatively short-term. Judging sites on the current economic climate today when house building nationally is at a virtual standstill would be short sighted when conditions will improve over the upcoming years.</p> <p>Several considerations have helped to identify whether sites are truly achievable. The housing sites are in areas of high market demand and no sites have any significant physical constraints that would drive up costs. In addition many of the sites are within the ownership of developers who are confident of housing delivery on sites.</p>
<p>The study is now a year old and is very out of date given the impact of market conditions on housing land deliverability.</p>	<p>The SHLAA will be updated on an annual basis to ensure that details on sites is based on current information and sites are only included if they are truly deliverable.</p>
<p>Sites should not be discounted on the grounds of being in the Green Belt. The site could deliver much needed housing for Stoke Prior. The land does not meet the 5 purposes of including land in the Green Belt.</p>	<p>The principle of discounted sites on the basis of a Green Belt designation is supported within the Planning Advisory Service note entitled 'Strategic Housing Land Availability Assessment and Development Plan Document Preparation' (July 2008). The document states:</p> <p><i>"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)</i></p> <p>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. It is therefore imperative that the Green Belt is protected if at all possible.</p> <p>Sufficient land has been identified outside of the Green Belt to deliver double the requirement of the Preferred Option RSS document. If housing targets rise beyond this sites ruled out solely on the grounds of a Green Belt designation will be reassessed.</p> <p>The land in question fulfils at least 2 of the purposes of including land within the Green Belt. Firstly the land clearly prevents the countryside from encroachment and would lead to 2 small residential areas merging together. Secondly the proposal could lead to coalescence of Stoke Prior and Bromsgrove Town. There is already only a small distance between the settlements and Green Belt release would put further pressure on the remaining strip of land between the settlements.</p>

Shaw Lane, Stoke Prior (BDC139) continued

Comment	Council Response
In terms of the site matrix concerns were raised against ratings against certain criteria as follows: Only a small area of the site is affected by flooding and this is therefore insignificant The site is well served by local facilities and should not be an amber rating	The southern end of the site falls within flood zone 2 and therefore has a medium risk of flooding. Until it has been seen how the matter has been mitigated the amber rating will remain. The site does not have good access to facilities; Stoke Prior offers little in terms of retail. Residents are required to visit Bromsgrove and in terms of public transport this means a once an hour bus service.
We are not aware of any major physical constraints Infrastructure capacity has been assessed and there are no problems that we are aware of	As there are no major physical constraints the rating can be changed from amber to green. Concerns exist over the capacity of the existing highway. The rating will remain as orange.
The site is available for development and could be developed as soon as planning permission is granted as Bellway Homes own the site.	Comments noted

Respondent: **Bigwood Chartered Surveyors (on behalf of Mr P Stapleton)**
Relevant Site: **96 Rock Hill, Bromsgrove (BDC143)**

Comment	Council Response
The site is in a sustainable location and would therefore be an appropriate location for market housing. The site should be included within the SHLAA.	The site is physically separated from the settlement boundary to the north and would put increasing pressure on surrounding land for further Green Belt release. The Council has identified sufficient land for housing without the need to alter Green Belt boundaries.

Respondent: **Bigwood Chartered Surveyors (on behalf of Mr P Suddock)**
Relevant Site: **Stourbridge Road, Land off, Catshill (BDC142)**

Comment	Council Response
The site whilst lying within the Green Belt is surrounded on 2 sides by development. The site is in a sustainable location and would round off the settlement of Catshill. The site would therefore be an appropriate location for housing and should be included within the SHLAA.	Bromsgrove has identified sufficient land outside of the designated Green Belt that could deliver double the level of housing proposed within the Phase 2 Revision of the RSS. Naturally, if the housing target for Bromsgrove rises significantly then sites discounted solely on Green Belt grounds will be re-assessed.

Respondent: **Bigwood Chartered Surveyors (on behalf of J Matthews & S Jones)**
 Relevant Site: **Birmingham Road, Alvechurch (BDC151)**

Comment	Council Response
<p>You have not bothered to fully assess the site when it is adjacent to the settlement of Alvechurch. There are no environmental or planning constraints to prevent the site coming forward. There is a current planning application (09/0069) under consideration for the front part of this land. This is a sustainable location that would benefit the Village.</p>	<p>Whilst it is was unreasonable for the site to be considered as not being adjacent to the settlement there are clear environmental and planning considerations that would prevent the site coming forward. The site is directly adjacent to the motorway and therefore there are serious problems with noise levels. The site is also within the designated Green Belt. The planning application has since been withdrawn due to complications over these reasons. The site matrix will be amended to reflect this.</p>

Respondent: **Bigwood Chartered Surveyors (on behalf of Mr A Walpole & Mr D Reading)**
 Relevant Site: **Birmingham Road, Alvechurch (BDC170)**

Comment	Council Response
<p>There is no reasoned justification for the referenced time frame of 11-18 years. Decisions on the suitability and release times for proposed housing sites should be judged through the adoption of the Core Strategy and DPDs relevant to housing. There is no justified reason why the site could not be released for housing immediately.</p>	<p>The CLG guidance on SHLAAs states that local planning authorities should identify specific, deliverable sites for 0-5 years, 6-10 years and ideally 11-15 years. The time frames identified for sites merely provide broad estimates as to when housing sites may come forward based on the type of site (e.g. brownfield or Greenfield) and the site location. Much more detail on the phasing of sites will be contained within the Core Strategy and the Land Allocations DPD.</p>

Respondent: **Phillip Woodhams (on behalf of Billingham & Kite Ltd)**
 Relevant Site: **Various sites in Hagley**

Comment	Council Response
<p>We welcome the draft document which incorporates significant improvements and refinements as a result of the initial consultation exercise and the subsequent stakeholders forum. The constructive manner in which the Council have responded to previous contributions is welcomed as representative of the proper operation of the 'front loading' approach to the Local Development Framework preparation.</p>	<p>Support noted</p>
<p>There is currently uncertainty over the level of growth required in Bromsgrove. Various sources offer different level of growth e.g. NLP report, GOWM representations to RSS and DCLG 2006 household forecasts.</p>	<p>It is noted that there significant amounts of evidence available to the panel at the RSS examination. The SHLAA includes enough land to deliver double the preferred option figure of 2100. The SHLAA is a constantly evolving document and can be updated after the outcome of the RSS examination if required.</p>

