

## WYRE FOREST

### HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT

2019



## CONTENTS

	Title	Page number
Glossary		
Chapter 1	Introduction	1
Chapter 2	Methodology	2
Chapter 3	Summary of Potential Supply	12
Figure 1	Methodology Flow Chart	4
Table 1	Net Developable Area	7
Table 2	Summary of Potential Housing Land Supply at 1 <sup>st</sup> April 2019	12
Table 3	Potential Employment Sites at 1 <sup>st</sup> April 2019	13
Table 4	List of Sites Assessed through HELAA	14
Table A	HELAA sites under construction or complete at 1 <sup>st</sup> April 2019	21
Table B	HELAA Sites with Unimplemented Planning Permission at 1 <sup>st</sup> April 2019	22
Table C	Other Deliverable Housing Sites	22
Table D	Urban Brownfield Sites Deliverable within 5 Years	24
Table E	Urban Greenfield Sites Deliverable within 5 Years	24
Table F	Rural Brownfield Sites Deliverable beyond 5 Years	24
Table G	Rural Greenfield Sites Deliverable beyond 5 Years	25
Table H	Green Belt Brownfield Sites Deliverable beyond 5 Years	25
Table J	Green Belt Greenfield Sites Deliverable beyond 5 Years	25
Table K	Non-deliverable Sites	27
Table L	Employment Sites	29
Table M	Commercial Sites	30
Appendix A	Call for Sites Form	31

## GLOSSARY OF TERMS

Term	Definition
<b>Allocation</b>	Sites specifically identified on Local Plan policies map for development – e.g. for housing, employment.
<b>Brownfield</b>	Land that has been previously developed.
<b>Conservation Area</b>	Areas of Towns or Villages which have special architectural or historic interest and deserve to receive careful protection are designated as Conservation Areas. Conservation areas give broader protection than listing individual buildings: all the features listed or otherwise, within the area, are recognised as part of its character.
<b>Deliverable (NPPF definition)</b>	To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years
<b>Designation</b>	Areas shown on the Local Plan Policies Map to which specific policies apply.
<b>Developable (NPPF definition)</b>	To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

<b>Economic Development</b>	Economic Development is any development for the following Use Classes: A1 (Shops), A2 (Financial and Professional Services), A3 (Restaurants and Cafés), A4 (Drinking Establishments), A5 (Hot Food Takeaways), B1 (Business), B2 (General Industrial), B8 (Storage and Distribution), C1 (Hotels), D1 (Non-residential institutions), D2 (Assembly and Leisure) and Sui Generis uses (other than Houses in Multiple Occupation and Hostels).
<b>Green Belt</b>	A restrictive land use designation around major built up areas that have existed since 1947 to restrict urban growth and safeguard the countryside for agriculture, forestry and recreation. This area is protected by both national and local policies.
<b>Greenfield</b>	Land that has not been previously developed.
<b>HELAA</b>	An assessment of land availability which identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over a Local Plan Period.
<b>Housing</b>	For the purposes of the HELAA, 'housing' includes market housing, affordable housing, C2 uses for care homes, land that could be used for self-build homes, sites for gypsies and travellers and housing for older people.
<b>Local Nature Reserve (LNR)</b>	Local Nature Reserves are for both people and wildlife. They offer people special opportunities to study or learn about nature or simply to enjoy it. To qualify for LNR status, a site must be of importance for wildlife, geology, education or public enjoyment.
<b>Local Plan</b>	Policy Plan for the District setting out detailed planning policies, proposals and Policies Maps for use when determining planning applications and spatially guiding strategic development.
<b>Local Wildlife Site (LWS)</b>	Local Wildlife Sites are areas of land with significant wildlife value. Local Wildlife Sites support both locally and nationally threatened wildlife.
<b>Mixed Use</b>	A site that is developed for more than one use, e.g. retail, residential, business, leisure

	etc.
<b>National Planning Policy Framework (NPPF)</b>	Sets out the Government's economic, environmental and social planning policies for England. It was updated in February 2019 .
<b>Planning Policy Guidance (PPG)</b>	National planning guidance to support the NPPF.
<b>Previously Developed Land (PDL) (NPPF 2019)</b>	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape
<b>Site of Special Scientific Interest (SSSI)</b>	SSSI's are the country's very best wildlife and geographical sites. There are over 4,000 Sites of Special Scientific Interest in England, covering around 7% of the land area.

## INTRODUCTION

1.1 The purpose of the Housing and Economic Land Availability Assessment (HELAA) is to identify the future supply of land which could help to deliver the objectively assessed needs identified for housing and economic development in Wyre Forest District across the plan period of the Local Plan review (2016-2036). Economic development includes employment land development such as offices, industrial and warehousing as well as town centre uses such as retail, leisure and offices. The National Planning Policy Guidance (NPPG), as amended, introduces important changes when considering the potential supply of development land. The approach now includes the availability of economic development land (not just housing as previously in the Strategic Housing Land Availability Assessment), the treatment of planning permissions and the inclusion of windfalls ( but the exclusion of residential garden land without planning permission). The key role of the HELAA is to identify the volume and geography of potential land supply.

1.2 The HELAA forms a key part of the evidence base which underpins the Local Plan Review. It is a technical study that determines the suitability, availability and achievability of land for development. The methodology has been prepared in accordance with the National Planning Policy Framework (NPPF updated 2018 & 2019) and NPPG. The HELAA will be reviewed annually each April and used to inform the new Local Plan and ensure that there is an up-to-date understanding of the potential land supply in Wyre Forest District. The HELAA will test whether there is enough land to meet objectively assessed needs and identify where this land is located. Thus, it will help the Council understand the level of growth it can plan for and the areas where growth can be accommodated. It will also help the Council to choose the best sites to allocate in the Local Plan to meet the planned growth.

1.3 The methodology used for this study is in accordance with the guidance set out in the “Housing and Economic Land Availability Assessment” section of the National Planning Practice Guidance (ID3). **The HELAA does not determine whether a site should be allocated or given planning permission for development. The assessment of a site as ‘suitable’ does not imply or guarantee that planning permission would be granted should an application be submitted for consideration.**

## POLICY CONTEXT

1.4 The requirement to undertake a HELAA is contained in the NPPF (February 2019) which supersedes previous statements on this topic. The NPPF states at paragraph 67 that

Local Planning Authorities should have a clear understanding of available land in their area through the preparation of a HELAA to establish realistic assumptions about the suitability, availability and economic viability of land to meet the identified need for housing over the plan period.

