



Preface

The Strategic Housing Land Availability Assessment is an evidence study that is designed to estimate the ability of sites in Wyre Forest to deliver new housing development over the duration of the West Midlands Regional Spatial Strategy to 2026. It does not form planning policy for the district.

Inclusion of any named site in this study does not bind the Council to the allocation of that site for development in future Development Plan Documents. Nor does it predispose the Council towards the favourable consideration of any future planning applications for the development of that site.

Any comments made in relation to particular sites do not constitute a planning brief or formal planning advice. All proposals for housing development arising during the plan period will be considered on their individual merits in relation to adopted and emerging development plan policies and other material considerations relevant at the time of determination.

This Assessment is presented as a 'snapshot' of housing supply at 1st April 2009 and is based upon the best information available at the time. Further sites may be brought to the attention of the Local Planning Authority as it progresses the Local Development Framework. Failure to be identified in this document will not preclude such sites from being considered for housing allocation or development outside of the plan process.

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1 Introduction

1.1 The Wyre Forest Strategic Housing Land Availability Assessment (SHLAA) identifies potential housing sites in the district for the period up until 2026. It is a key element of the evidence base for the Local Development Framework (LDF). The SHLAA has assessed information on sites submitted to Wyre Forest District Council during the first 8 months of 2008.

1.2 The Government requires every local planning authority to prepare a SHLAA to ensure that sufficient land is available to deliver housing to meet future needs. This helps to ensure that land availability is not a constraint on the delivery of new homes.

1.3 National planning policy, set out in Planning Policy Statement 3: Housing (PPS3), specifically requires the identification of land for housing with sites having been assessed for deliverability and developability. In particular PPS3 requires local planning authorities to:

- identify specific, deliverable sites for the first five years of a plan that are ready for development and maintain supply over time in response to market information;
- identify specific, developable sites for years 6-10, and ideally years 11-15, in plans to enable the five year supply to be delivered;
- where it is not possible to identify specific sites for years 11-15 of the plan, indicate broad locations for future growth; and
- not include an allowance for windfalls in the first 10 years of the plan unless there are justifiable local circumstances that prevent specific sites being identified.

1.4 The Wyre Forest SHLAA has been prepared in line with the Government's *Strategic Housing Land Availability Assessments: Practice Guidance* which was published by the Department for Communities and Local Government in July 2007. In particular the Practice Guidance states that "As a minimum, it should aim to identify sufficient specific sites for at least the first 10 years of plan, from the anticipated date of its adoption, and ideally for longer than the whole 15 year plan period". Therefore the primary role of the Strategic Housing Land Availability Assessment is to enable a local planning authority to:

- identify sites with potential for housing;
- assess their housing potential; and
- assess when they are likely to be developed.

1.5 The purpose of the SHLAA is to provide a robust and credible evidence base. **The SHLAA does not make policy decisions on future housing allocations. Such decisions will take place through the Local Development Framework (LDF) process and be set out in the Site Allocations and Policies and Kidderminster Central Area Action Plan (KCAAP) Development Plan Documents.**

1.6 The SHLAA is part of the LDF's evidence base and therefore does not determine the development strategy for the District nor does it allocate land for housing. It will be used to inform policy to be progressed within the Development Plan Documents.

2 Background

2.1 In June 2004 the Regional Plan, known as the West Midlands Regional Spatial Strategy (RSS) was published setting out development requirements through until 2021. The RSS is currently being revised to 2026 to provide new development requirements, including housing provision, for Districts across the region. The Examination in Public (EIP) for the Phase 2 Revision of the RSS began at the end of April 2009. It puts forward the following housing requirements for Wyre Forest District between 2006 -2026.

Table 2.1 Wyre Forest District Housing Requirement 2006-26

Local Planning Authority	Proposed dwellings (net)	Indicative annual average
Wyre Forest	3,400	170

2.2 Since the publication of the RSS Phase 2 Revision Preferred Option document, further work has been commissioned by Government Office for the West Midlands (GOWM). This assesses the need for higher housing numbers based on revised population projections and household growth figures. This work was undertaken by Nathaniel Lichfield & Partners. It proposes an extra 400 dwellings for the rural areas of the District. The outcome of this study will be debated at the EIP as part of the evidence base. Until a decision has been made about the final housing requirement, the SHLAA will address the requirement set out in the RSS 2 Preferred Option to find enough land for the 3,400 dwellings apportioned to Wyre Forest District.

Current housing land provision

2.3 Housing completions and commitments are published 3 times a year in the Wyre Forest District Council Residential Land Availability. Reports are published showing the position at January 1st, April 1st and October 1st. The latest available figures relate to the position at 1st April 2009. Detailed tables show residential completions, demolitions, retained dwellings in conversions as well as affordable completions.

2.4 New residential permissions are also monitored. As would be expected in an economic downturn, there were fewer permissions granted in 2008/09 on small sites (under 10 dwellings) than at any time since 1994. Completions were still running above the indicative annual average at 240 (net of demolitions).

2.5 By the end of March 2009, 729 completions had taken place in the District since 1st April 2006 with a further 1,163 dwellings (net of demolitions) with permission and 59 with consent subject to the completion of a Section 106 Agreement. In addition to these, a potential 259 dwellings could be provided on allocated sites in the existing Local Plan. Annual completions for the period April 1st 2006 to 31st March 2009 averaged 243.

Table 2.2 Housing completions since April 1st 2006

Year	Number of dwellings completed (net)
2006/07	297
2007/08	192
2008/09	240
Total	729
Average for period	243

2.6 Based on the current housing requirement of 3,400 (net) new dwellings set out in the RSS Review Preferred Option and the assumption that all outstanding commitments are built, this would mean a net remaining requirement of 1,449 (including current allocated sites). Commitments include the 329 dwellings under construction at 1st April 2009. 79% of total commitments have full or reserved matters consent and therefore have no planning constraints to prevent their full implementation. 91% of these commitments are on previously developed land with only 9% on greenfield sites. These figures can be compared with actual completions where 96% were on previously developed land in 2008/09.

Table 2.3 Commitments at 1st April 2009

Consent type	Total number of committed dwellings	% of total
Full / reserved matters	968	79
Outline	195	16
Pending S.106	59	5
Total	1,222	100

Reviewing the SHLAA

2.7 In terms of ongoing monitoring and review, Wyre Forest District Council will provide updates through the Annual Monitoring Report including a housing trajectory and the five-year housing supply of specific deliverable sites. New sites which have come forward as part of the LDF consultation process will be included in the SHLAA review, which will be published alongside the April Residential Land Availability Report, which provides more information about housing delivery.

2.8 It is currently anticipated that the SHLAA will only be fully re-surveyed when the LDF is reviewed and rolled forward beyond 2026 or if the local planning authority is no longer able to demonstrate a five year supply of specific deliverable sites for housing.

3 SHLAA Methodology

3.1 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. The Guidance sets out the minimum requirements for producing a robust SHLAA. The requirements are set out in the tables below. The Wyre Forest SHLAA has been designed and undertaken to ensure that these outputs are achieved.

Table 3.1 SHLAA process core outputs

SHLAA process 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 site (ie. In terms of 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

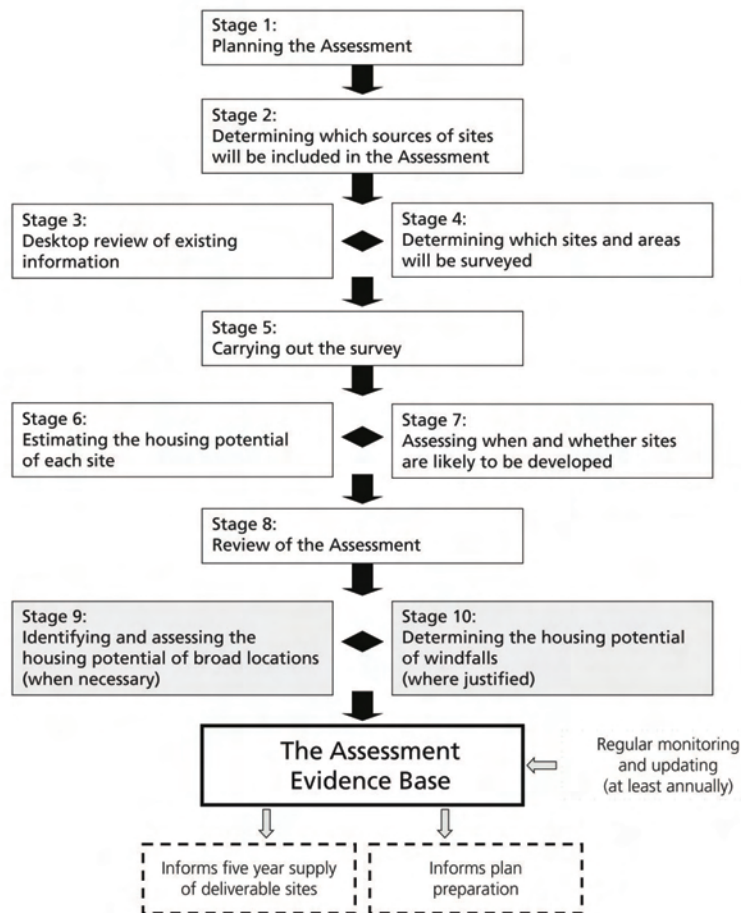
Table 3.2 SHLAA process checklist

SHLAA process checklist
1 The survey and assessment should involve key stakeholders including housebuilders, social landlords, local property agents and local communities. Other relevant agencies may include the Housing Corporation and English Partnerships (a requirement in areas where they are particularly active)
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.