Various sites in Hagley continued

Comment	Council Response
<p>It is considered that the comments of the SHLAA towards the foot of page 1 are misplaced in contemplating that any additional growth will only be required on the Birmingham fringe. Fulfilment of DCLG forecasts will not be possible unless further growth is distributed to the main settlements in Bromsgrove District. There may be growth requirements on the Birmingham and Redditch fringes within Bromsgrove but the extent of this will not emerge until the RSS is more advanced.</p>	<p>The document does not contemplate that additional growth will only be required on the Birmingham fringe. The outcomes of the NLP study have merely been summarised. The report identifies enough land to deliver double the emerging RSS requirement of 2100. However, if the allocation rises beyond this sites can be re-assessed to find additional suitable land.</p>
<p>It is considered that the draft SHLAA fails to deliver a policy neutral document whose function is solely the provision of evidence, and for this reason could be held to be arbitrary. Firstly sites have been excluded for size reasons on the basis that they would otherwise be too small to contribute to the provision of affordable housing. Secondly sites would appear to have been allocated to different time periods not principally because they cannot be developed before that time (though this may be the case in some instances) but mainly because the allocation to a time period accords with the needs as defined by the currently published revisions to the RSS. This introduces a policy judgement into a document which has no statutory right of objection. The proper place for policy judgements is in the development plan document which the SHLAA informs.</p>	<p>The use of a minimum size threshold for sites within a SHLAA is permitted as stated within paragraph 25 of the DCLG Guidance. The guidance goes onto state that the nature of the housing challenge is a determining factor in how comprehensive and intensive the survey should be. In a district such as Bromsgrove where there is a significant amount of robust evidence identifying a lack of affordable housing then a threshold inline with an emerging Core Strategy policy would be entirely appropriate. In addition this is a strategic level document that will inform a Land allocations DPD and strategic allocations within the Core Strategy. It would therefore be time consuming and futile exercise to assess every very small site that would make a negligible contribution to housing supply and not form a part of these DPDs.</p> <p>The time frames identified for sites merely provide broad estimates as to when housing sites may come forward based on the type of site (e.g. brownfield or Greenfield) and the site location. Much more detail on the phasing of sites will be contained within the Core Strategy and the Land Allocations DPD.</p>
<p>The application reference 2003/0614 appears twice in the schedule of sites. In February 2009 only 1 dwelling remained to be completed.</p>	<p>The site appears twice because some dwellings fell into category 1 (under construction) and others fell into category 2 (sites with permission) where work had not yet started. The position of the site has been updated as part of the annual monitoring during April 2009</p>
<p>BDC52 already has outline planning permission for 9 units and should not be defined as a submission site.</p>	<p>Planning permission was granted for 9 dwellings under ref. 2003/0790. The site has therefore been moved from stage 3 to stage 2.</p>
<p>The site referenced under BDC50 already has planning permission for one dwelling and it does not appear to be listed.</p>	<p>The dwelling is listed on page 39 under application no. 2007/1224 – 35 Western Road.</p>

Various sites in Hagley continued

Comment	Council Response
There is no reason why sites BDC49 and BDC51 could not be developed in the first 5 years	The time frames identified for sites merely provide broad estimates as to when housing sites may come forward based on the type of site (e.g. brownfield or Greenfield) and the site location. Much more detail on the phasing of sites will be contained within the Core Strategy and the Land Allocations DPD.
It is probably appropriate at present to leave the search for sites to meet the specified needs of Birmingham and Redditch out of the present document. The levels and locations of such growth will be discussed at the RSS examination. Until the levels of growth are known the inclusion of such sites would be premature.	Support noted

Respondent: **Bruton Knowles**

Relevant Site: **Packhouse Lane, Wythall (BDC135) and Silver Street, Wythall (BDC87)**

Comment	Council Response
It is considered that to take a policy stance at this stage and effectively rule out potentially highly sustainable sites, merely on the basis that they are located in the Green Belt is both premature and inappropriate. Housing numbers are likely to increase after the examination of the RSS and therefore the SHLAA will need to be flexible.	<p>The principle of discounted sites on the basis of a Green Belt designation is supported within the Planning Advisory Service note entitled 'Strategic Housing Land Availability Assessment and Development Plan Document Preparation' (July 2008). The document states:</p> <p><i>"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."</i> (page 6, paragraph 28)</p> <p>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. It is therefore imperative that the Green Belt is protected if at all possible.</p> <p>Sufficient land has been identified outside of the Green Belt to deliver double the requirement of the Preferred Option RSS document. If housing targets rise beyond this sites ruled out solely on the grounds of a Green Belt designation will be reassessed.</p>

Packhouse Lane, Wythall (BDC135) and Silver Street, Wythall (BDC87) continued

Comment	Council Response
<p>Wythall is a highly sustainable location. Having regard to the potential need to find land for additional housing, it is therefore entirely inappropriate to classify sites as not being appropriate for 'potential' future housing development on the basis of the 'strategic location' description.</p>	<p>It is acknowledged that Wythall is a relatively sustainable location, hence the inclusion of other sites within the settlement.</p> <p>Site BDC135 would introduce built form on the west side of the Alcester Road where none exists and put greater pressure on surrounding land for further release. The Alcester Road has been a longstanding Green Belt boundary in this area, beyond this there are no obvious well defined features that would make a suitable Green Belt boundary.</p> <p>Site BDC87 would reduce the already narrow gap between the settlements of Wythall and Hollywood. One of main purposes of Green Belt policy is to prevent settlements merging together.</p>
<p>It is wrong to include ADRs in the absence of other comparable locations. The existing ADRs were identified following the strategic policy direction, the former County Structure Plan. Since then policies and housing markets have changed and the inclusion of ADRs needs to be reviewed along with all potential sustainable housing locations.</p>	<p>All sites have been assessed in the same manner, including ADRs. The discounting of 2 ADRs is a clear indication that this has happened and ADRs have just not simply been rolled forward.</p>