1.5 In accordance with the NPPF, the Council has undertaken and updated a HELAA to form part of the evidence base for the Local Plan Review to identify potential opportunities for residential and economic development. The NPPF also requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of their housing requirement (with an additional buffer of 5% or 20% moved forward from later in the Plan period if required) as well as identifying a supply of specific developable sites or broad locations for growth for years 6 – 10 and where possible, for years 11 – 15.

1.6 NPPF paragraph 70 acknowledges that Local Planning Authorities may need to make an allowance for windfall sites in the five year housing land supply if there is compelling evidence that such sites will continue to provide a reliable source of supply. Any windfall allowances should have regard to the SHLAA, historic windfall delivery rates and expected future trends and consideration should be given to policies to resist development of residential gardens.

## **HELAA CORE OUTPUTS**

1.7 The HELAA will deliver the following:

- A list of sites, cross-referenced to maps showing locations and boundaries.
- Assessment of the deliverability/developability of each identified site (in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed.
- Potential quantity of development that could be delivered on each identified site or within each identified broad location or on windfall sites.
- Constraints on the delivery of identified sites.
- Recommendations on how these constraints could be overcome.

## **METHODOLOGY**

2.1 The assessment consists of five stages which are outlined below. These stages are based on those in the NPPG. The NPPG states that an assessment should meet the following aims:

- Identify sites and broad locations with development potential
- Assess their development potential and suitability; and
- Assess the likelihood of development coming forward (the availability and achievability)

## STAGE 1: SITE IDENTIFICATION

The initial stage of the process involved 4 main components:

### A. Determine assessment area and site size

2.2 The NPPG states that the selected area for assessment should be the housing market area. This could be the local planning authority or a different area such as two or more local authorities or an area covered by a Local Enterprise Partnership. Owing to different timescales it has not been possible to undertake a joint study with other local authorities within Worcestershire nor those with adjoining boundaries in Shropshire, Staffordshire or the Black Country. However, the Council will continue to work with neighbouring authorities as part of the preparation of the Local Plan Review in line with the duty to cooperate and should the opportunity arise in the future for a joint study, the Council will consider it at that time.

2.3 Following the guidance, this HELAA identifies all sites and broad locations regardless of the amount of development needed to provide an audit of available land. The Wyre Forest Local Plan covers the entire district and therefore all sites submitted to the Council for consideration have been assessed.

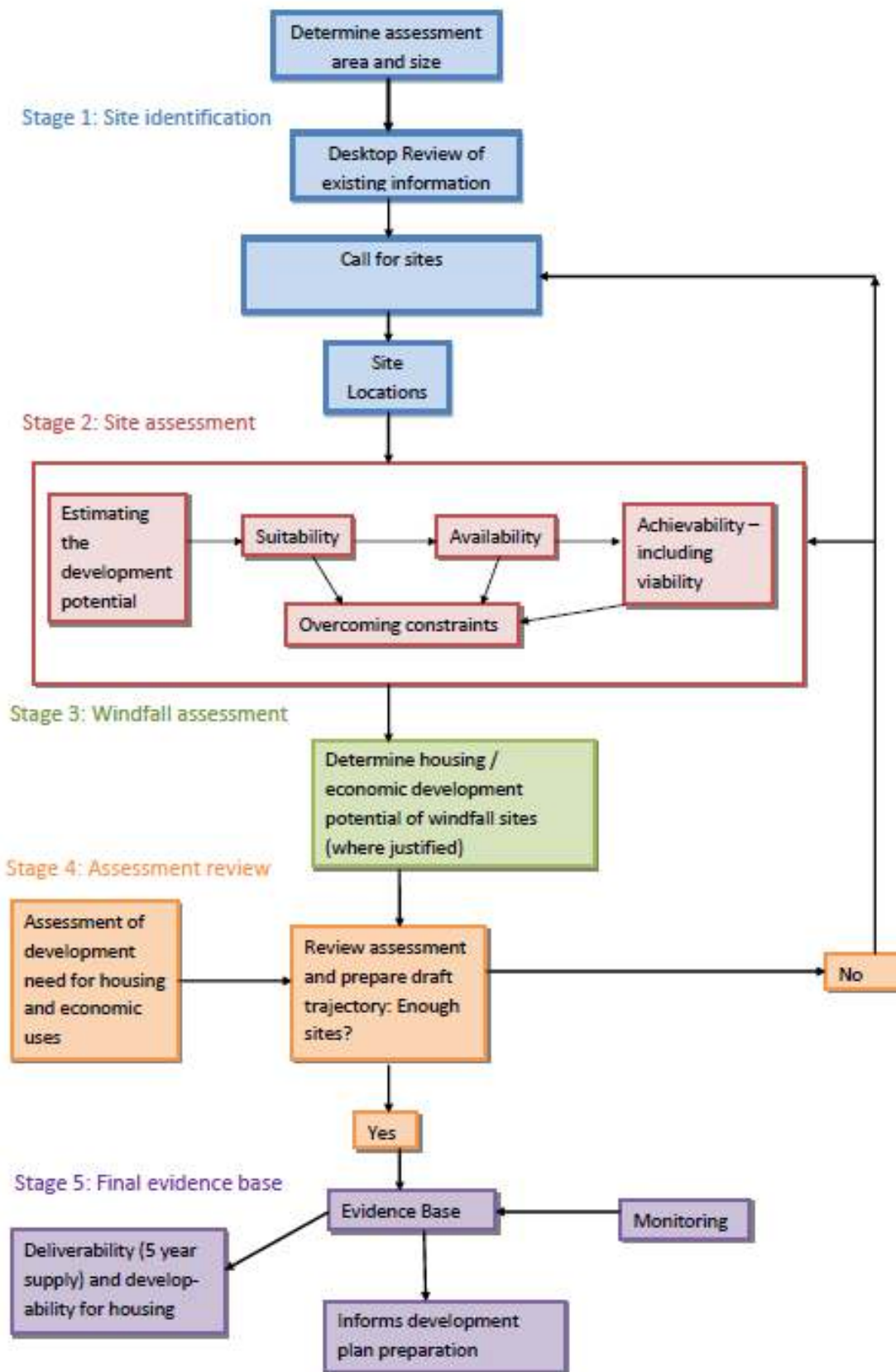
2.4 The HELAA represents just one part of the wider evidence base and should not be considered in isolation. NPPG states that *“..It is the role of the assessment to provide information on the range of sites which are available to meet need, but it is for the development plan itself to determine which of those sites are the most suitable to meet those needs.”*

2.5 Officers have assessed a range of different size sites from small-scale sites to opportunities for large-scale developments such as village and town extensions where appropriate. This assessment only considers sites capable of accommodating 5 or more dwellings (normally 0.25Ha) in Stourport-on-Severn and Kidderminster (but 2 or more dwellings in Bewdley and the rural villages). Where sites have been excluded owing to their size, it does not necessarily suggest that such sites are unsuitable for development. Any planning application submitted would be assessed on its own merits against the current planning policies.