3.2 The Practice Guidance states that if the standard methodology is followed, the Local Planning Authority should not need to justify the methodology used in preparing the SHLAA.

3.3 The methodology set out in the Government's Practice Guidance is divided into 10 key stages. The Wyre Forest SHLAA addresses all the key stages and in particular Stages 1- 8. Stage 8 a 'Review of the Assessment' has identified that there are probably sufficient sites identified to meet the housing requirements in Wyre Forest District up to 2026. Therefore further work has not been undertaken for Stages 9 and 10 at this time. Consultants have recently been appointed to undertake viability assessments of those sites which are deemed by the panel to have housing potential. If the outcome of this study shows a potential shortfall on numbers, then further work will be required.

3.4 It should be noted that the identification of a site at this particular point in time within the SHLAA report does not necessarily mean that the site will be allocated for housing or any other use, or that planning permission will be granted for residential development. These decisions will be made via the preparation of the Local Development Framework or through the normal planning application process. Similarly the non-inclusion of a site may not preclude future housing development.



STAGE 1: PLANNING THE ASSESSMENT

3.5 The District Council has been guided in the preparation of the SHLAA by the methodology in the Government SHLAA Practice Guidance. The SHLAA Practice Guidance advises that the area of study should preferably be that of the sub-regional housing market area. However, it does not rule out authorities working independently as long as the work is consistent with other neighbouring studies.

3.6 Wyre Forest District is part of the West Midlands South Housing Market Area along with the other Worcestershire districts and Stratford and Warwick Districts in Warwickshire. However, Wychavon, Malvern Hills and Worcester City are working on a Joint Core Strategy to cater for Worcester City's housing allocation and Bromsgrove and Redditch have also been advised to work jointly. Therefore, Wyre Forest District Council decided to undertake the study for just the Wyre Forest District area.

3.7 Local stakeholders were consulted on the draft methodology in March 2008 for a 6 week period. Notes of a meeting held with the Home Builders Federation (where the methodology was discussed) can be found at Appendix C. At the same time a site suggestion form (Appendix B) was posted on the website and sent out to local landowners, agents, locally operating house builders, housing associations and estate agents (Appendix A). A meeting of stakeholders was held in early July (Appendix D & E) and the methodology was agreed. Appendix F shows the comments received on the draft SHLAA methodology during the consultation period. The revised methodology can be found at Appendix G.

STAGE 2: DETERMINING WHICH SOURCES OF SUPPLY WILL BE INCLUDED IN THE ASSESSMENT

3.8 The Guidance states that the SHLAA should cover sites in the planning process and sites outside of planning. We looked at the following types of site.

3.9 Sites in the Planning Process–

- Land allocated for employment or other land uses which are no longer required for those uses – an Employment Land Review has been undertaken as part of the work on the LDF Evidence Base, and some sites have been suggested as suitable for reappraisal for alternative uses through the LDF process
- Existing housing allocations and site development briefs
- Unimplemented planning permissions for housing
- Planning permissions for housing that are under construction
- Sites refused residential permission
- Sites suggested via informal enquiries

3.10 Sites not in the Planning Process –

- Sub-division of existing dwellings – not considered to be easily measurable – total number of new dwellings not significant
- Flats over shops – a finite resource – difficult to quantify
- Empty homes – only small numbers brought back into use each year
- Previously developed vacant and derelict land and buildings – from National land Use Database
- Additional housing opportunities in established residential areas, such as under-used garage blocks – some in private ownership, but many belong to Wyre Forest Community Housing

- Redevelopment of existing housing – a number of Community Housing sites may come forward for redevelopment subject to securing funding
- Surplus public sector land – the Wyre Forest Schools Review led to a number of schools becoming surplus following a move from 3-tier to 2-tier education
- Conversion of commercial buildings
- Vacant land not previously used

3.11 Paragraph 25 of the SHLAA guidance indicates that for site surveys, a minimum size of site may be chosen. This should reflect local circumstances and the resources available to the District Council. Data shows that a significant proportion of new housing in Wyre Forest occurs on small sites such as infill, conversions, redevelopment schemes or the sub-division of existing dwellings. To include all such sites for the SHLAA survey would be overly burdensome and therefore, to help effectively manage the process, a threshold has been applied – all sites with permission have been included in the capacity calculations but for those without planning permission only sites for at least 10 dwellings in Kidderminster and Stourport-on-Severn or 5 dwellings elsewhere have been assessed by the SHLAA. It was agreed at the stakeholder meeting that this was the best way forward so that the assessment would concentrate on the regeneration of the substantial brownfield sites in the District, in particular those in Kidderminster and Stourport-on-Severn.

3.12 The Guidance indicates that sites can be excluded from analysis, where the reasons are justified and agreed by the partners. The scope of analysis should not normally be ‘narrowed down by existing policies designed to constrain development.’ (paragraph 21). However, the Local Planning Authority considers that the RSS Phase 2 revision – Draft Preferred Option requirement for 3,400 dwellings can be accommodated on brownfield sites within the urban areas and on sites within key villages as is evidenced under paragraphs 2.3-2.6. It was agreed at the Stakeholder Panel that, initially, Greenfield, Green Belt sites would be excluded from the Assessment (other than small sites with potential for rural exception schemes) as to suggest such locations for housing development would be contrary to the emerging Core Strategy which aims to concentrate development on brownfield sites within Kidderminster and Stourport-on-Severn with only small-scale local needs developments elsewhere.

STAGE 3: DESKTOP REVIEW OF EXISTING INFORMATION

3.13 The Guidance sets out sources of information that can be used to identify sites with housing potential such as the National Land Use Database and the Employment Land Review. A desk-top review of sites with housing potential was initially undertaken during 2007. This involved looking back through records held by the planning department including general enquiries which did not lead to full planning applications.

3.14 The District Council also contacted the following groups of people during Spring 2008, who were asked to put forward potential sites:

- Landowners and developers were asked to identify potential sites. Sites with unimplemented planning permissions were also reassessed.
- Wyre Forest Community Housing and other partner Registered Social Landlords were asked about their future development plans
- Parish Councils were also asked to advise of land holdings which they considered to have housing potential
- Other council departments were asked to advise of land holdings with housing potential
- Other major land owners such as Worcestershire County Council, Health Authorities and Police were also contacted

3.15 The 'call for sites' ran from 3rd March to 15th April 2008 and involved contacting all developers known to have been active in the District in the last 5 years together with landowners who had submitted sites for consideration through the Local Plan Review and the Local Development Framework. A copy of the letter and housing site suggestion form are set out at Appendices A and B. From the above sources it was possible to draw up a list of potential sites and plot them onto the council's mapping system. Certain criteria were set out in the initial call for sites so that the sites being considered would be in accordance with the emerging Core Strategy:-`

- Only sites within or immediately adjacent to settlement boundaries to be considered initially.
- In accordance with the emerging spatial strategy in the Core Strategy DPD the following settlements will be considered suitable for housing development:
- Kidderminster, Stourport-on-Severn, Bewdley, Fairfield, Cookley, Blakedown, Chaddesley Corbett, Bliss Gate, Far Forest, Callow Hill, Rock, Clows Top and Arley
- Apart from Kidderminster and Stourport-on-Severn, housing development will be to meet local needs only.
- Only greenfield Green Belt sites which lie within or immediately adjacent to Chaddesley Corbett village and are suitable for affordable housing will be considered.

3.16 This approach received the backing of the stakeholders at the July 2008 meeting. It was agreed by all present that the regeneration of the town centres of Kidderminster and Stourport-on-Severn was a priority and that any other sites put forward would be for local needs only.

STAGE 4: DETERMINING WHICH SITES AND AREAS WILL BE SURVEYED

3.17 It was agreed by the stakeholders that all sites identified in the desktop review and submitted by other people would be visited and surveyed as per the Guidance. Whilst on site, any other potential sites were noted. Greenfield sites outside of the urban areas and key villages which had been put forward by landowners were also visited and assessed at this stage but the decision had been taken earlier by stakeholders that such sites would not be put forward for detailed discussion by the SHLAA panel (see stages 6 and 7). If the RSS housing allocation rises significantly, such that it would necessitate the development of greenfield Green Belt land, then a further round of consultation on potential sites will need to be undertaken so that all landowners have an equal opportunity to put their sites forward. This is in order to give all landowners with large Greenfield Green Belt sites the opportunity to promote their sites as we had initially asked for such sites not to be put forward for consideration at this stage as to actively promote such sites would be contrary to the emerging Core Strategy.