Respondent: **Georgina Franklin**

Relevant Site: **37a - 41 Birmingham Road (BDC63)**

Comment	Council Response
<p>There needs to be a mechanism for these smaller and often highly sustainable sites coming forward. I believe these could form a valuable and important element of the housing numbers, if considered cumulatively.</p>	<p>This is a strategic level document that will inform Development Plan Documents and it is not practical to assess such small sites with low capacities. PPS3 states that windfalls should not be included within the first 10 years of land supply with development focussing on larger more strategic sites. By not including small sites in the assessment the Council is not saying that such sites are inappropriate for housing and will not gain planning permission. Any applications for windfall development will be judged on their own individual merits against current adopted policies. In the future the Core Strategy will be the adopted Development Plan and the most relevant policy in terms of windfall development in the current draft version is Core Policy 14: The Scale of New Housing.</p>
<p>It was stated in the initial form that the building was capable of conversion to create over 5 units . The building was formerly a row of terrace houses converted to office use, with extensive rear extensions on the ground floor. Analysing the site on a density basis is inappropriate given sound existing structures exist.</p>	<p>Comments noted and capacity changed in document to 5 dwellings. However, this still falls below the threshold of 10 units and cannot be included in the assessment.</p>

Respondent: **Historic Environment & Archaeology Service**
 Relevant Site: **Comments made on all sites included**

Comment	Council Response
<p>Assessment of the 33 included sites against historic environment record criteria (HER) and historic landscape character criteria (HLC) and the following conclusions were reached:</p> <p>31 of 33 sites were assessed as unknown against HER criteria meaning sites may contain deposits or features of archaeological reference</p> <p>2 of 33 sites were assessed as high against HER criteria meaning sites are likely to contain significant archaeological remains</p> <p>27 of 33 sites were assessed as low against HLC criteria meaning that the historic landscape character has been significantly degraded</p> <p>5 of 33 sites were assessed as unknown against HLC criteria meaning the landscape contains surviving attributes of historic value but require further evaluation</p> <p>1 of 33 sites were assessed as high against HLC criteria meaning that the landscape has largely intact historic character of regional or local importance.</p> <p>The overall conclusion is that there is no evidence to suggest that any site should be removed from the SHLAA based on the assessment of the Historic Environment and Archaeology Service at Worcestershire County Council.</p>	<p>The SHLAA will be modified where necessary to take into account the results of this assessment.</p>

Respondent: **Humberts Leisure (on behalf of Pineview Parks Ltd)**
 Relevant Site: **Hillcrest Mobile Home Park, Wythall (BDC11)**

Comment	Council Response
<p>The site should not have been discounted on the basis of being in the Green Belt and being outside of a defined settlement. This site could play an important role in relation to the housing needs of Bromsgrove District.</p>	<p>The criteria within the site assessment form are wholly appropriate and are supported by PPS3 and PPS1 as they state the importance of delivering housing in the most sustainable locations. Bromsgrove has no intention of creating new settlements therefore discounting such sites is appropriate.</p>
<p>The council needs to provide housing for the needs of the whole population including the elderly and also those who cannot afford market housing but are not eligible for affordable housing.</p>	<p>The issue of providing homes for the elderly is addressed within Core Policy 12: 'Size, Type and Tenure of Housing' of the Draft Core Strategy. Anyone who cannot afford market housing is eligible for affordable housing and can apply to Bromsgrove District Housing Trust and the other Registered Social Landlords working in the district.</p>

Hillcrest Mobile Home Park, Wythall (BDC11) continued

Comment	Council Response
<p>The site has the appearance, character and feel of a small village. Hillcrest Park has its own community room, post box, milk/newspaper service and mobile library service. There is pub with restaurant, shop and two bus stops within 100m of the Park. The Park could therefore be classed as a small settlement – and as a result is a strategic location.</p>	<p>A mobile home park does certainly not constitute as defined settlement and therefore is not a suitable location for growth.</p>
<p>Hillcrest is situated on an island formed by three hard physical boundaries (roads). As a result, the proposed site does not appear as a part of the wider countryside but rather as an ancillary part of the Hillcrest Park.</p>	<p>It is noted that the proposed site is enclosed however the proposal would still be by definition an inappropriate form of development in the Green Belt.</p>
<p>Notwithstanding the adjacent amenities, the site is less than 2km of the settlement of Wythall which has a train station offering 20 min journey times to Birmingham as well as a doctor's, dentists and a larger food store. Furthermore, the site is within cycling distance of the larger settlement of Hollywood. In addition, the site has good bus links and these allow access to the Sainsbury's supermarket at Maypole and to Birmingham and Redditch. Hillcrest can therefore be termed as a very sustainable site – and hence a good location for development in the countryside.</p>	<p>Comments on sustainability have been noted</p>
<p>Development of this greenfield site in the Green Belt is not considered to harm the 5 purposes of including land in Green Belt.</p>	<p>By definition the development is harmful.</p>
<p>The site can be developed with relative ease (subject to planning permission of course) and will provide 21 new single storey homes at a density of 30 to the hectare and well within a 5 year time period.</p>	<p>The deliverability of the site is noted</p>
<p>The housing on this site would meet the needs of the local population, who according to your Draft Core Strategy, (Core Policy 12) are aging and therefore, there is a need for accommodation suitable to the older sections of the population. The act of relocating older people from the local area will also then free up market housing for young people and new/growing families.</p>	<p>Housing suitable for the elderly can be delivered on any strategic housing site that is allocated.</p>
<p>The housing to be provided represents a form of low cost market housing as required by PPS3 and the DCLG</p>	<p>Low cost market housing in some form could be provided on any strategic housing site that is allocated.</p>

Hillcrest Mobile Home Park, Wythall (BDC11) continued

Comment	Council Response
A survey conducted by my client of existing park residents' shows that the majority have moved to the site from the local area. Thus, it is clear that the provision of new homes at Hillcrest will free up market housing in the Bromsgrove district.	Smaller and more affordable accommodation can be delivered on strategic sites within the main settlements of the district to ensure larger family homes will be available on the open market.
There are no other constraints on the site to contend with. It is simply a part grassed field ready to have mobile homes placed on it and new hard and soft landscaping applied.	Comments noted
It is not apparent that any of the sites that have been chosen offer low cost market housing or will be particularly suitable to the needs of older persons who desire a quieter more peaceful and secure lifestyle, and may require a single storey housing layout.	Accommodation that is suitable for the elderly can be delivered on any strategic site that is allocated. There will also be a focus on building 2 and 3 bedroom properties that are financially accessible to a wider range of the local population.