The flow chart at figure 1 summarises the methodology.



Figure 1 Methodology flow chart



## B. Desktop Review of Existing Information

2.6 The NPPG advises that this stage should be used to identify a wide range of possible sites and broad locations for development including existing sites that could be improved or intensified. Sites have been drawn from several sources including:

- Land allocated (or with permission) for employment or other uses which are no longer required for those uses
- Existing housing allocations and site development briefs
- Unimplemented/outstanding planning permissions for residential and economic uses
- Sites with planning permission for housing that are under construction
- Sites which have had planning permission refused or withdrawn
- Land in the Council's ownership
- Sites submitted for consideration through the 'Call for Sites' process or during consultation exercises
- Sites which have been considered through the previous SHLAA process and have not yet been developed
- Vacant and derelict land and buildings
- Surplus public sector land
- Land in non-residential use which may be suitable for redevelopment for housing such as commercial buildings and car parks
- Large-scale redevelopment of existing residential estates
- Sites in rural settlements and potential rural exception sites
- Urban extensions
- Pre-application enquiries where the site is subsequently submitted via the Call for Sites

2.7 The Desktop Review allowed an initial judgement to be made as to whether a site was suitable for development. The Council has access to a considerable amount of information which helps officers to assess the deliverability and developability of sites, including any known constraints. The in-house mapping system includes a wide range of data including the location of educational facilities, public rights of way, public transport routes, local wildlife sites, Sites of Special Scientific Interest, local nature reserves, Scheduled Monuments, Conservation Areas, Listed Buildings, pipelines and aquifers, flood maps, Tree Preservation Orders and areas of Ancient Woodland.

2.8 Assessments were undertaken by the Planning Policy Team, using a desktop and site visit approach. Each site was therefore recorded in a consistent manner. Certain constraints can mean a site is unsuitable for development:

- Scheduled Monuments which are protected by law
- Areas within flood zone 3b – the functional floodplain. Land within flood zone 3a can be included where the exceptions test has been applied.

- Sites of Special Scientific Interest or Local Nature Reserves – these are statutorily protected biodiversity resources
- Sites where development would result in the destruction of a grade II, grade II\* or grade I building or registered parks and gardens
- Other constraints may restrict development such as there being no suitable access, steep topography or poor ground conditions plus lack of suitable drainage or water supply

2.9 If a site was shown to be unsuitable for development at this stage with little chance of these constraints being overcome, no further assessment was undertaken. If however, circumstances change in the future, such sites could be reconsidered in subsequent reviews of the HELAA.

### **C. Call for Sites**

2.10 National guidance states that local authorities should prepare land availability assessments to set out realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need over the plan period. The initial ‘call for sites’ was undertaken in 2008 for the first Wyre Forest SHLAA which informed the Adopted Core Strategy. This document has been subsequently updated each April to include any new sites submitted and also as sites have entered the planning process. As part of the preparation for the Local Plan Review, a new Call for Sites was launched in late 2014. The Call for Sites form was updated in order to gather more comprehensive information to aid site assessment. This allowed officers to gain key details including site location, potential type of development (including housing types and sizes if applicable), scale of development and constraints to development. A copy of the HELAA Call for Sites form can be found in Appendix A. As part of the Preferred Options consultation in summer 2017, the Call for Sites was reopened for 6 weeks.

### **D. Site Survey**

2.11 Once all the sites had been mapped on GIS and recorded on a database, a survey of the sites was undertaken. This included photographs and short videos showing site access and the surrounding streetscene. Surveys looked at current land use and character of both the site and the surrounding area, any obvious physical constraints, potential environmental constraints and an initial assessment of whether the site was suitable for a particular type of use or as part of a mixed use development.

## **STAGE 2: SITE ASSESSMENT**

2.12 This stage aimed to determine if sites are deliverable or developable. Deliverable sites are ones which are suitable, available immediately and achievable within five years.

Developable sites, on the other hand, are suitable and have a reasonable prospect that they could be available and achievable within the plan period.

### Estimating Development Potential

2.13 The method used depends on the site’s proposed end use. For sites with a planning permission in place, the number of dwellings or employment or town centre floorspace approved, is used to establish the site’s development yield.

#### Development potential for housing

2.14 Policy CP05 (Adopted Core Strategy 2010) sets out indicative densities depending on location with Kidderminster town centre sites expected to deliver at 70 dph and sites near the railway station and adjacent to the town centre delivering around 50 dph. In Stourport-on-Severn town centre a figure of 50 dph is also sought with Bewdley and the rural areas delivering at 30 dph. This policy also notes that there may be circumstances where applying these minimum density requirements would not be appropriate owing to the character and surroundings of the proposed site. The Council has reviewed its density policies as this is no longer in conformity with the NPPF which suggests that density should be determined on a site-by-site basis so that each development reflects the neighbourhood in which it is located. Draft policy 8A Housing Density and Mix states that the make up of individual development, their design and density will be in sympathy with the development context and existing neighbouring development. It is anticipated that new greenfield developments will have an average density of 35 dwellings per hectare. Individual site characteristics may mean that this level of density is not achievable on all greenfield developments.

2.15 Where there is existing information on potential site capacity this has been used as a starting point. This information may have been submitted by landowners / developers as part of the ‘call for sites’ exercise or as part of pre-application discussions. The individual characteristics of a site have also been taken into consideration including surrounding residential density and character. Site shape and topography may also have a bearing on potential site capacity.