STAGE 5: CARRYING OUT THE SURVEY

3.18 Site surveys were carried out by officers from the Forward Planning Section to a set format to ensure consistency. Site Assessment Forms were agreed by the panel prior to carrying out the survey work. Full details of the site assessments can be found in a separate document. They include a summary of details that were recorded in site survey work. All site boundaries were input onto a GIS mapping system and plans were taken out on site so that boundaries could be confirmed. Photographs were also taken of each site if at all possible.

STAGE 6: ESTIMATING THE HOUSING POTENTIAL OF EACH SITE

3.19 The Guidance recommends using emerging policy to determine housing densities. Density estimates were also informed by site survey information such as the site's characteristics, physical constraints and surrounding land uses.

3.20 As a starting point, each site had the appropriate density applied to it as per Policy H.5 of the Wyre Forest Adopted Local Plan. Site survey information was taken into account to give a guideline figure for the potential number of dwellings on each site.

- Within Kidderminster Town Centre inset: 70 dwellings
- Within 500m of Kidderminster Town Centre inset and Kidderminster railway station: at least 50 dwellings
- Within Stourport-on-Severn Town Centre inset: 50 dwellings
- Within Kidderminster and Stourport-on-Severn, where sites are within 300m of a bus stop on a high frequency bus corridor: 40 dwellings
- Elsewhere within settlements identified in Policy H.2: 30 dwellings

3.21 The Panel considered that this was the most logical system to adopt. Once site constraints were taken into account, site capacity could then be adjusted either up or down to reflect local characteristics.

3.22 It is also important to ensure that the mix of uses and housing density on a site is both preferable and economically viable. To this end the density calculation may need to be adjusted in the light of further work still to be done on the economic viability of those sites being taken forward in the SHLAA.

STAGE 7: ASSESSING WHEN AND WHETHER SITES ARE LIKELY TO BE DEVELOPED

3.23 All sites have been assessed to ensure they are suitable, available and achievable. The Guidance outlines what is considered to make a site deliverable, developable or not currently developable.

3.24 SHLAA Panel meetings took place in December 2008 and February and March 2009. The panel was made up of volunteers from local estate agents, the largest partner RSL (Wyre Forest Community Housing), Worcestershire County Council Property Services and a local architect. Officers from the Forward Planning section were also in attendance and an officer from housing policy also submitted comments on the sites.

3.25 Stage 7A concerned the suitability of a site for housing in terms of whether it would be a 'suitable location for development and would contribute to the creation of sustainable, mixed communities.' (Para.37 of Guidance) For sites to be deemed 'suitable' for housing, they had to be located in accordance with the emerging LDF Development Strategy as outlined under Stage 3. It was assumed that sites allocated for housing in the Adopted Local Plan or sites with planning permission for housing were 'suitable' for residential development. For other sites, factors which make a site suitable for housing were considered throughout the SHLAA process. A review of relevant policy constraints and planning history helped to highlight potential constraints to development and identify any relevant physical problems and impacts on sites.

3.26 Stage 7B assessed the availability of a site for housing. Many of the sites were promoted by landowners or developers through planning applications or by informal approaches to the planning department. Other sites were promoted through the LDF process or as a response to the 'call for sites' in spring 2008. A large number of sites are currently in commercial use and cannot be released for housing development until suitable locations are found for the existing occupiers. With the current economic slow-down, a number of sites with permission for redevelopment have been cleared but no work has started. The only sector which is still reasonably buoyant is that of affordable housing. Several schemes are currently mothballed or only being built out in stages or the dwelling mix is being changed in favour of houses. This has obvious repercussions for the phasing of completions.

3.27 Stage 7C assessed achievability for housing – the economic viability of a site will be affected by market demand and development costs. This stage helped to assess the scope to provide for housing needs throughout the 15 years from the date of adoption in the phases required by PPS3. Sites being taken forward were split into the following timeframes:

- Pre-2011
- 2011-16
- 2016-21
- 2021-26

3.28 Stage 7D looked at how constraints could be overcome, either through investment or changes to planning policy eg. Infrastructure, access, potential for flooding, sewerage capacity. A number of potential sites are currently not zoned for residential or mixed use development and so even if landowners were willing to bring such sites forward, they would have to await reallocation through the planning process. The Site Allocations and Policies DPD is not timetabled for adoption until late 2012 at the earliest. Constraints and how they could potentially be overcome were also discussed at the SHLAA Panel meetings. In order to progress many of the sites, mitigation measures will be required to be put in place. Stakeholder involvement is vital to overcome many of these constraints. These issues will be discussed as the Site Allocations DPD is progressed. Constraints affecting individual sites are outlined on the assessment sheets.

3.29 Following the panel's assessment of the SHLAA sites, the site assessment sheets were published on the council's website and all interested parties were notified. Consultants were also appointed to carry out a viability assessment on a sample of the SHLAA sites. The aim of this work is to test the circumstances in which the Council can expect the residential property market to deliver the required levels of market housing together with affordable homes and infrastructure up to 2026. This work will explore the impact of a range of policy options on the economic viability of potential housing developments and make recommendations regarding the proportion of affordable homes and developer contributions.

STAGE 8: REVIEW OF THE ASSESSMENT

3.30 This stage considered the overall results of the analysis, and whether the necessary scale of provision meets the requirements of PPS3 and emerging RSS. The results of this stage – the conclusion of the SHLAA itself – are considered later in this report at paragraphs 4.1-4.15.

3.31 The Guidance indicates that a further two stages are optional, and might be necessary in local circumstances:

STAGE 9: IDENTIFYING AND ASSESSING THE HOUSING POTENTIAL OF BROAD LOCATIONS (WHERE NECESSARY)

3.32 Where the land supply is unlikely to be sufficient, the Guidance suggests that two types of broad location may be considered – within (or adjoining) existing settlements, and outside settlements. Neither approach was deemed necessary in the case of Wyre Forest District as this approach was seen to be contrary to the emerging Development Strategy in the Core Strategy. Under Policy DS01, new development will be primarily concentrated on previously developed land within the urban areas of Kidderminster and Stourport-on-Severn. Limited opportunities for development to meet local needs

will be identified in Bewdley and on sites within the rural settlements. Development in the open countryside will be closely controlled to safeguard the integrity of the District's Green Belt and landscape character.

STAGE 10: DETERMINING THE HOUSING POTENTIAL OF WINDFALLS (WHERE JUSTIFIED)

3.33 PPS3 and the SHLAA Guidance stresses that there is a clear expectation that the supply of land should be based on specific sites wherever possible – rather than relying on windfall development (development on unidentified sites). In the case of Wyre Forest District, it is considered that sufficient land can be specifically identified in the plan-making process to remove the need to rely on windfalls. Whilst windfall development will inevitably occur during the plan period, this will be taken into account through the monitoring process (specifically the Annual Monitoring Report), and may result in adjustments being made to the timing of the release of future housing allocations. Land will therefore be allocated for the total land requirements, and thus no assessment was made under this stage.

4 Conclusions

4.1 A total of 163 sites were included in the SHLAA process. Of these, 34 had been suggested by landowners and 66 by officers. The other sites were either existing allocations within the Local Plan, had previously been refused permission for housing or had residential permissions. Details are given in the table below.

Table 4.1 SHLAA sites (position at April 1st 2009)

Site category	Number of sites
Under construction	11
Unimplemented permission	23
Application submitted	3
Permission previously refused	10
Existing housing allocation in Local Plan	3
Part of existing Kidderminster (KTC) or Stourport-on-Severn (STC) Town Centre mixed use allocation in Local Plan	7
Area of Development Restraint in Local Plan	7
Officer suggestion	65
Landowner / developer suggestion	34
Total number of sites	163

4.2 The above sites have been split into four different categories – those under construction at 1st April 2009, those with unimplemented planning permissions, those deemed by the panel to have potential for housing and those discounted by the SHLAA panel. Site Assessment Sheets for all 163 sites can be found in a separate document.

Category 1 - Sites under construction

Table 4.2 Category 1 - sites under construction

Availability	Number of sites	Area (hectares)	Number of dwellings
Pre-2011	11 (9)	5.8 (3.5)	412 (282)

4.3 Two of these sites had been completed by the end of March 2009 providing a total of 64 dwellings - both were Wyre Forest Community Housing sites in Kidderminster. There have also been 66 dwellings completed on two of the larger developments at Franchise Street (K157) and at Lichfield Basin (S159) leaving 282 dwellings under construction at April 1st 2009 on SHLAA sites. Adding in smaller sites which fall outside of the SHLAA threshold, there were 329 dwellings under construction.

Category 2 - Committed sites

4.4 This category includes sites with various types of permissions, including those with full and outline permission as well as sites specifically allocated for residential development in the Adopted Local Plan which have yet to get permission. Some of these sites may have gone under construction since 1st April 2009 but these will be picked up in the next review of the SHLAA.