Respondent: **KMA (on behalf of Maplebrom LLP)**

Relevant Site: **Wagon Works, Land Adjacent, St. Godwalds Road (BDC85)**

Please note these comments were submitted as representations to the Draft Core Strategy. However, as they focus on a particular site assessed within the SHLAA they have also been included in this document.

Comment	Council Response
It appears that no proper explanation has been given within the Core Strategy for the deletion of site BROM5C. The site performs well against a range of sustainability indicators and is well suited for development in the short to medium term.	The reasons for the discounting of this site are contained within p.17 of the SHLAA. Whilst the site may perform well against some sustainability criteria the site has a poorly defined boundary and development of the site would create further pressure for Green Belt release to the south of Bromsgrove Town.
To be found sound the Core Strategy has to have regard to emerging options for housing growth. For example, the contents of the Nathaniel Lichfield and Partners study that identifies a maximum level of growth of 9,600 dwellings. The housing distribution strategy now requires a fundamental review.	The NLP study is merely evidence for the RSS examination. The outcome of the RSS EIP will determine the weight to be afforded to the NLP study.
The site should be included within the Core Strategy and be designated as an area of potential growth. The site could make a valuable contribution to higher regional housing targets with a capacity of approximately 200 dwellings.	Sufficient land has been identified within the SHLAA to deliver double the requirement within the emerging RSS. If housing targets are higher than this after the RSS examination sites will be re-appraised.
The site is available now with no land ownership or infrastructure constraints.	Comments noted

Comment	Council Response
<p>The site is suitable because it enjoys a sustainable location close to Bromsgrove rail station and is close to adjacent recreational facilities.</p>	<p>There are many facets to sustainable development, including environmental, social and economic considerations. Whilst it is noted that the site is close to the rail station the Southern area has no defensible Green Belt boundaries south of the rail line. Further development here could lead to greater pressure for further Green Belt release.</p>
<p>The site does not suffer from air quality issues unlike other Areas of Potential Growth situated at the northern end of Bromsgrove Town by the M42 and M5 motorways</p>	<p>Comments noted</p>
<p>The allocation of the site would bring the Core Strategy more inline with its own objectives. In particular S01, S02, S06.</p>	<p>The Draft Core Strategy is fully inline with these strategic objectives. The strategy as it stands can comfortably deliver the housing target within the Preferred Option document of the RSS. The locations designated as Areas of Potential Growth are in sustainable locations across the district.</p>
<p>The local plan inspector supported the site as a long term housing site and preferred it to other sites around Bromsgrove Town. All ADRs continue to be recognised as long term development areas as all the relevant local plan policies were saved and extended beyond September 2007. There appears to be no change in circumstances that warrant a difference of opinion, the site should be reassessed and include within the next version of the Core Strategy.</p>	<p>All sites had to be reappraised during the SHLAA process. It would not be in accordance with SHLAA guidance to simply assume that a site is still appropriate for housing development. It is now considered that the site performs an important Green Belt function. Beyond the railway line there are no defensible Green Belt boundaries.</p>
<p>Growth adjacent to Birmingham and/or Redditch should not be at the expense of the local needs of Bromsgrove District.</p>	<p>Bromsgrove recognises that 2100 is insufficient for the local needs of the District; however it will be for the emerging RSS to determine the level of growth that should occur.</p>
<p>The site could be developed without there being any coalescence with Birmingham or Redditch. In fact settlement coalescence is more likely with ADR sites at the north of Bromsgrove as the gap to Catshill would be reduced.</p>	<p>The development of ADRs at the north of Bromsgrove would not bring the settlements of Catshill and Bromsgrove any closer together. If the ADRs were developed no housing would be any further north than existing built form in Bromsgrove Town. The land to the west of the Stourbridge Road (North of BROM 5B) is highly unlikely to ever be developed as it is a functional floodplain.</p>

Wagon Works, Land Adjacent, St. Godwalds Road (BDC85) continued

Comment	Council Response
<p>The outcomes of earlier consultation events supported the release of ADRs around Bromsgrove Town after brownfield sites. However, this appears to have been ignored in the current draft of the Core Strategy as the site has not been identified as an Area of Potential Growth.</p>	<p>The consultation work forms an important part of the evidence base but there are other relevant documents to consider such as the SHLAA. Many of the former ADRs were carried forward in line with consultation outcomes but all sites had to be assessed first as part of the SHLAA. BDC85 did not perform as well as other ADRs in the site assessment process.</p>
<p>The railway has already been breached by recent development and this has no defensible boundary as it stands. The current boundary could be improved on if the site is reinstated for development, particularly as it would form a new zone of transition with the adjacent recreation land.</p>	<p>The only development South of the railway line was the redevelopment of a redundant employment site. Whilst it is acknowledged that this housing estate does not have a particularly strong Green Belt boundary it would appear unlikely that any extension to this estate could improve this situation due to the lack of clearly defined features in the area. PPG2 states “boundaries should be clearly defined, using readily recognisable features such as roads, streams, belts of trees or woodland edges where possible”.</p>

Respondent: **Natural England**
 Relevant Site: **Non - specific**

Comment	Council Response
<p>The site assessment form is welcomed and we particularly support the inclusion of the question <i>“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?”</i></p>	<p>Support noted</p>