For larger sites where on-site infrastructure is likely to be needed, the development potential will need to take this into account. Therefore a net developable area is calculated as set out in Table 1.

**Table 1 Net Developable Area**

<b>Net Developable Area</b>	
<b>Site Size (Ha)</b>	<b>Developable area</b>
Less than 0.4	100%
0.4 – 2.0	85%
>2.0	65%

Such infrastructure could include open space, and for potential urban extensions, primary schools and community facilities.

### Development potential for employment land

2.16 As the end use is not known, and thus the floorspace is dependant on the number of storeys, only the overall hectarage of the site will be noted. A number of town centre sites are likely to be redeveloped for mixed uses which will include an element of residential so it is not straightforward to calculate potential capacity for the different uses. Such sites will have their capacity updated once potential schemes for their redevelopment are in the public domain.

### ***Assessment of suitability***

2.17 The suitability of a site is influenced by both national and local planning policy as well as other factors including physical constraints affecting the site, impact of developing the site, market attractiveness of the site's proposed use and location, its contribution to regeneration and impact on amenity and character of the neighbouring area.

2.18 The information needed to assess site suitability was gathered through the desktop surveys and actual site visits. The following types of constraint and impact have been used to assess suitability:

#### Constraints

- Site access
- Utilities capacity
- Utilities infrastructure
- Contamination
- Flood risk – both fluvial and surface water
- Topography
- Market attractiveness

#### Impacts

- Landscape/townscape
- Biodiversity and geodiversity
- Historic environment
- Open space
- Transport and roads
- Compatibility with nearby uses

- Contribution to regeneration

## **Policy Considerations**

2.19 Whilst the HELAA should be used to inform policy making, national guidance also needs to be taken into consideration, otherwise it could result in a list of sites which is not realistic or representative of the developable land within the District. Green Belt land designations should only be altered in exceptional circumstances through a review of the Local Plan. In order to consider the function of the Green Belt in Wyre Forest District, an assessment has been commissioned. This considers parcels of land against the purposes of Green Belt. Parcels of land which have performed weakly against the study's findings, have been reassessed through the HELAA. As a result, some have now been classified as undeliverable. These are mostly sites considered to perform a strategic function of separating the main towns. The majority of HELAA sites currently in the Green Belt (other than brownfield sites) have been identified in a separate table (table J) and categorised as potentially deliverable beyond 5 years.

2.20 The protection of open space is vital for ensuring healthy communities. Existing open space, sports and recreational land should not normally be released for development unless it can be demonstrated to be surplus to requirements, be replaced elsewhere or need for the development clearly outweighs its loss.

2.21 Inappropriate development in areas of flood risk should be avoided by directing development away from areas of highest risk. Where development is necessary, mitigation measures should be put in place to ensure that flood risk is not increased elsewhere. Sites which suffer from fluvial or surface water flooding will only be considered suitable where it can be shown that development would not increase flood risk.

### ***Assessment of availability***

2.22 A site is considered available when there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships or ransom strips. This often means that the land is owned by a developer or landowner who has expressed an intention to develop or the landowner has expressed an intention to sell. The key elements to consider are ownership constraints, land use constraints, access constraints, legal constraints such as covenants and any planning applications which affect the site. A site's planning history should also be investigated to see whether there is a history of unimplemented permissions.

### ***Assessment of achievability***

2.23 A site is considered achievable for development where there is a reasonable prospect that it will be developed at a particular point in time. This is essentially a judgement about the economic viability of a site. It will be affected by:

- Market factors –adjacent uses, economic viability of existing, proposed and alternative land values, attractiveness of the locality, level of potential demand and projected rate of sales.
- Cost factors – this includes site preparation costs taking into account physical constraints or contamination, planning obligations and the prospect of additional funding to assist with development costs.
- Delivery factors – phasing of the build, number of developers involved and type of product on offer and the capacity of the developer.

2.24 The majority of sites considered through the HELAA were promoted by landowners or developers in response to the ‘call for sites’ process which aimed to discover what sites were available for future development. Where potential issues of land ownership were apparent, sites were excluded from the list of potential development sites.

2.25 In order to assess the above factors, a specialist panel met over a number of weeks in order to discuss the sites put forward for potential development. A site can only be considered to be deliverable if it is suitable, available and achievable. This is crucial for the establishment of a robust land supply for housing and economic development and is key to the identification of sufficient land supply for the first five years of the plan period.

### ***Overcoming constraints***

2.26 On several sites, the potential for development was limited by a range of constraints. In some instances, these constraints could potentially be overcome by a shift in policy (eg. allowing some Greenfield development or releasing land from the Green Belt) or by improvements in infrastructure. As part of the background work for the review of the Local Plan a number of studies have been commissioned. These look in detail at Employment Land requirements (taking into account the results of the Objectively Assessed Housing Need study), flood risk, water supply and sewerage capacity, retail and leisure needs, plus open space and sports pitches. The outcomes of these studies have been fed back into the HELAA. Based on the information on a site’s suitability, availability, achievability and the constraints associated with them, the timescale for each site’s potential development has then been assessed.

## **STAGE 3: WINDFALL ASSESSMENT**

2.27 Windfall sites are sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available. The NPPF and NPPG state that, where justified, windfall sites can contribute towards housing supply. There must be robust evidence to demonstrate that windfall sites will consistently become available. If there are insufficient sites identified

to meet the housing and economic development needs councils can, where justified, include the provision of windfall sites.

2.28 In the urban areas of Kidderminster and Stourport-on-Severn, the HELAA has not included sites which are less than 5 dwellings. Records from the last 10 years show that the number of dwellings developed on sites below this threshold (not including garden developments) has ranged from 6 to 35 dwellings. Completions on such sites have averaged 22 dwellings. Thus, it can be concluded that in the main urban areas, small windfall sites of less than 5 dwellings have been reasonably significant in recent housing supply and are likely to continue to do so. Since 2014, several large-scale office-to-residential conversions have come forward through the prior notification process on sites which have not been assessed through the HELAA. Such schemes tend to be for over 5 flats and some have provided as many as 30. There are a number of these schemes yet to be implemented. For this reason a windfall allowance has been included in the housing supply calculations (see Five Year Housing Land Supply Report) although a specific allowance has not been included in the calculations shown in this report.