Table 4.3 Category 2 - committed sites

Availability	Number of sites	Area (hectares)	Number of dwellings
Pre-2011	6	1.5	92
2011-16	15	13.7	650
2016-21	2	1.3	100
2021-26			
<i>Not expected to come forward</i>	3	0.6	52
Total	26	17.1	894 (842 likely to be available)

4.5 As the above table shows, 3 sites with planning permission for conversion to dwellings are now not expected be converted for residential uses. K137 Elgar House in Green Street has permission for conversion to 36 flats on the upper floors but is now mostly let as offices. K155 Piano Building at Weavers Wharf has a permission for conversion of the upper floors to 10 flats but a commercial use is now more likely. R038 Wolverley Court has recently been refurbished as a nursing home and conversion of this listed building to 6 self-contained flats is now unlikely. At April 1st 2009 there were also another 96 dwellings with unimplemented permissions on sites outside the SHLAA threshold as well as 125 plots awaiting construction at K157 and S159.

Category 3 - Potential housing sites

Table 4.4 Category 3 - potential housing sites

Availability	Number of sites	Area (hectares)	Number of dwellings
Pre-2011			
2011-16	26	24.3	754
2016-21	17	27.3	1016
2021-26	7	12.6	531
Rural exception sites	4	4.1	Subject to local needs assessments
Total	54	68.3	2,301

4.6 The above table shows that of the sites assessed by the panel, 54 were considered to have housing potential. 4 of these are rural exception sites which will need to be subject to parish housing needs surveys and therefore no capacity is given. None of the sites are greenfield (some are a mixture of green and brownfield) apart from one of the rural exception sites (R104). Full details of the panel's deliberations can be found in the accompanying Site Assessment Sheets.

Category 4 - Discounted sites

Table 4.5 Category 4 - discounted housing sites

Site Reference Number	Location	Size of site (hectares)	Reason for discounting
B003	Texaco garage, Kidderminster Road, Bewdley	0.12	Loss of key community facility

Site Reference Number	Location	Size of site (hectares)	Reason for discounting
S005	Stourport Primary School, Tan Lane, Stourport-on-Severn	0.68	County Council considering potential community uses for site; if this is ruled out, site will be reconsidered in SHLAA update
S016	Civic Centre, New Street, Stourport-on-Severn	0.59	Not considered suitable for residential use; better suited to community use
S019	Lickhill Primary School, Almond Way, Stourport-on-Severn	1.38	Site no longer surplus to educational requirements
R022	Land at Hemming Way, Chaddesley Corbett	0.45	Access issues; loss of allotments
K031	37-38 Oldnall Road, Kidderminster	0.24	Site likely to be redeveloped for nursing home once economy improves
K039	Comberton Place, Kidderminster	0.11	Housing not thought to be viable; likely to remain in commercial use
K040	Long Meadow Mills, Dixon Street, Kidderminster	1.36	ELR concluded site should remain in employment use; not suitable for housing
K043	Broadwaters Community Centre, Upton Road, Kidderminster	0.49	Public open space to rear of community centre safeguarded through PPG17 audit; access
S045	Riverside Business Centre, Baldwin Road, Stourport-on-Severn	3.09	Redevelopment unlikely as almost entire site is in flood zone 3
B048	71-73 Kidderminster Road, Bewdley	0.26	Not considered viable for redevelopment; tandem development
K049	207 Birmingham Road, Kidderminster	0.15	Below SHLAA threshold due to highway issues
K051	100-102 Comberton Hill	0.14	Suitable for mixed uses but would fall below SHLAA threshold
K056	Land rear of 32-51 Franche Road, Kidderminster	1.11	Open space safeguarded through PPG17 audit
K057	Land off Broomfield Close, Kidderminster	0.79	Poor access; poor ground conditions
K058	Playing Field, Stourvale Drive, Kidderminster	1.02	Playing field safeguarded through PPG17 audit
K059	Yew Tree PH, Chester Road North, Kidderminster	0.26	Below SHLAA threshold
K060	Land rear of The Parade, Stourbridge Road, Kidderminster	0.35	Access issues; site dimensions
B063	Butts Town Meadow Caravan Park, Northwood Lane, Bewdley	2.09	Viable commercial use; highways issues
K064	Playing Field, Sutton Park Rise, Kidderminster	1.64	Playing field safeguarded through PPG17 audit; overlooking; access issues
R067	Land adjacent surgery, Briar Hill, Chaddesley Corbett	2.28	Impact on Green Belt and Conservation Area
K068	Maisonettes, Queen Street, Kidderminster	0.26	Probably no overall gain in housing numbers; likely to be redeveloped
S069	Garage block adjacent Areley Old School, Abberley Avenue, Stourport-on-Severn	0.08	Below SHLAA threshold
K071	273/274 Hoo Road, Kidderminster	0.18	Not considered viable for redevelopment

Site Reference Number	Location	Size of site (hectares)	Reason for discounting
K073	Frank Stones, Green Street, Kidderminster	0.32	Not considered suitable for residential use; prefer commercial use
K076	Aylmer Lodge Surgery, Franche Road, Kidderminster	0.17	Below SHLAA threshold due to TPO constraints
S078	Tesco/Bedland Lombard Street, Stourport-on-Severn	0.25	Site considered to be part of town centre and therefore not suitable for housing; may need to reassess along with site S005
S079	20 Lorne Street, Stourport-on-Severn	0.21	Below SHLAA threshold as only part of site likely to be available
S081	Buften's Mall, Bridge Street, Stourport-on-Severn	0.2	Suitable but problems with rear access and land ownership
S082	County Buildings, Bewdley Road, Stourport-on-Severn	0.67	Potential for mixed uses but may not be viable to redevelop
K083	Council Depot, Green Street, Kidderminster	1.27	Not considered suitable due to location
R092	Lea Castle Hospital, Park Gate Road, Cookley	23.07	Not considered to be sustainable location
R093	ADR site, Kimberlee Avenue, Cookley	1.2	Only release if greenfield sites required
K094	Hurcott ADR site, Stourbridge Road, Kidderminster	13.97	Only release if greenfield sites required
K096	Allotment site, Offmore Lane, Kidderminster	3.53	Allotments safeguarded through PPG17 audit
R099	Land adjacent 29 Castle Road, Cookley	0.15	Impact on landscape and views into village
K100	R & D Aggregates site, Lisle Avenue, Kidderminster	1.05	Not considered suitable due to adjacent uses
R105	ADR site, Lowe Lane, Fairfield	3.11	Only release if more housing land required in Fairfield
S108	ADR site, Worcester Road, Stourport-on-Severn	3.14	Not considered suitable for mainstream housing
S111	ADR site, Wilden Top Road, Stourport-on-Severn	2.72	Potentially suitable beyond the plan period
R112	ADR site, Hayes Road, Fairfield	1.16	Potentially suitable beyond the plan period; access may an issue
K113	Netto store, New Road, Kidderminster	0.68	Only suitable if considered as part of wider area
R115	Land at Oxbine, Callow Hill, Rock	0.27	Below SHLAA threshold
R117	Land off Orchard Close, Bliss Gate	0.26	Concerns raised re lack of local facilities
K118	Land north of Stanklyn Lane, Kidderminster	39.55	No requirement for urban extensions; contrary to emerging policy
R119	Land at Stone Hill, Stone	3.94	Unsustainable location - affordable need likely to be met elsewhere in parish
R120	Land at Fold Farm, Chaddesley Corbett	0.31	Below SHLAA threshold - awkward shape
R122	Land at Brown Westhead Park, Wolverley	1.76	Unsustainable location
K123	Land at junction of Wolverley Road and Wolverhampton Road, Kidderminster	8.63	No requirement for urban extensions; contrary to emerging policy
K124	Land rear of 41 Clarence Street, Kidderminster	0.02	Below SHLAA threshold; overlooking issues