Non-specific continued

Comment	Council Response
<p>We hope that the SHLAA has taken the following information into consideration as a part of a desktop exercise to assess the suitability of sites:</p> <p>GIS data on designated statutory and non-statutory nature conservation sites;</p> <p>The Habitat Inventory;</p> <p>Data from the Worcestershire Biological Records Centre;</p> <p>The Worcestershire Biodiversity Action Plan.</p>	<p>All sites have now been assessed against all of these sources of information and the site matrix has been amended as necessary.</p>
<p>We welcome the consideration of open space and recreation and access to public transport within the site assessment form.</p>	<p>Support noted</p>

Respondent: **Henry Woolridge**

Relevant Site: **Old Brickworks, Scarfield Hill (BDC58)**

Comment	Council Response
<p>The old brickworks site is a brownfield site in a sustainable location. The site was supported by the inspector at the Local Plan Inquiry as a possible ADR. The site should be included ahead of other Greenfield sites in Alvechurch. These sites have been included purely because they are ADRs.</p>	<p>Whilst it is acknowledged that it is a brownfield site that is close to the train station other factors outweigh these benefits. Planning permission (B/2002/1173) for the redevelopment of the site for housing was recommended for refusal by an inspector after a public inquiry in 2003, the proposal was then referred to the Secretary of State who concurred with the inspector and consequently refused the application. The inspector commented "the site would have the appearance of a housing estate set in the countryside, and I consider that this would be harmful to the character and appearance of the area and the openness of the Green Belt". The inspector went onto confirm that none of the circumstances raised could be considered as 'very special' and therefore did not outweigh the material harm to the Green Belt. There has been no material change in circumstances since 2003 to warrant a different outcome.</p>

Respondent: **Pegasus Planning (on behalf of Richborough Estates)**
 Relevant Site: **Cofton Lake Road, Cofton Hackett (BDC184)**

Comment	Council Response
<p>2004 household projections suggest that 8,240 homes are required by 2026. The RSS requirement when finalised is likely to be a minimum. Consequently the SHLAA needs to make reference to the fluidity of the situation regarding the potential housing requirement and also include a discussion on the issue of 'minimum' levels of development.</p>	<p>The SHLAA is an evidence base document and is not the place to discuss whether RSS housing targets will be minimums or maximums. This will be determined by the RSS Phase 2 revision.</p> <p>The SHLAA identifies enough land to deliver double the requirement of 2100 identified within the emerging RSS document.</p>
<p>It seems strange that the SHLAA has dismissed sites within the Green Belt as a potential source of supply. SHLAAs should identify as many sites as possible in and around as many settlements as possible. Due to the uncertainty over supply Green Belt sites should not be discounted purely because of their status. Suitable Green Belt sites should be included within the SHLAA with a note making clear their Green Belt status.</p>	<p>The principle of discounted sites on the basis of a Green Belt designation is supported within the Planning Advisory Service note entitled 'Strategic Housing Land Availability Assessment and Development Plan Document Preparation' (July 2008). The document states:</p> <p><i>"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."</i> (page 6, paragraph 28)</p> <p>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. It is therefore imperative that the Green Belt is protected if at all possible.</p> <p>Sufficient land has been identified outside of the Green Belt to deliver double the requirement of the Preferred Option RSS document. If housing targets rise beyond this sites ruled out solely on the grounds of a Green Belt designation will be reassessed.</p>
<p>It does not appear that there has been any consideration of sites that have permission but will not come forward. The existence of a planning permission does not necessarily mean that the site is available. It would be useful to know whether all the sites with planning permission have been reviewed to see if indeed they are available for development.</p>	<p>It is recognised that it is unlikely that all sites with outstanding planning permissions will come forward for development, particularly in the current economic climate. A lapse rate of 2% has therefore been applied to outstanding planning permissions. Further details of this can be found on page 14 of the report.</p>
<p>It is not considered that ADRs are automatically the best way forward in some locations where alternative sites perform just as well. A wider consideration of sites should have taken place.</p>	<p>All sites have been assessed in the same manner, including ADRs. The discounting of 2 ADRs is a clear indication that this has happened and ADR have just not simply been rolled forward.</p>
<p>It is noted that as part of the assessment process 2 ADRs were discounted. The SHLAA justifies the discounting of these sites and we have no disagreement with its analysis.</p>	<p>Support noted</p>

Respondent: **Savills (on behalf of Taylor Wimpey & Worcestershire County Council)**
 Relevant Site: **Perryfields Road (BDC20)**

Comment	Council Response
<p>The identification of the Perryfields Road site as a potential housing site is fully supported. The large site has the ability to deliver a mixed use scheme with wide ranging benefits.</p>	<p>Support noted</p>
<p>The potential residential yield for the site of 1144 dwellings indicated in the assessment is likely to be an underestimate of the site's overall potential, although this will depend on the final mix of uses that are accommodated.</p>	<p>Comments noted, once a balance between housing and other uses is agreed the SHLAA can be updated with an amended figure</p>
<p>There is a discrepancy in the site area indicated for the Perryfields Road site in Appendix H (44 ha) and Appendix J (74.7 ha) of the report. It is assumed that the area of 44 hectares referred to in Appendix H is intended to reflect the area of the site suggested for residential development, although it would be useful if this could be clarified in a footnote.</p>	<p>Footnote will be inserted on page 51 to state <i>"Capacity of 1144 dwellings is based on 44 hectares of the site being used for residential development."</i></p>
<p>The site suitability assessment at Appendix J indicates that the Perryfields Road site is at low to medium risk of flooding. The area within the site that is indicated on Environment Agency flood maps as being at risk of flooding from this brook is very small and represents less than 1% of the overall site area. The land use and development strategy for the site indicates that this area would be retained as strategic informal landscaping. It is therefore requested that the assessment in relation to flooding is amended to reflect little or no risk of flooding on this site.</p>	<p>The Council's Strategic Flood Risk Assessment identifies up to 4% of the site could be affected by flooding. However if this area remains undeveloped then the 'amber rating' for flood risk can be changed to a 'green rating'.</p>
<p>The assessment at Appendix J also indicates that there are insignificant or moderate compatibility issues with adjoining uses. The assessment criteria for this stage of the assessment would benefit from further clarification. It is considered that the proposed approach to the development of the site as set out in the October 2004 document is entirely compatible with adjoining uses, and this should be clearly reflected in the assessment.</p>	<p>There was originally a concern over compatibility due to the close proximity to the motorway. However, it is recognised that due to the size of the site and the mix of uses proposed a scheme can be designed where housing is not directly adjacent to the motorway. The 'amber rating' for compatibility with adjoining uses will therefore be changed to a 'green rating'.</p>
<p>It is noted that the assessment indicates that appropriate timeframe for the development of the site is 6-10 years, however I would highlight that there is potential for the site to start delivering housing within five years, subject to a favourable planning policy framework.</p>	<p>Comment noted</p>