## **STAGE 4: REVIEW OF THE ASSESSMENT**

2.29 This stage required the development of a draft trajectory based on the detailed assessments undertaken in the earlier stages. This enabled a calculation to be made as to whether there was sufficient land identified to accommodate Wyre Forest District's future land requirements. This stage also considered when sites are likely to come forward and ideally should be able to identify sufficient potential housing and economic development sites for at least the next 15 years. The latest Objectively Assessed Housing Need study has been published. This shows a minimum requirement for 276 dwellings per annum over the plan period (2016-36) which gives a total requirement of 5,520 dwellings for the District.. The updated Employment Land Review gives a requirement for a minimum of 29 Hectares of employment land over the plan period. Sites listed in Table L not currently in employment use, give a supply of just over 47 Ha.

2.30 The HELAA also forms part of the background information used to demonstrate the Council's position in terms of its 5 year supply of deliverable housing sites as required by the NPPF. The HELAA uses the most up-to-date housing and economic land targets. Any shortfall between housing and economic targets and the HELAA sites will trigger steps to rectify the situation. Initially, sites which have previously been excluded as they failed to meet current criteria or were found to be unviable to develop will be re-examined to establish whether anything can be done to change the outcome of the HELAA.



## SUMMARY OF POTENTIAL SUPPLY

3.1 The following tables set out a summary of the potential supply of housing and economic development land that makes up the HELAA. These sites have been through Stage 1 of the assessment and met the criteria in the first sift. They were then considered for further assessment in Stage 2 and considered suitable with a reasonable prospect of being delivered within the Local Plan period (2016-36). All of the sites within 5 years are considered 'deliverable' and those sites within 6-20 years are considered to be 'developable'. It should be noted that a large number of the urban brownfield sites are likely to come forward for a mix of uses and until further viability work is undertaken, the exact mix cannot be determined. The capacities on many of these sites are likely to be much lower than currently shown.

### Potential Housing Supply

**Table 2: Summary of Potential Housing Land Supply at 1<sup>st</sup> April 2019**

Site type	Net number of dwellings	Table reference
<b>Completions (net of demolitions) 2016-19</b>	<b>585</b>	
HELAA sites	437 (plus 67 care home beds)	A
Other sites	148	
<b>Total Deliverable Supply (2019-2024)</b>	<b>1792</b>	
HELAA sites under construction	196	A
Other sites under construction	73	
HELAA sites with unimplemented planning permission	166	B
Other sites with unimplemented planning permission	170	
Other deliverable sites	1187	C
<b>Total Developable Supply (2024-2029)</b>	<b>1237</b>	
Other deliverable sites carried forward	433	C
Urban brownfield	380	D
Rural brownfield	20	F
PdI Green Belt	404	H
<b>Total Developable Supply ( 2029-2036)</b>	<b>5557</b>	
Urban Greenfield	35	E
Rural Greenfield	662	G
Greenfield Green Belt	4860	J
<b>GRAND TOTAL OF POTENTIAL SUPPLY</b>	<b>9171</b>	

## Potential Employment Land Supply

3.2 A number of sites have the potential to provide land for employment uses – B1, B2 and B8. Some of these sites are in existing employment use and will not count as additional supply unless they are redeveloped for these uses. Others are unused plots on existing industrial estates or greenfield parcels within existing Green Belt. Green Belt sites have been assessed through the Green Belt Review. A number of currently vacant employment sites have come forward as potential housing sites. All current employment sites have been assessed under the Employment Land Review and the results of this study will help to determine whether such sites can be released for other uses.

3.3 Table 3 sets out potential employment sites. In addition to these sites, there are a number of town centre sites which will almost certainly be redeveloped for a mix of uses which will also include employment and retail together with leisure and residential. The largest such site is BHS/2 Bromsgrove Street in Kidderminster which is likely to be redeveloped for a mix of leisure uses, car parking, creative workshops, retail, community uses as well as some residential. The HELAA will be updated each April to reflect any changes to sites. As proposals are worked up into planning applications, details will be reflected in these update reports.

**Table 3: Potential Employment sites at 1<sup>st</sup> April 2019**

Site Ref.	Location	Site size (Ha)
Available 2016-21		
FPH/24	Romwire (mostly complete and occupied)	4.99
MI/26	Ratio Park, Finepoint (phase 1 completed)	0.69
FPH/23	British Sugar Phase 1 (outline permission)	1.84
FPH/10	British Sugar Phase 2	2.96
BHS/10	Frank Stone building, Green Street	0.32
BHS/11	Green Street Depot	0.2
FPH/28	Land at Hoobrook Industrial Estate	0.25
Potentially developable 2021-26		
AKR/8	Toll House, Bridge Street	0.09
FHN/1	Land north of Crossley Park	2.6
FPH/8	Land adjacent SDF, Stourport Road	4.29
LI/10	Land r/o Zortech Avenue	1.48
LI/13	Land off Zortech Avenue	1.96
BR/RO/21	Alton Nurseries, Long Bank	0.95
Potentially developable 2026-36		
FPH/27	Land adjacent Easter Park	2.53

WFR/CB/6	Land north of Birmingham Road	8.76
WFR/CB/7	Land south of Birmingham Road	7.13
<b>Total</b>		<b>41.04 Ha</b>

3.4 Tables A – M categorise the sites which have been assessed through the HELAA. A full list of HELAA sites cross referenced to these tables can be found in Table 4. Site assessment sheets for all the sites are available in a separate document. It should be noted that not all the HELAA sheets give a potential capacity in terms of housing numbers although for the purposes of the following tables a capacity figure is shown other than for sites considered not to be deliverable. The findings of this HELAA will be assimilated together with those from the Employment Land Review, the Green Belt Assessment, the Strategic Flood Risk Assessment, Leisure and Open Space Audit and the Retail Needs Assessment. Calculations show that there is not enough brownfield land which is deliverable and that Greenfield releases will be required through the Local Plan Review process in order to satisfy the housing requirement for 2016-36.