Site Reference Number	Location	Size of site (hectares)	Reason for discounting
K125	Land at The Lea, Kidderminster	1.56	No requirement for urban extensions; contrary to emerging policy
B126	Land at 63 Wyre Hill, Bewdley	0.49	Impact on conservation area and listed buildings; dangerous access
B127	Land off Stourport Road, Bewdley	3.18	No requirement for urban extensions; contrary to emerging policy
K128	Ceramspeed, Zortech Avenue, Kidderminster	3.2	ELR considered site should remain in employment use; part of Stourport Road employment corridor
S129	Bournewood Nurseries, Lickhill Road North, Stourport-on-Severn	3.56	No requirement for urban extensions; contrary to emerging policy
S130	Land at Moorhall Lane, Stourport-on-Severn	1.97	Over half of site in flood zone 3; loss of woodland; impact on adjacent wetland Local Nature Reserve
R131	Land off Bine Lane, Bliss Gate	5.16	Large greenfield site in unsustainable location
R136	Land opposite East View, Clows Top	1.73	Other more suitable sites available within village boundary to meet local housing needs
K139	Low Habberley Farm, Habberley Lane, Kidderminster	95.24	No requirement for urban extensions; contrary to emerging policy
B140	The Allotments, Grey Green Lane, Bewdley	3.88	No requirement for urban extensions; contrary to emerging policy
B141	The Front Meadows, Grey Green Lane, Bewdley	7.2	No requirement for urban extensions; contrary to emerging policy
S142	Land rear of 92 Wilden Lane, Stourport-on-Severn	0.43	Backland development; poor access; also greenfield and Green Belt
B144	Land south of Lodge Close, Bewdley	2.55	Sensitive site;no requirement for urban extensions; contrary to emerging policy
B145	Land at Catchem's End, Kidderminster Road, Bewdley	3.06	No requirement for urban extensions; contrary to emerging policy
K148	CMS Garage, Churchfields, Kidderminster	0.87	To remain in commercial use
K150	Former settling ponds,Wilden Lane, Kidderminster	13.47	No requirement for urban extensions; contrary to emerging policy
K152	164-166 Sutton Park Road, Kidderminster	0.94	May fall below SHLAA threshold due to TPO constraints
K162	Land at Watermill PH, Park Lane, Kidderminster	0.17	Not considered suitable due to location
R163	Land off Briar Hill, Chaddesley Corbett	1.9	Not considered suitable due to impact on existing development
R164	Land off Hemming Way, Chaddesley Corbett	1.93	Not considered suitable due to poor access and impact on community orchard
R165	Land off Wolverley Road, Wolverley	0.17	Backland site with poor access
K166	Land off Wolverley Road, Franche, Kidderminster	2.67	No requirement for urban extensions; contrary to emerging policy

4.7 A number of the above sites fall within the area covered by the West Midlands Green Belt. Sufficient land has been identified outside of the designated Green Belt to meet housing targets within the RSS. The Green Belt plays a crucial role in protecting the countryside from urban encroachment and preventing the 3 towns of Kidderminster, Stourport-on-Severn and Bewdley from merging together. There are currently no special circumstances which require the Green Belt boundary to be amended in order to meet the housing target.

4.8 There are currently 7 Areas of Development Restraint within the district. These are areas which have been taken out of the Green Belt to allow for future (long-term) development needs. Only one, that at the former Blakedown Nursery site was considered by the panel to be suitable for housing within the Plan period. ADRs at Hurcott, Wilden and Worcester Road, Stourport-on-Severn were allocated in the 1989 Wyre Forest Urban Areas Local Plan. The 4 rural ADRs at Blakedown, Cookley and Fairfield (2 sites) were allocated in the 1996 Wyre Forest District Local Plan. If greenfield releases are required towards the end of the plan period, the ADR sites will be considered in advance of Green Belt sites.

4.9 A number of sites have been discounted due to the results of other Evidence Base Studies such as the Open Space, Sport and Recreation Assessment (PPG17 audit) and the Employment Land Review. The PPG17 audit concluded that all open space, including allotments and playing fields should be safeguarded from development. All of the sites recommended by the Employment Land Review for consideration for alternative uses have been assessed through the SHLAA. Although the ELR recommended that Sites K101 and K102 on Stourport Road be retained for employment uses, the Panel has gone against this recommendation and suggested housing would be a more suitable use on these sites.

4.10 In Wyre Forest District, flooding is an important issue. Recent construction of flood alleviation measures for Kidderminster and Bewdley has reduced the risk of flooding from the Rivers Severn and Stour but more recent problems have been caused by minor watercourses and surface water run-off. A large part of the flood zones run through the central parts of Kidderminster and Stourport-on-Severn where there is pressure for redevelopment. Where a significant area of a SHLAA site falls within Zone 3, the site is considered unsuitable for residential use.

4.11 In the rural areas, a number of very large sites were put forward by landowners for consideration for housing use. Such sites have been ruled out on the grounds that development would cause significant harm to the character and appearance of the settlements concerned and development would be unsustainable. In some cases, the sites were outside the boundaries of small villages with no facilities within easy walking distance and infrequent bus service.

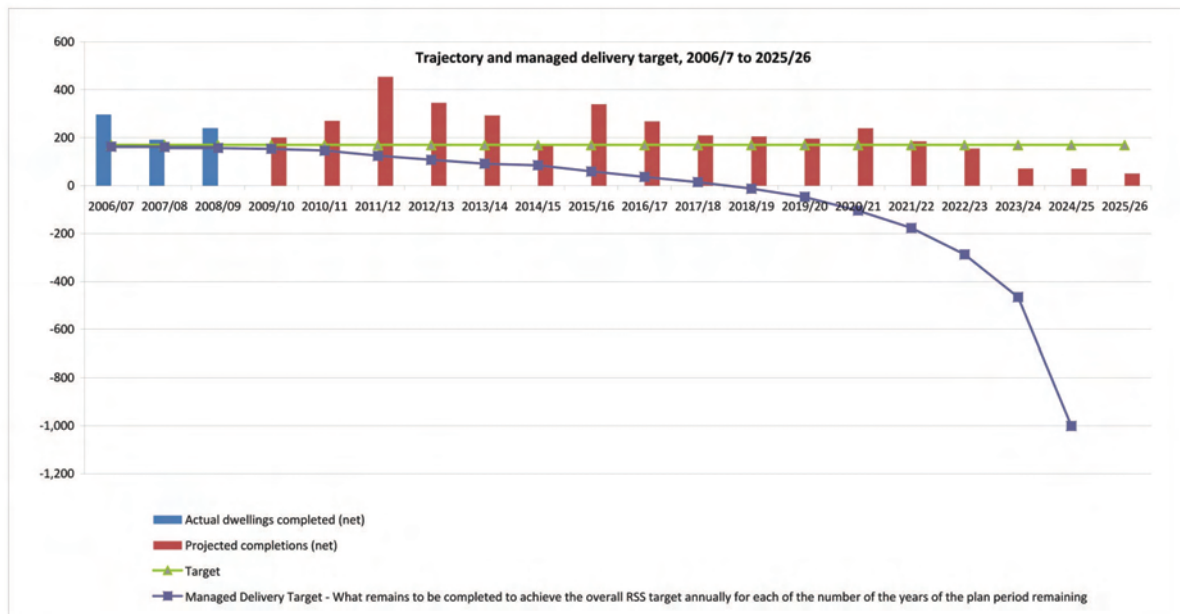
4.12 Finally, a number of sites were considered to fall below the capacity threshold for the SHLAA once various constraints such as Tree Preservation Orders and access had been taken into account.

4.13 As stated earlier in the report, the RSS Preferred Option for Wyre Forest is 3,400 dwellings 2006-26. At April 1st 2009 there had been 729 completions (net). There were 1,392 commitments with 22 houses to be demolished. These commitments include SHLAA sites plus small sites which fall outside the SHLAA threshold. This leaves a shortfall of 1,301 dwellings. The category 3 Potential Housing sites above have a potential net capacity of 2,217 (84 demolitions would be required on Wyre Forest Community Housing redevelopment sites). In addition to these, it is hoped that some of the potential rural exception sites will come forward within the plan period. These figures show that Wyre Forest has enough suitable land for housing without the need to consider any greenfield site releases.

Table 4.6 Summary of Housing Potential on SHLAA sites

Availability	Under Construction	Committed Sites	Potential sites	Total
Pre-2011	282	92		374
2011-16		650	754	1404
2016-21		100	1016	1116
2021-26			531	531

Picture 4.1 Housing Trajectory



4.14 The housing trajectory shows that the RSS Preferred Option of 3,400 dwellings could be delivered by 2018/19. Clearly releasing all of the sites for development would result in a significant over-supply. Almost all of the SHLAA Category 3 sites are brownfield sites. This reuse of previously developed land is supported by PPS3.

4.15 This document provides a snapshot picture of both the committed and potential supply in Wyre Forest District up to 2026 with a base date of 1st April 2009. The SHLAA will be updated in April 2010. This SHLAA has been undertaken in accordance with DCLG Guidance. There will be opportunities for stakeholders to again be involved in the process by providing additional information on sites or suggesting new ones for assessment. The sites identified in this SHLAA have come from a variety of sources and have built upon work undertaken as part of the Residential Land Availability which is published 3 times a year. The SHLAA will be an evolving document as circumstances change on sites and details will continue to be updated. Information contained in the Site Assessment Sheets will be a useful tool for applicants, but they will need to undertake detailed research to determine the full potential of sites. As circumstances change it is possible that more sites may come forward for alternative uses which including residential uses.



A Invitation to Submit Letter

Dear Sir / Madam,

Wyre Forest District Local Development Framework Strategic Housing Land Availability Assessment (SHLAA)

The District Council is currently undertaking a Strategic Housing Land Availability Assessment (SHLAA) which will provide information on the sites available that have the potential to meet future housing need within the Wyre Forest District.

The SHLAA will provide the evidence base to support proposals in the Local Development Framework for the delivery of sufficient land to meet the community's need for more homes by ensuring the managed delivery of sufficient land for housing. It is being carried out in accordance with Government guidance. The suggested methodology proposed for the Wyre Forest SHLAA is enclosed. The purpose of the SHLAA is:

- to identify sites with potential for housing in the district
- assess their housing potential
- assess when they could be developed

In order to comprehensively assess all land that may have potential for housing development, the District Council is asking anyone with land or buildings that they believe may be suitable for housing and which they anticipate could be brought forward before 2026 to submit details.