Respondent: **Stansgate Planning (on behalf of Mrs S Grant-Nicholas)**
 Relevant Site: **Fiery Hill Road, Barnt Green (BDC92)**

Comment	Council Response
<p>The site should not have been excluded. The land is readily available and is considered suitable for residential development.</p>	<p>It has been noted that the site is available and in a sustainable location. The site is not in the Green Belt and has no obvious constraints. The site is now included in the SHLAA</p>
<p>Barnt Green is a highly sustainable settlement with a range of shops, a school, nursery, doctors surgery and dental practice. There are also social and leisure facilities with a half hourly train service to Birmingham/Redditch. In addition inspectors at both local plan inquiries considered that Barnt Green was suitable for some growth. A settlement with these sustainable features should be allocated more development.</p>	<p>It has been noted that Barnt Green has many of the characteristics of a sustainable settlement.</p>
<p>Barnt Green is as sustainable as Hagley, Catshill, Alvechurch and Wythall, and in some aspects more so. Moreover it is important that sustainable settlements are able to meet their own needs.</p>	<p>Comments noted</p>
<p>In considering appropriate sites for development on the edge of Barnt Green, a number were put forward for consideration during the preparation of the now adopted Local Plan. These were all considered in detail by the District Council, and subsequently by the independent Inspector, who concluded that land at Kendal End Road was the most appropriate to meet the future development needs of the town. As such it was to be removed from the Green Belt and designated as an ADR. However, contrary to officer advice, the Council did not accept the Inspector's recommendations, and the land was included within the Green Belt. A subsequent High Court Challenge by Mrs Grant-Nicholas was successful with the Judge concluding that the Council had not provided sufficient justification to warrant drawing a different conclusion from the Inspector. He therefore quashed the part of the Plan which related to the land in question (BDC92). It is therefore outside the Green Belt and is otherwise without designation. The current status of the land is an important consideration. It is not within the Green Belt and can therefore be allocated for development without need to vary the Green Belt boundaries. Moreover, it remains the most appropriate site for development on the edge of the settlement.</p>	<p>The previous high court challenge is noted. The site is in a sustainable location on the edge of the settlement and could provide a robust Green Belt boundary.</p>

Fiery Hill Road, Barnt Green (BDC92) continued

Comment	Council Response
<p>The existing junction at Fiery Hill Road and Bittell Road has very poor visibility. There have been a number of accidents in this general location. The proposed residential development provides the opportunity for improvements to this junction, either through realigning the current simple priority junction, installing a roundabout, or retaining the existing priority 22 junction and providing a right turning lane for movements from Kendal End Road to Fiery Hill Road.</p>	<p>Junction improvements noted, site will be included in the SHLAA</p>
<p>The development of the land also provides the opportunity to enhance parking for the station at Barnt Green. The development of the land in question could provide a second car park for the station, with accommodation for up to 50 cars and secure cycle cell storage units.</p>	<p>This planning gain has been noted. The site will be included in the SHLAA.</p>
<p>Whilst we agree that a good proportion of additional development should be directed to the edge of Bromsgrove it is appropriate that some development should be directed elsewhere to meet the local needs of other settlements across the District, particularly where sites are highly sustainable and can be developed without adverse impact on the wider area. Both previous Local Plan Inspectors concluded that Barnt Green was a sustainable location for development, being well served by public transport and having a good range of local services and facilities. This has not changed. Moreover, the second Inspector concluded that the development of the land would not have any significant adverse impact on the Green Belt or the purposes of including land within it. A strong, enduring Green Belt boundary can be provided along Cherry Tree Road.</p>	<p>The Council agrees that the majority of growth should be focussed on Bromsgrove Town. The site has potential for development however the level of growth allocated to Bromsgrove District will determine how many and which sites included in the SHLAA are allocated through DPDs.</p>

Respondent: **Tetlow King (on behalf of Bromsgrove District Housing Trust)**
 Relevant Site: **Stourbridge Road, Catshill (BDC142); Birmingham Road, Alvechurch (BDC151); Egghill Lane, Frankley (FR4) and Shaw Lane, Stoke Prior (BDC139)**

Comment	Council Response
<p>Assuming the majority of identified sites were to come forward, the total potential yield of 3,623 identified in the SHLAA achieves the 2,100 figure within the Preferred Option RSS but offers no scope to achieve the figure of 4,000 put forward as the Council's preferred figure in representations made as a response to the RSS consultation.</p>	<p>The RSS plan period began in 2006, in the first 3 years of the plan period (2006-07, 2007-08 and 2008-09) a total of 570 homes were completed. If completions are added to the sites that have been identified the figure of 4,000 dwellings is comfortably exceeded.</p>
<p>The level of housing included within the SHLAA falls significantly below the options presented within the NLP study. The council has failed to take into account the scenarios set out in the NLP study, the council has overlooked the need for a wide distribution of housing across the district including locations at the boundary with Birmingham.</p>	<p>The NLP study is merely evidence for the RSS examination process and does not constitute policy.</p>
<p>The Council has devised a joint methodology with Redditch BC but not with Birmingham City Council. The Council has failed to recognise the likelihood that the RSS Phase 2 Revision will incorporate the NLP study recommendations for an urban extension to the South of Birmingham. A joint approach with Birmingham would have been equally as appropriate and it is unfortunate that this opportunity has been overlooked.</p>	<p>The methodology was drafted in early 2008, significantly before the publication of the NLP study and therefore at a time when extensions to South Birmingham were not considered to be a realistic option. The RSS Preferred option document states that land within Bromsgrove should deliver housing for Redditch needs and therefore a joint methodology and site assessment form made perfect sense.</p>
<p>The forum members listed in appendix G do not represent a suitably wide and diverse spectrum of representatives, with council officers making up almost a quarter of those present. Why was only one resident, of Barnt Green, in attendance? This does not represent the broad spectrum of residents across the District. For example why wasn't a member of the Local Strategic Partnership or Parish Councils present? Too few agents and house builders were also involved, whose input would have been especially useful in assisting the Council's understanding of the local housing market - an aspect which appears to be lacking from the Draft SHLAA.</p>	<p>The Council advertised widely for forum members when consulting on the draft methodology and carrying out the 'call for sites' exercise. An article appeared in the local papers and key stakeholders were contacted in writing e.g. major land owners, developers, planning consultants etc. In addition the Council's website was also used to advertise this process. Whilst it may have been ideal to have more of the local population involved in the forum, people were given every chance to be involved.</p> <p>A representative from the Home Builders Federation (HBF) was present at the forum meeting. The HBF represent the majority of house builders across the UK. In fact their members deliver around 80% of the new homes built each year. The house building sector was therefore represented at the forum meeting.</p>