**Table 4 List of Sites assessed through HELAA**

Site Ref.	Site Name	Table Number
<i>Kidderminster</i>		
AS/1	Comberton Place	A
AS/2/22	Harriers football ground & car park	D
AS/3	Service Station Chester Road South	B
AS/4	Land S of Bernie Crossland Walk	K
AS/5	Victoria Carpets Sports Ground	B
AS/6	Former Lea Street School	D
AS/7	Former Polish Club	B
AS/8	Land adj. 78 Cherry Orchard	B
AS/9	Railway Corner, Stanklyn Lane	F
AS/10	Land r/o Spennells/Easter Park	J
AS/14	Land off Yellowhammer Court	K
AS/17	Land off Captains Pool Road	K
AS/20	Land N of Bernie Crossland Walk	C
AS/21	Golf Club and car park, Russell Road	D
BHS/1	Blackwell St/Waterloo St	M
BHS/2	Bromsgrove St, (Eastern Gateway)	M, D
BHS/3	Lion St (Eastern Gateway)	K
BHS/4	Worcester St (Eastern Gateway)	K
BHS/5	car park r/o Church Street	K
BHS/6	Car park end of Church Street	K

Site Ref.	Site Name	Table Number
BHS/7	adj.Corn Exchange, New Road	C/M
BHS/8	Dalley/s Corner, New Road	C/M
BHS/9	Royal Exchange, New Road	A
BHS/10	Frank Stone Building, Green Street	C/L
BHS/11	Green Street Depot	L
BHS/12	Castle Wharf, superstores	K
BHS/13	Carters, Tram Street	K
BHS/14	MCF Complex, New Road	D
BHS/15	Parkers Arms	C
BHS/16	Park Lane, Canalside (Timber Yard)	C/M
BHS/17	Park Street & Rock Works	C
BHS/18	Blakebrook School	A
BHS/20	Land at The Lea	K
BHS/21	Ridgend, Bewdley Hill	K
BHS/22	Land at Selba Drive	K
BHS/24	Our Lady & St Pius Church	A
BHS/25	Westminster Road Garages	A
BHS/26	Coopers Arms, Canterbury Road	A
BHS/27	17-20 Vicar Street	B
BHS/28	21-26 Vicar Street	B
BHS/29	Park Lane/Castle Road	A
BHS/30	Elgar House, Green Street	L
BHS/31	Woodfield House	C
BHS/32	Carlton House, Marlborough Street	A
BHS/33	Land at Mill Street	A
BHS/34	25-26 High Street	A
BHS/35	The Barrel, Bromsgrove Street	A
BHS/36	28-29 Worcester Street	A
BHS/37	Brintons Building , Exchange Street	M
BHS/38	Kidderminster Fire Station	C
BHS/39	Boucher Building, Green Street	C
BW/1	Churchfields Business Park	C
BW/2	Limekiln Bridge	D
BW/3	Sladen School	C
BW/4	Hurcott ADR	A
BW/5	Broad Street Car Park	A
BW/6	Yew Tree Inn, Chester Road North	A
BW/7	Old Bear Close, Stourbridge Road	A
FHN/1	Land north of Crossley Park	L
FHN/2	Puxton Lane	K
FHN/3	White Wickets playing field	K
FHN/4	Franche Road Clinic	D
FHN/5	Roundhead PH	A
FHN/6	Play area Willowfield Drive	K

Site Ref.	Site Name	Table Number
FHN/7	land north of Marlpool Estate	J
FHN/8	Land off Snowdon Close	J
FHN/9	78 Mill Street	C
FHN/10	Eagles Nest, Coningsby Drive	A
FHN/11	BT Building Mill Street	C
FPH/1	Settling ponds, Wilden Lane	K
FPH/5	Ambulance Station, Stourport Road	C
FPH/6	Oasis Arts & Crafts, Goldthorn Road	K
FPH/7	Brinton's No.5	L
FPH/8	Land adjacent SDF	L
FPH/9	Land at Foley Drive	M
FPH/10	Silverwoods Development Phase 2	C/L/M
FPH/13/14	Woodbury Road & Jubilee Drive S	C
FPH/15	Rifle Range Shops & Musketeer	C
FPH/17	Dowles Road community centre	A
FPH/18	Birchen Coppice Playing Field	E
FPH/19	165 Sutton Park Rd & The Grange	C
FPH/20	Land off Northgate Close	K
FPH/21	r/o Whitehill Road	K
FPH/22	Extra Care at Silverwoods	A
FPH/23	Silverwoods Development Phase 1	A/C/L/M
FPH/24	Romwire, Stourport Road,	L
FPH/25	Land r/o Vale Industrial Estate	K
FPH/26	Land adj. Summerfield	K
FPH/27	Land adjacent to Easter Park	L
FPH/28	Land at Hoobrook Industrial Estate	L
OC/1	r/o Greenhill IE	L
OC/2	Army Reserve Centre	D/L
OC/3	Land adj. Land Oak PH	C
OC/4	Land rear of Baldwin Road	J
OC/5	Land adj. Hodge Hill Farm	J
OC/6	Land east of Offmore Farm	J
OC/7	Corner Comberton/Chester Road N	C
OC/8	Cavalier PH	C
OC/9	Garage site Queen Elizabeth Road	A
OC/10	Offmore Allotments	K
OC/11	Former Stourminster School	C
OC/12	Comberton Lodge Nursery	H
OC/13	Land at Stone Hill	J
OC/14	Cricketers Arms	A
<i>Stourport-on-Severn</i>		
AKR/1	Bridge St	C
AK2/2	Cheapside	C
AKR/3	Day Centre, Sion Gardens	D

Site Ref.	Site Name	Table Number
AKR/5	Land off Raven Street	K
AKR/7	Swan Hotel	D
AKR/8	Toll House	C/L
AKR/9	Stourport Leisure Centre	M
AKR/10	Queens Road shops	C
AKR/11	Squirrel Inn	A
AKR/12	Land adjacent Old Beams	K
AKR/13	Land east of Areley Common	G
AKR/14	Land at Pearl Lane	G
AKR/15	Land off Ribbesford Road	G
AKR/18	Land off Yew Tree Walk	H
AKR/19	10 York St / 31 High Street	A
AKR/20	Carpets of Worth Severn Road	C
LI/1	Zortech Avenue	L
LI/2	Wyre Forest Golf Course	J
LI/3	r/o Elan Avenue	K
LI/4	Bewdley Road North	K
LI/5	Land at Burlish Crossing	J
LI/6	Bournewood Nurseries	J
LI/7	Bradleys Paddocks	J
LI/8	Land adj.17 Lickhill Rd N	J
LI/9	Woodgreen Farm	K
LI/10	Land r/o Zortech Avenue	L
LI/11	West of school site Coniston Cresc.	J
LI/12	Former Burlish Golf Clubhouse	H
LI/13	Land off Zortech Avenue	L
MI/1	County Buildings	C
MI/2	Vale Road Car Park	A
MI/3	Parsons Chain	D/L
MI/4	75 – 77 Mill Road	C
MI/5	Baldwin Road	B
MI/6	Steatite Way	C
MI/7	Worcester Road Car Sales	C
MI/8	Land off Cutty Sark Drive	K
MI/9	Land at Power Station Road	K
MI/10	Four Acres Caravan Site	K
MI/11	3 Sandy Lane, Titton	D
MI/12	Robbins Depot, Manor Road	K
MI/13	Nelson Road, Sandy Lane IE	M
MI/14	7 Hartlebury Road	C
MI/15	Smallholding, Timber Lane	K
MI/16	Mill Road/Wilden Lane	K
MI/17	Land adj. Stourport Manor Hotel	K
MI/18	Land north of Wilden Estate	L