A Housing Site Suggestion Form is enclosed. Please note that certain site criteria must be met as follows:

- Sites must be suitable for a minimum of 10 dwellings in Kidderminster and Stourport and 5 dwellings elsewhere.
- Only sites within or immediately adjacent to settlement boundaries will be considered at this stage.
- Greenfield sites within the West Midlands Green belt itself will also be excluded from the assessment.

Please note that information from the Assessment will be used to inform the Core Strategy and Site Allocations DPD but that the Assessment does not actually allocate land for future housing development.

Please submit any site suggestions using the enclosed form by 15th April 2008. if you have any queries in relation to the SHLAA please contact me direct.

Yours faithfully

H.STONE

Policy & Monitoring Officer

B Site Suggestion Form



<p>Wyre Forest District Local Development Framework Strategic Housing Land Availability Assessment March 2008</p>	<p>FOR OFFICIAL USE ONLY</p> <p>Response Number: Date Received: Date Acknowledged:</p>
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HOUSING SITE SUGGESTION FORM

Please use this response form to provide information on sites which you would like to be considered for residential development up to 2026. Please provide a plan showing the site boundary at a scale of at least 1:2500.

Response forms to be returned by post to: Forward Planning Section, Planning, Health & Environment Division, Wyre Forest District Council, Duke House, Clensmore Street, Kidderminster, DY10 2JX or by email to: Forward.Planning@wyreforestdc.gov.uk

Please submit your sites by **Tuesday 15th April 2008**. All responses will be acknowledged.

1. Personal Details		2. Agent Details (if applicable)	
Title	<input type="text"/>	Title	<input type="text"/>
First Name	<input type="text"/>	First Name	<input type="text"/>
Last Name	<input type="text"/>	Last Name	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	Job Title (where relevant)	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	Organisation (where relevant)	<input type="text"/>
Address Line 1	<input type="text"/>	Address Line 1	<input type="text"/>
Line 2	<input type="text"/>	Line 2	<input type="text"/>
Line 3	<input type="text"/>	Line 3	<input type="text"/>
Line 4	<input type="text"/>	Line 4	<input type="text"/>
Post Code	<input type="text"/>	Post Code	<input type="text"/>
Telephone Number	<input type="text"/>	Telephone Number	<input type="text"/>
E-mail address	<input type="text"/>	E-mail address	<input type="text"/>

Please tick if you are happy to receive future correspondence by email.

Wyre Forest District Local Development Framework
Strategic Housing Land Availability Assessment Site Suggestion Form (March 2008)

SITE INFORMATION

Sites must be suitable for a minimum of 10 dwellings in Kidderminster and Stourport and a minimum of 5 dwellings elsewhere. Only sites within or immediately adjacent to settlement boundaries will be considered at this stage. Greenfield sites within the Green Belt itself will also be excluded.

Site Location (address & grid reference)	
Current Land Use	
Size of Site (Hectares)	
Site features (landscape / ecological)	
Adjacent Land uses	
Access to site	
Availability of utilities	
Access to public transport	
Site constraints (floodplain, conservation area, listed buildings, contamination)	
Timescale for Availability of site (0-5 years, 6-10 years, 11+ years)	
Site ownership	
Landowner's attitude to development	

এই দলিলটি বুঝতে আপনার সাহায্যের দরকার হলে দয়া করে এই নম্বরে ফোন করুন: 01905 25121

اگر آپ کو اس دستاویز سے متعلق مدد درکار ہو تو براہ مہربانی 01905 25121 پر فون کریں۔

如果你在明白這份文件方面需要幫助的話，請致電 01905 25121。

नेकर त्रुवातुं इस दसतावेस घाते बिसे सवादिता दी छेद्र वै तं बिरपा बरवे टैलीफोन नंवर 01905 25121 'ते संपरक बरो।

Se con questo documento avete bisogno di aiuto pregasi telefonare a 01905 25121

Jeżeli potrzebujesz pomocy w zrozumieniu tego dokumentu, zadzwoń pod nr tel.: 01905 25121

C Notes of Meeting with HBF

Notes of meeting held with HBF re SHLAA 16/05/08

Present:

Noel Holdstock , Heather Stone (WFDC)
Charlotte Abbott (Regional Planner HBF)

Notes:

- The meeting was called in response to the email received from Charlotte regarding our proposed methodology.
- NH outlined the issues facing WFDC - the RSS preferred option housing figures and the District's characteristics. He drew attention to the Residential Land Availability database which is updated monthly with detailed reports published in January, April and October each year. Latest figures show a 9 year housing supply based on the RSS Preferred Option. Sites from Employment Land Review will be fed into SHLAA.
- HS outlined who had been consulted on the methodology. Letters had been sent to those with land interests on the LDF database, developers / builders who had submitted planning applications for residential development in recent years, all locally operating estate agents and Housing Associations operating in the area.
- Sites included in SHLAA – approx. 130 sites plotted on GIS – request for sites yielded only 21 sites – several of which were already known to us. Majority of suggested sites are in rural areas or outside of urban boundaries.
- HBF comments on methodology – not enough detail as to how different stages will be carried out. Density – needs to be discussed on a site by site basis. Must not make qualitative judgements on sites – not robust – use facts to sift out sites. Site assessments must involve as many people as possible – planning consultants, agents, RSLs, house builders etc. Use a funnel approach or flowchart to sort through sites. Sites being entered onto detailed Access database containing factual analysis only at this stage.
- Set up partnership – invite to stakeholder workshop – HBF happy to email members operating in area and get them involved in process. Following on from workshop, will form partnership to oversee site assessment.

Next Steps:

- HS to research methodologies used elsewhere and put forward suggested amendments to methodology
- HS to set up stakeholder workshop for later in June in liaison with HBF
- From this, partnership panel to be established to assess developability and marketability of sites to feed into final SHLAA.

D Invitation List for Stakeholders Meeting July 2008

Invitation list for Wyre Forest SHLAA meeting 9th July 2008

ORGANISATION	REPRESENTATIVE
<u>Estate Agents</u>	
Halls	Roger Sadler/Daniel Lovatt
Phipps & Pritchard	CJ Smith
Andrew Grant	
Allan Morris	
Nock Deighton	
Connells	
<u>RSLs</u>	
WyreForest Community Housing	David Owen
Bromford Housing Group	Darren Isbell Mark Goodhall
Jephson Housing Association	Jo Welch
Waterloo Housing Association	Gino Siani
West Mercia Housing Group	Lisa Mason
<u>House builders</u>	
KendrickHomes	Michael Wright
David Payne Homes	
MorrisHomes	
Persimmon Homes	
Thomas Vale	
Cox Homes	
Kier	
Millbridge Homes	
Crest Nicholson	
Redrow Homes	
David mcLean Homes	

ORGANISATION	REPRESENTATIVE
Bentley Homes	
Barratt Homes	
Taylor Wimpey	
Miller Homes	
<u>Others</u>	
Central Building Design	Steve Greybanks
Rural Housing Enabler	Nigel Potter
Housing Section WFDC	Sally Horne
Property Services (WCC)	Wyn Jenkins

E Minutes of Stakeholder Meeting

Minutes of Wyre Forest District Strategic Housing Land Availability Assessment Stakeholder Meeting July 9th 2008

Name	Organisation
Noel Holdstock	Wyre Forest District Council
Heather Stone	Wyre Forest District Council
Sally Horne	Wyre Forest District Council
Wyn Jenkins	Worcestershire County Council
Charlotte Abbott	Home Builders Federation
David Owen	Wyre Forest Community Housing
Darren Isbell	Bromford Housing Group
Mark Goodall	Bromford Housing Group
Jo Welch	Jephson Housing Association
Kat La Tzar	West Mercia Housing Group
Tim Farley	King Sturge
Steve Greybanks	Central Building Design
Roger Sadler	Halls Estate Agents
Daniel Lovatt	Halls Estate Agents

- Noel Holdstock (NH) welcomed everyone and thanked them for attending. He outlined the contents of the various handouts – a short presentation, revised draft methodology, site schedule and district map showing SHLAA sites.
- NH outlined the Local Development Framework and explained the latest timetable changes.
 1. Core Strategy – Issues & Options Consultation (July 2007), Revised Issues & Options (January 2008), Preferred Option due to go to Council November 2008 before going out for consultation in January 2009 with submission early 2010.
 2. Work has started on the Site Allocations and Kidderminster Central Area Action Plan DPDs with issues & options consultation due in January 2009.
 3. Evidence Base – Employment Land Review to be published end July 2008. Strategic Flood Risk Assessment level 1 completed and level 2 now starting.
 4. Revised Local Development Scheme to be published shortly
- Regional Spatial Strategy Review – Nathaniel Lichfield consultants appointed to work up options for increasing housing numbers in the West Midlands. Study due to be completed by October with consultation on Preferred Option extended to early December. Examination in Public now

expected late April 2009. Current Preferred Option is for 3,400 dwellings in Wyre Forest 2006-2026 – this would equate to an annual build rate for 170 a year – far lower than in recent years.