Stourbridge Road, Catshill (BDC142); Birmingham Road, Alvechurch (BDC151); Egghill Lane, Frankley (FR4) and Shaw Lane, Stoke Prior (BDC139) continued

Comment	Council Response
<p>We are concerned about the timing of the Draft SHLAA's production. The PAS guidance urges local authorities to commence preparation of their SHLAAs as early in the plan-making process as possible, before significant community engagement takes place. This has not occurred in Bromsgrove's case, their Draft SHLAA being published some time after the Draft Core Strategy, indicating that Core Strategy policies have been progressed without this vital part of the evidence base.</p>	<p>Work began on the SHLAA in early 2008 and a draft was completed in late summer 2008. The draft was completed in time to inform the draft core strategy and is referred to several times in housing related policies. Ideally the Council would have published a draft of the SHLAA earlier but there were teething problems with a new computer system that hampered the mapping of sites.</p>
<p>The Council having approached its SHLAA with a very narrow strategy in mind. In so doing it has actively sought to discount sites purely on the basis that they are Green Belt, contrary to their claim of the opposite. This contravenes the CLG's guidance which states that <i>'except for more clear-cut designations such as Sites of Special Scientific Interest, the scope for the Assessment should not be narrowed down by existing policies designed to constrain development, so that the local planning authority is in the best possible position when it comes to decide its strategy for delivering its housing objectives'</i> (our emphasis). The Council's assumption that there are no very special circumstances to warrant release of the Green Belt should be made as a policy decision; it is not one to be made in the SHLAA. In any case this view runs contrary to the GOWM's representations to the RSS Phase Two Revisions which confirm that there is an overriding strategic justification for the release of Green Belt in certain locations, to meet housing needs (paragraph 6.88). They cite Bromsgrove District as one of the locations in which this approach would be valid.</p>	<p>The principle of discounted sites on the basis of a Green Belt designation is supported within the Planning Advisory Service note entitled 'Strategic Housing Land Availability Assessment and Development Plan Document Preparation' (July 2008). The document states:</p> <p><i>"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."</i> (page 6, paragraph 28)</p> <p>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. It is therefore imperative that the Green Belt is protected if at all possible. The importance of retaining Green Belt around settlements in Bromsgrove District has been amplified by the potential large scale Green Belt release that would be needed to meet the housing needs of Birmingham and/or Redditch.</p> <p>Sufficient land has been identified outside of the Green Belt to deliver double the requirement of the Preferred Option RSS document. If housing targets rise beyond this sites ruled out solely on the grounds of a Green Belt designation will be reassessed.</p>

Stourbridge Road, Catshill (BDC142); Birmingham Road, Alvechurch (BDC151); Egghill Lane, Frankley (FR4) and Shaw Lane, Stoke Prior (BDC139) continued

Comment	Council Response
<p>The council is undermining the core strategy which identifies Alvechurch and Catshill as areas of potential growth yet has discounted a site at Stourbridge Road, Catshill (BDC142) and a site at Birmingham Road, Alvechurch (BDC151) for being in the Green Belt. In addition the Alvechurch site has been discounted for its strategic location when it is located on the edge of the settlement. The discounting of these sites undermines the growth strategies for these settlements.</p> <p>The site (BDC139) is well located in Stoke Prior to allow a better balance between housing and the jobs provided on the local industrial estate. Green Belt grounds are not a sufficient reason to discount this site.</p>	<p>Other sites within the settlements of Alvechurch and Catshill have been identified to potentially deliver growth.</p> <p>Whilst it is was unreasonable for the site to be considered as not being adjacent to the settlement there are clear environmental and planning considerations that would prevent the site coming forward. The site is directly adjacent to the motorway and therefore there are serious problems with noise levels. The site is also within the designated Green Belt. A planning application had been submitted on the site but has since been withdrawn due to complications over these reasons. The site matrix will be amended to reflect this.</p> <p>In addition to the Green Belt designation the site performs poorly on a number of sustainability criteria. Stoke Prior has limited facilities within the village and an infrequent bus services. All of settlements identified as areas of potential growth have rail stations, more frequent bus services and contain a greater range of facilities. Whilst it is noted that Stoke Prior contains large employment sites, there is no guarantee that people would live and work within the village.</p>
<p>The Council's reasoning for discounting FR4 is flawed. The ADR is owned by the Council itself indicating that no-one other than the Council would have been in a position to credibly promote it at this stage. As an ADR, the site has been judged as a suitable housing site through the Local Plan process. The site is an area of unused (and unusable) open space currently utilised for fly-tipping. The only apparent constraint is a covenant seeking its retention as open space but there is no reason to suggest that this could not be overcome. The CLG guidance requires that local authorities identify ways of overcoming any constraints yet this does not appear to have been done.</p> <p>The Council also cites its proximity to Birmingham as a reason for discounting the site. This is due to its failing to recognise the likelihood that land will be needed in such locations as this, in order to accommodate the urban extension to Birmingham advocated by the NLP Study. There is no evidence to indicate that any housing on this site would meet Birmingham's needs over Bromsgrove's, as claimed by the Council (page 16). The site would assist in meeting the housing needs of Frankley Parish in a highly sustainable location.</p>	<p>The site does not have potential to meet the housing needs of Bromsgrove as it would result in an extension to the urban area of Birmingham and does not relate to a settlement within Bromsgrove. The NLP study is currently just evidence for the RSS examination and therefore there is no guarantee it's recommendations will be included within the adopted RSS. There is little purpose in including sites at this stage that will deliver Birmingham growth.</p> <p>As the site is owned by the Council the paragraph regarding this ADR on page 16 will be amended as follows:</p> <p><i>"Land off Egghill Lane, Frankley (FR4): The site is located adjacent to the boundary with Birmingham and bears no close relation to any settlements within Bromsgrove District. To allow housing in this location would be more likely to meet the needs of residents of South Birmingham rather than Bromsgrove District."</i></p>