Site Ref.	Site Name	Table Number
MI/19	land off Wivelden Avenue	K
MI/20	Land at Wilden Top	K
MI/21	Wilden Top ADR	G
MI/22	The Uplands, Hillary Road	K
MI/23	Stour Hill, Wilden Lane	K
MI/24	Adj. Rock Tavern, Wilden	J
MI/25	Extra care Tan Lane	A
MI/26	Ratio Park, Finepoint	L
MI/27	New Manor Public House	A
MI/28	Land at 35 Mitton Street	A
MI/29	Chichester Caravans	B
MI/30	Land at Mitton Street	A
MI/31	Bone Mill Quarry	K
MI/32	Former Tesco, Lombard Street	C/M
MI/33	Wilden Lane Industrial estate	L
MI/34	Oakleaf, Finepoint	L
MI/35	AtoZ Wedding Services, Minster Rd	D
MI/36	Firs Yard, Wilden Lane	H
MI/37	Harriers Training site, Zortech Ave.	M
MI/38	School site Coniston Crescent	H/J
<i>Bewdley &amp; west rural</i>		
BR/BE/1	Bewdley library and medical centre	C
BR/BE/2	Workhouse	C
BR/BE/4	Park Alley	K
BR/BE/6	Land off High Clere	G
BR/BE/7	Land off Park Dingle	K
BR/BE/8	Snuff Mill Walk	K
BR/BE/10	Land at Dry Mill Lane	G
BR/BE/11	Tower Farm Long Bank	C
BR/BE/12	Orchard adj. St. John's T E	K
BR/BE/13	Kendal Lodge, Dowles Road	B
BR/BE/14	Lax Lane	A
BR/BE/15	Land off Snuff Mill Walk	K
WA/BE/1	Stourport Road triangle	J
WA/BE/2	Land off Netherton Lane	K
WA/BE/3	Land at Catchem's End	J
WA/BE/4	Land at Northwood Lane	K
WA/BE/5	Land south of Habberley Road	J
WA/BE/6	Land north of Habberley Road	K
WA/BE/8	Springhill Rise Garages	K
WA/BE/11	Adj. The Barn, Grey Green lane	K
WA/BE/12	Land at Blackstone	K
WA/BE/13	Land off Habberley Rd/ Salisbury Dr	K
WA/BE/14	Land at Crundalls/Hoarstone Lane	K

Site Ref.	Site Name	Table Number
WA/KF/1	Land at Grey Green Lane	K
WA/KF/2	Land off Sandy Lane Habberley	J
WA/KF/3	Low Habberley Farm	J
WA/UA/1	Land r/o Bellman's Cross	H
WA/UA/4	Allotments Upper Arley	J
WA/UA/5	Land at Hill House Farm Arley Lane	J
WA/UA/6	Former Red Lion PH car park	H
BR/RO/1	The Terrace Clows Top	C
BR/RO/2	Lem Hill Nurseries	F
BR/RO/4	Adj. Tolland Bungalow Far Forest	G
BR/RO/5	Adj. The Worralls Pound Bank	K
BR/RO/6	Land r/o Orchard House Far Forest	G
BR/RO/7	Land at New Road, Far Forest	G
BR/RO/11	Land at Bine Lane/Heightington Rd	G
BR/RO/12	Bliss Gate PH	C
BR/RO/13	Blueball Farm Pound Bank	K
BR/RO/14	adj. 1 Pound Bank	K
BR/RO/16	Duke William PH	K
BR/RO/17	Summerdyne, Chapel Lane	C
BR/RO/18	Paddock adjacent Baytrees	K
BR/RO/19	Land at Chapel Lane	C
BR/RO/20	Bliss Gate Road	K
BR/RO/21	Alton Nurseries	C/L
BR/RO/22	Land off Rectory Lane, Rock	G
BR/RO/23	New House Farm, Rock	K
BR/RO/25	Whytehouse Farm, Rock	C
BR/RO/26	Land adjacent Walnut Cottage	C
BR/RO/27	Land adjacent The Oxleys	K
BR/RO/29	Land adjacent The Wain House	C
BR/RO/30	Land at Fingerpost Cottage	K
<i>Rural East</i>		
WFR/BR/1	Land opposite The Croft	K
WFR/BR/2	Land adj. Cloisters	K
WFR/BR/3	Land adj. The Croft	K
WFR/BR/4	Yieldingtree Nurseries	H
WFR/BR/5	Yieldingtree Packers site	A
WFR/CB/1	Land opposite Church Farm	J
WFR/CB/2	Station Yard	K
WFR/CB/3	Land off Station Drive	J
WFR/CB/4	Opposite 55-56 Belboughton Road	J
WFR/CB/5	Opposite 74-76 Belbroughton Road	J
WFR/CB/6	Land north of Birmingham Road	L
WFR/CB/7	Land south of Birmingham Road	L
WFR/CC/1	Barrow Hill Drayton	K