- Strategic Housing Land Availability Assessment - aims were outlined and reference was made to the DCLG SHLAA Guidance. NH explained why not all potential housing sites will be considered under the SHLAA – Greenfield Green Belt sites are being excluded at this stage in order to concentrate on regeneration of substantial brownfield sites, especially those in Kidderminster and Stourport-on-Severn. The current housing supply situation was outlined – 489 dwellings have been completed since April 2006, 1,419 are immediately available, leaving just under 1,500 more to find sites for (current RSS Preferred Option).
- Sites put forward – Heather Stone explained that the site schedule would be updated and a decoder added. Sites currently on the Residential Land Availability database which are not complete also need to be added on. Roger Sadler asked about site capacity and type of housing to be provided. Capacity estimates would be made at the site assessment stage. Site economics would need to be considered. NH pointed out that the Churchfields site may possibly be named as a strategic site in the Core Strategy, thus allowing it to be brought forward for mixed use redevelopment sooner in the LDF period. This site is likely to include a substantial number of new homes.
- Next steps – Forward Planning Section to visit and assess sites, take photos and produce detailed site maps by end September to send to those on Site Assessment Panel. A meeting would be held in early November to discuss economic viability etc. of sites. Panel to include David Owen (WFCH), Worcestershire Property Services, Roger Sadler (Halls), Steve Greybanks (local agent) plus HBF input. Site Assessment Form to be drawn up and approved before starting site visits. Database will need updating annually as new sites come forward. Housing redevelopment – urban intensification – will need to take these into account in figures – windfalls account for large proportion in West Midlands – potential conflict with PPS3. May be resistance in some areas – fewer come forward in economic downturn.
- Next meeting – Site Assessment Panel to meet early November, wider stakeholder group to meet mid November to consider the assessment results. Time frame for bringing sites forward will be discussed then when initial analysis is complete.

F Comments on Methodology

Comments received on draft SHLAA methodology during consultation period

Respondent	Para. No.	Comment	WFDC Response
Home Builders Federation	General comment –	concerned with lack of detail – further information needed on how WFDC intends to carry out the SHLAA	Noted. Further details to be worked up and discussed at stakeholder meeting on 9 th July 2008.
Home Builders Federation	1.3	SHLAA should identify sites for future housing development, not look at recent developments	Taken from DCLG guidance – agree is misleading. Propose removing this.
Home Builders Federation	2.2 & 2.3	No information on how local stakeholders will be involved – partnership approach is required for SHLAA to be robust	Noted. The list of stakeholders invited to comment on the methodology and attend the stakeholder meeting will be attached to final document.
Home Builders Federation	2.3	No details provided as to why sites may be excluded from SHLAA. If intend to ‘sieve’ out sites prior to assessing, need to explain criteria in methodology	The RSS Phase 2 Revision – Draft Preferred Option requirement for 3,400 dwellings can be accommodated on brownfield sites within urban areas and on sites within key villages. Although a number of greenfield sites outside of these areas have been identified as part of the SHLAA these are not being assessed at this stage in order to avoid unnecessary abortive work. If the RSS housing allocation rises significantly, such that it would necessitate the development of greenfield Green Belt land, then a further round of consultation on potential sites will be undertaken and all landowners will have an opportunity to put their sites forward.
Home Builders Federation	2.3	If size threshold is being introduced, this should be clearly stated in the methodology	A size threshold has been introduced to make assessment more manageable. Details are to be added into methodology.
Home Builders Federation	4.5	Sites not in the planning process – object to inclusion of sub-division of existing dwellings, flats over shops, empty homes – should not be included in SHLAA. WFDC should consider including sites which have been refused permission on design grounds or lapsed permissions	Do not agree. It is hard to quantify possible numbers of units that may come forward from sub-divisions, flats over shops or empty homes brought back into use. However, these categories do make a useful contribution to the overall number of new dwellings, especially in Bewdley. Lapsed permissions – very few sites lapse in the district – mostly single dwellings. Will also consider sites refused permission on design grounds
Home Builders Federation	4.11-14	Object to approach - should not be constrained by existing policy when considering density. See TCPA publication ‘Climate Change: Adaptation by Design’ – discusses link between housing density and climate change	Noted. Density will be looked at on a site by site basis. However, suggested densities as outlined in Adopted Local Plan Policy H.5 are used as a starting point, and then economic viability, physical constraints and site characteristics are taken into consideration to determine overall numbers of dwellings.
Home Builders Federation	4.11 & 4.13	Council is contradicting itself on housing density	see above

Respondent	Para. No.	Comment	WFDC Response
Home Builders Federation	4.16 -19	HBF is concerned about lack of detail as to how sites will be assessed. This should be included in the methodology. Sites should not be ranked. Only deliverability and developability of sites should be assessed – assessment must not be subjective.	Noted. Site assessment will be undertaken on a factual basis. Any subjective assessments will be overseen by a stakeholder panel. Example of site assessment sheet to be included in methodology
Home Builders Federation	4.21	Prior to discussing any shortfalls in sites, the SHLAA should be re-evaluated to check whether assumptions made about sites have reduced number of deliverable, developable sites.	Noted. However it is not considered that this would be an issue.
Home Builders Federation	Appendix 1	Is not clear whether SHLAA will only consider sites within listed settlements. If this is the case, then the SHLAA would be constrained by existing policy and therefore not be robust.	Noted. Sites within or adjacent to the listed settlements will be considered. .Amend wording of Appendix 1 and add in explanatory note re Chaddesley Corbett to reflect guidance given on site suggestion form.
Phipps & Pritchard	General comment	If SHLAA moves onto option of considering land adjoining settlement boundaries, several clients would be interested in putting sites forward.	Noted. See response to HBF regarding paragraph 2.3
Harris Lamb	Site thresholds	Believe this approach is inappropriate and could lead to SHLAA being considered unsound. Since it is inappropriate to include a windfall allowance, if smaller sites are not included, their contribution to housing land supply will not be assessed.	Noted. However it is not considered reasonable or practical to assess sites for only 1 or 2 dwellings. This would make the task completely unmanageable.

G Revised Methodology

Introduction

The purpose of a Strategic Housing Land Availability Assessment (SHLAA) is to identify potential housing sites that will be available and capable of development in a set time period. The assessment should be undertaken by local planning authorities in partnership with other interested parties including landowners and developers. The purpose of its preparation is to help deliver one of the top priorities for Central Government – to ensure that land availability is not a constraint on the delivery of more homes.

Practice guidance was published by DCLG in July 2007. It sets out the methodology for how the assessment will be undertaken. The main role of the SHLAA is to

- Identify sites with housing potential
- Assess their housing potential
- Assess when they are likely to be developed

The Wyre Forest District Core Strategy will identify a spatial strategy for the development of the District. This will include the identification of options for broad locations for future housing development. Once completed, the SHLAA will identify:

- Choices available to meet demand for more housing
- Whether action needs to be taken to ensure sites come forward or policies need reviewing

Preparing the SHLAA has two main aims:

1. to establish whether there is an adequate supply of housing land, and thus to provide sufficient details to show the PPS3 (Planning Policy Statement 3 – Housing, November 2006) requirement that a five year supply of deliverable land available for housing is maintained
2. to provide an important evidence source to inform plan-making, which should ensure that specific sites are available to meet the first 10 years of a plan from its adoption date, and ideally for longer than the whole 15 years. The preparation of the SHLAA is therefore seen as an important tool in the preparation of the Wyre Forest Local Development Framework.

The SHLAA will be updated annually as part of the Annual Monitoring Report to keep the housing trajectory up to date as well as the 5 year supply of deliverable sites.

Guidance

The Guidance sets out minimum requirements of core outputs which are detailed below.

- A list of sites with maps showing locations and site boundaries or broad locations if needed
- Assessment of the deliverability of each site
- Potential numbers of dwellings to be delivered on each site / broad location
- Constraints on delivery of each site
- Recommendations on how constraints could be overcome

The survey and assessment should involve key stakeholders such as house builders, Registered Social Landlords, local estate agents and local communities.

The whole process should be open and transparent. The report should include an explanation as to why particular areas or sites have been excluded from the SHLAA.

Standard Methodology

This document summarises the standard methodology and sets out how Wyre Forest District Council will carry out its assessment. The standard methodology is split into 10 stages.

Stage 1: Planning the Assessment

The SHLAA Practice Guidance advises that the area of study should preferably be that of the sub-regional housing market area. However, it does not rule out authorities working independently as long as the work is consistent with other neighbouring studies. Wyre Forest District is part of the West Midlands South Housing Market Area along with the other Worcestershire districts and Stratford and Warwick Districts. However, Wychavon, Malvern Hills and WorcesterCity are working on a Joint Core Strategy to cater for WorcesterCity's housing allocation and Bromsgrove and Redditch have also been advised to work jointly. Therefore, Wyre Forest District Council has decided to undertake the study for just the Wyre Forest District area.