Stourbridge Road, Catshill (BDC142); Birmingham Road, Alvechurch (BDC151); Egghill Lane, Frankley (FR4) and Shaw Lane, Stoke Prior (BDC139) continued

Comment	Council Response
<p>The Council has used a piecemeal approach in the treatment of sites within the Green Belt. Potential Green Belt alterations would be allowed adjacent to Norton Farm but not elsewhere.</p>	<p>An extension to the Norton Farm site has the potential to deliver significant community benefits through a new relief road and a country park. These benefits are significant and could outweigh the material harm to the Green Belt. The site has been assessed in the same manner as all other Green Belt sites.</p>
<p>Given that the SHLAA has failed to identify sufficient housing land to meet anything but the lowest-end housing figure, as presented in the Preferred Option for the RSS Phase Two Revision, the Council should now seek to find additional sites, taking into account the different scenarios presented in the NLP Study.</p>	<p>Enough sites have been identified to deliver double the level required within the emerging RSS. The NLP study is currently just evidence for the RSS examination and therefore there is no guarantee it's recommendations will be included within the adopted RSS. There is little purpose in including sites at this stage that will deliver Birmingham growth. Naturally if higher levels of growth are required by the RSS sites will be reassessed.</p>
<p>We support the Council's decision to reject the option of including a windfall allowance in its SHLAA. PPS3 makes it clear that a windfall allowance should not be applied in the first ten years of a plan period except where there are genuine local circumstances present. There are no such circumstances present in Bromsgrove District.</p>	<p>Support noted</p>
<p>The Council has decided not to identify broad locations for development within the Draft SHLAA. It will clearly be necessary for the Council to identify broad locations if it is to conform to the emerging RSS Phase Two Revision. It is probable that the Review, once finalised, will set out a requirement for urban extensions south of Birmingham as advocated by the NLP Study. It will be for Bromsgrove District and Birmingham City Councils to then identify, through their respective SHLAAs, the appropriate locations for this development.</p>	<p>Broad locations should only be used if insufficient sites have been identified. The Council has not yet searched for any sites adjacent to Birmingham as the NLP study is merely evidence for the RSS examination. It would therefore be premature to start identifying sites at this stage. If the NLP recommendations are incorporated into the RSS the Council will then begin a search sites adjacent to Birmingham. Broad locations would only be used if insufficient sites could be identified for the urban extension.</p>

Respondent: **Mr Kingston**

Relevant Site: **Kidderminster & Worcester Road, Land between (BDC10)**

Comment	Council Response
<p>The SHLAA should identify as many sites in and around settlements as possible and should not be constrained by planning policies. Sites should not therefore be discounted solely on the grounds of being in the Green Belt. All sites discounted on the sole grounds of being within the Green Belt should be re-assessed.</p>	<p>The principle of discounted sites on the basis of a Green Belt designation is supported within the Planning Advisory Service note entitled 'Strategic Housing Land Availability Assessment and Development Plan Document Preparation' (July 2008). The document states:</p> <p><i>"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)</i></p> <p>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. It is therefore imperative that the Green Belt is protected if at all possible.</p> <p>Sufficient land has been identified outside of the Green Belt to deliver double the requirement of the Preferred Option RSS document. If housing targets rise beyond this sites ruled out solely on the grounds of a Green Belt designation will be reassessed.</p>
<p>Sites that have been discounted for reasons other than Green Belt follow the advice within paragraph 21 of the Practice Guidance.</p>	<p>Support noted</p>
<p>Hagley was identified in the 1999 Bromsgrove District Local Plan Inspector's report as a settlement that has distinct advantages as a location for some future development. It was described as being of sufficient size to have a reasonable range of services and good transport links.</p>	<p>It is recognised Hagley is one of the more sustainable settlements in the district.</p>

Comment	Council Response
<p>The site was specifically identified in an earlier draft of the Bromsgrove District Local Plan as a site to be removed from the Green Belt as it was less sensitive in terms of Green Belt control and close to shops and facilities.</p>	<p>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. It is therefore imperative that the Green Belt is protected if at all possible.</p> <p>Other sites identified within Hagley also share the benefits of being close to shops and facilities.</p>
<p>At the time of the 1987 draft Local Plan the highway authority raised no objection to the site. The Local Plan Inspector's reasons for recommending the deletion of the site was because of its impact on the countryside and its relationship to the settlement. These reasons were not sound at the time and have in any event been eroded since by further development around the site.</p>	<p>The development of the site would expand Hagley southwards and would lead to encroachment with surrounding rural settlements. The site performs an important Green Belt function that overrides any positive aspects of the site.</p>
<p>The site has good public transport links and is close to facilities in Hagley. The development of this site would round off the settlement of Hagley. The site is flat, easily serviced and immediately available for development in an attractive area. The site is suitable, deliverable and developable.</p>	<p>The sustainability of the site is noted</p> <p>The site would not round off the settlement but would encroach into the countryside causing material harm to the openness of the Green Belt.</p> <p>It is noted that the site is deliverable and developable but due to the Green Belt designation the site is not suitable.</p>



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