Officers from the Forward Planning Section will undertake the desktop survey to identify a list of potential sites. House-builders, landowners, developers and estate agents will also be asked to identify any potential sites.

Stage 2: Deciding the Type of Sites to Include

The Guidance states that the SHLAA should cover sites in the planning process and sites outside of planning as set out below.

Sites in the Planning Process –

- Land allocated for employment or other land uses which are no longer required for those uses – an Employment Land Review has been undertaken as part of the work on the LDF Evidence Base, and some sites have been suggested as suitable for reappraisal for alternative uses through the LDF process
- Existing housing allocations and site development briefs
- Unimplemented planning permissions for housing
- Planning permissions for housing that are under construction
- Sites refused residential permission on design grounds

Sites not in the Planning Process –

- Sub-division of existing dwellings
- Flats over shops
- Empty homes
- Previously developed vacant and derelict land and buildings
- Additional housing opportunities in established residential areas, such as under-used garage blocks
- Redevelopment of existing housing

- Surplus public sector land
- Redevelopment of public sector land such as car parks
- Conversion of commercial buildings
- Vacant land not previously used
- Urban extensions

For practical purposes, (to ensure that the scale of the task remains manageable) a threshold will be applied – all sites with permission will be included but for those without planning permission only sites for at least 10 dwellings in Kidderminster and Stourport-on-Severn or 5 dwellings elsewhere will be assessed by the SHLAA.

The Guidance indicates that sites can be excluded from analysis, where the reasons are justified and agreed by the partners. The scope of analysis should not normally be ‘narrowed down by existing policies designed to constrain development.’ (paragraph 21). However, the Local Planning Authority considers that the RSS Phase 2 revision – Draft Preferred Option requirement for 3,400 dwellings can be accommodated on brownfield sites within the urban areas and on sites within key villages.

Stage 3: Desktop Review of Existing information

The Guidance sets out sources of information that can be used to identify sites with housing potential. The following groups of people will also be asked to put forward potential sites:

- Landowners and developers will be asked to identify potential sites. Those with unimplemented planning permissions will also be contacted.
- Wyre Forest Community Housing and other partner RSLs
- Parish Councils will be able to advise of land holdings which they consider have housing potential
- Other council departments will be asked to advise of land holdings with housing potential
- Other major land owners such as County Council, Health Authorities and Police
- Development Control officers may have had General Enquiries regarding possible future development for housing

From the above sources it will be possible to draw up a list of potential sites and plot them onto the council’s mapping system. Appendix 1 details the settlement boundaries within the District. Only sites within or immediately adjacent to settlement boundaries will be considered initially. Only greenfield Green Belt sites which lie within or immediately adjacent to Chaddesley Corbett village and are suitable for affordable housing will be considered.

Stage 4: Determining Which Sites and Areas will be Surveyed

All sites identified in the desktop review and submitted by other people will be visited and surveyed as per the Guidance. Whilst on site, any other potential sites will be added in. Greenfield sites outside of the urban areas and key villages are not being assessed in detail at this stage in order to avoid unnecessary abortive work. If the RSS housing allocation rises significantly, such that it would necessitate the development of greenfield Green Belt land, then a further round of consultation on potential sites will be undertaken and all landowners will have an opportunity to put their sites forward.

Only those sites put forward at Stage 3 will be surveyed. An opportunity to identify broader locations comes at a later stage in the process. It must be remembered that this is an ongoing process and further sites could be put forward at any time.

Stage 5: Carrying out the Survey

Site surveys will be carried out by the Forward Planning team to a set format to ensure consistency. Site boundaries will be checked and confirmed out on the ground. All sites will be photographed.

Stage 6: Estimating the Housing Potential of each Site

The Government Guidance recommends using emerging policy to determine housing densities.

Density estimates will be informed by site survey information such as the site's characteristics, physical constraints and surrounding land uses.

As a starting point, each site will have the appropriate density applied to it as per Policy H.5 of the Wyre Forest Adopted Local Plan. Site survey information will then be taken into account to give a guideline figure for the potential number of dwellings on each site.

- Within Kidderminster Town centre inset: 70 dwellings
- Within 500m of Kidderminster Town Centre inset and Kidderminster railway station: at least 50 dwellings
- Within Stourport-on-Severn Town Centre inset: 50 dwellings
- Within Kidderminster and Stourport-on-Severn, where sites are within 300m of a bus stop on a high frequency bus corridor: 40 dwellings
- Elsewhere within settlements identified in Policy H.2: 30 dwellings

Stages 6 and 7 may need to be carried out in parallel to ensure that the mix of uses / housing density at each site is both a preferable density and economically viable.

Stage 7: Assessing When and Whether Sites are Likely to be Developed

All sites will be assessed to ensure they are suitable, available and achievable. The Guidance outlines what is considered to make a site deliverable, developable or not currently developable.

Stage A – assessing suitability for housing. To be considered suitable, a site must be in a location that will contribute to the creation of sustainable, mixed communities. Factors to be considered include policy restrictions, physical problems, potential impacts and environmental conditions. It is important to note that suitability in the SHLAA does not imply that planning permission would automatically be granted on a site deemed 'suitable' in the SHLAA. The purpose of the SHLAA is to identify the pool of potential sites from which the plan-making process will select the best and most appropriate allocations. The decision on whether or not a site will be selected as an allocation will need to take account of the alternative sites available which will be achieved through the planning process.

Stage B – assessing availability for housing - land is said to be available if it is controlled by a developer who has expressed an intention to develop or the landowner has expressed an intention to sell. A questionnaire will be sent to agents with existing unimplemented permissions asking when development is likely to start.

Stage C – assessing achievability for housing – the economic viability of a site will be affected by market demand and development costs. This stage helps to assess the scope to provide for housing needs throughout the 15 years from the date of adoption in the phases required by PPS3.

Stage D – overcoming constraints either through investment or changes to planning policy. Eg. Infrastructure, access, potential for flooding, Green Belt

At the end of this stage, the information will be made publicly available on the website for information.

Stage 8: Review of the Assessment

Following public consultation on the sites, the housing potential of all the sites will be collated to produce a trajectory up to 2026. Figures will be compared to the RSS requirement. If not enough housing potential has been identified, then further sites may need to be sought.

Stage 9: Identifying and Assessing the Housing Potential of Broad Locations

This is optional. Where the land supply is unlikely to be sufficient, the SHLAA Guidance suggests that two types of broad location might be considered – within (or adjoining) existing settlements, and outside settlements. Broad locations are areas where housing development is thought to be feasible but specific sites cannot yet be identified. If further sites are needed to meet the RSS requirement, then further work will be undertaken.

Stage 10: Determining the Housing Potential from Windfalls

PPS3 states that housing supply should be based on specific sites, and if needed, broad locations, unless the local situation justifies a windfall allowance being used. If a windfall allowance is justified, then the housing potential from each source of land for housing will be estimated as set out in the Guidance.

Status of Sites identified in the SHLAA

The SHLAA has a specific purpose: to identify land that is deliverable and developable. It represents a significant evidence source to inform plan making. However, it does not in itself determine whether a site should be allocated for housing development. Similarly, it does not indicate that permission for housing development will automatically be granted. The SHLAA produces information about potential housing sites or locations – the choices as to which sites will be selected are to be made in due course through the preparation of the Site Allocations and Policies DPD.

APPENDIX 1

The principal settlements where housing sites will be considered are as follows:

Kidderminster	Stourport-on-Severn	Bewdley
Fairfield	Rock	Far Forest
Cookley	Arley	Bliss Gate
Blakedown	Clows Top	Callow Hill

Please refer to the Wyre Forest Adopted Local Plan Proposal Maps for details of exact settlement boundaries. Please note that Chaddesley Corbett and Arley do not have any settlement boundaries. Sites either within or adjacent to the village and suitable for affordable housing schemes will be considered. The Proposal Maps can be found at www.wyreforestdc.gov.uk

GLOSSARY

Table G.1

Term	Explanation
Annual Monitoring Report	This document assesses the progress made against Local Development Scheme milestones and the extent to which planning policies are being implemented
DCLG	Department for Communities and Local Government
Core Strategy	Document setting out the long-term spatial vision for the District along with spatial objectives and strategic policies to deliver that vision
RSLs	Registered Social Landlords - Wyre Forest District Council has 5 partner RSLs – Bromford Housing Group, Jephson Housing Association Group, Waterloo Housing Association, West Mercia Housing Group and Wyre Forest Community Housing Limited
Planning Policy Statement	A key document prepared by Government to set out statutory provisions and provide guidance on planning policy and the operation of the planning system
South Housing Market Area	The West Midlands South Housing Market Area consists of the 6 Worcestershire Districts plus Stratford and Warwick Districts
Trajectory	A means of showing both past and future housing performance by identifying the predicted provision of housing over a period of time
Windfalls	Housing sites which have not been specifically identified as available for housing through the planning process