Site Ref.	Site Name	Table Number
WFR/CC/2	Land on Tanwood Lane	K
WFR/CC/3	Land off Briar Hill	K
WFR/CC/4	Land adj. Doctors surgery	K
WFR/CC/5	r/o17 Hemming Way	K
WFR/CC/6	Former Chaddesley Corbett School	A
WFR/CC/7	Land off Bromsgrove Road	J
WFR/CC/8	Land at Fold Farm	J
WFR/CC/9	Harvington Garden Centre	H
WFR/CC/10	Land adj. Chaddesley Corbett Sch.	K
WFR/CC/11	Adj. Bentley Grove, Bromsgrove Rd	K
WFR/ST/1	Captains & The Lodge	H/J
WFR/ST/2	Land r/o Horngrove Stanklyn Lane	K
WFR/ST/3	Land north of Stone Hill	K
WFR/ST/4	Land west of Stanklyn Lane	K
WFR/ST/5	Sparum Farm, Stanklyn Lane	H
WFR/ST/6	adj. Islamic College, Heath Lane	K
WFR/ST/7	Land at Stanklyn Farm, Stone	K
WFR/ST/8	Former Depot, Butts Lane, Stone	A
WFR/ST/9	Cursley Distribution Park	L
WFR/ST/10	Extension land at Stone Hill North	K
WFR/WC/1	Titan Steel Wheels, Cookley	L
WFR/WC/2	Haulage yard adj. Gaymore Farm	K
WFR/WC/3	Land off Eleanor Harrison Drive	J
WFR/WC/5	Land at Gaymore Farm, Cookley	J
WFR/WC/7	Garage block, Castle Road	K
WFR/WC/9	Lionfield Road /Castle Road corner	K
WFR/WC/10	Land off Kimberlee Ave, Cookley	G
WFR/WC/11	Land adj. Brampton Close, Cookley	K
WFR/WC/12	Lawnswood, Cookley	J
WFR/WC/13	Land south of Cookley	K
WFR/WC/15	Lea Castle Hospital site	C/H
WFR/WC/16	Land at Wolverley/Park Gate Road	J
WFR/WC/17	Land at Wolverley Road, Wolverley	J
WFR/WC/18	Sion Hill School site	C
WFR/WC/19	Sion Hill School playing fields	J
WFR/WC/20	Land at Brown Westhead Park	K
WFR/WC/21	Land at Puxton, Kidderminster	J
WFR/WC/22	Land off Lowe Lane, Fairfield	G
WFR/WC/23	Hayes Road, Fairfield	G
WFR/WC/28	Land off Franche Court Drive	J
WFR/WC/29	Drakelow Tunnels	K
WFR/WC/30	Wolverley Lodge, Lea Lane	C
WFR/WC/31	Blakeshall Farm Barns	A
WFR/WC/32	Lea Castle East – A451	J

Site Ref.	Site Name	Table Number
WFR/WC/33	Lea Castle West – A449	J
WFR/WC/34	Lea Castle North	J
WFR/WC/35	Land adjacent Hurcott Kennels	K
WFR/WC/36	Rock Tavern Car Park	H
WFR/WC/37	Land at Caunsall Road	J
WFR/WC/38	Land south of Fairfield Lane	K
WFR/WC/39	Lea Castle (Strong Farms)	M
WFR/WC/40	Stour Corridor (Strong Farms)	M

#### Deliverable Housing Sites within 5 years

Table A: HELAA Sites under construction or completed at 1<sup>st</sup> April 2019

Site Reference	Address	Total Capacity	Not yet completed	Completed
AS/1	Comberton Place	23	23	0
AS/7	Former Polish Club	8	8	0
BHS/9	Royal Exchange	9	0	9
BHS/18	Blakebrook School	40	40	0
BHS/24	Our Lady & St.Pius Church	15	0	15
BHS/25	Westminster Road garages	3	0	3
BHS/26	Coopers Arms	10	0	10
BHS/29	Park Lane/Castle Road	8	0	8
BHS/32	Carlton House, Marlborough St	9	0	9
BHS/33	Land at Mill Street	5	5	0
BHS/34	25-26 High Street	8	2	6
BHS/35	The Barrel, Bromsgrove St	10	0	10
BHS/36	28-29 Worcester Street	23	1	22 <sup>a</sup>
BW/4	Hurcott ADR	91	91	0
BW/5	Broad Street Car Park	5	0	5
BW/6	Yew Tree PH	9	9	0
BW/7	Old Bear Close Stourbridge Rd	6	0	6 <sup>b</sup>
FHN/5	Roundhead PH	9	1	8
FHN/10	Eagles Nest PH	10	5	5
FPH/17	Dowles Rd Community Centre	12	0	12
FPH/22	Extra Care, Silverwoods	112	0	112 <sup>c</sup>
FPH/23	Silverwoods, Stourport Rd	249	0	249 <sup>d</sup>
OC/9	Garages, Queen Elizabeth Rd	7	0	7
OC/14	Cricketers Arms	5	5	0

AKR/11	Squirrel PH	7	3	4
AKR/19	10 York Street/31 High Street	5	5	0
MI/2	Vale Road car park	6	0	6
MI/25	Tan Lane Extra Care	60	0	60
MI/27	New Manor Minster Road	67 beds	0	67 beds
MI/28	Land at 35 Mitton Street	15	0	15
MI/30	Land at Mitton Street	8	3	5
BR/BE/14	Lax Lane	4	4	0
WFR/BR/5	Yieldlingtree Packers site	9	9	0
WFR/CC/6	Chaddesley Corbett School	15	0	15
WFR/ST/8	Former Depot, Butts Lane	10	6	4
WFR/WC/31	Blakeshall Farm, Wolverley	6	0	6
<b>TOTAL</b>		<b>831 plus 67 beds</b>	<b>220</b>	<b>611 plus 67 beds (C2)</b>

<sup>a</sup> 18 completions were before 1<sup>st</sup> April 2016

<sup>b</sup> 3 completions were before 1<sup>st</sup> April 2016

<sup>c</sup> Hampton Court (12 ALD flats) were completed prior to 1<sup>st</sup> April 2016

<sup>d</sup> there were 142 completions prior to 1<sup>st</sup> April 2016

Table B: HELAA Sites with unimplemented planning permissions at 1<sup>st</sup> April 2019

Site Reference	Address	Planning Reference	Total Capacity	Comments
AS/3	Service Station Chester Rd	15/0487	10	Outline approval
AS/5	Victoria Carpets Sports	17/0511	45	Reserved matters in
AS/8	Adj 78 Cherry Orchard	16/0706	5	New scheme proposed
BHS/27	17-20- Vicar Street	15/0171	8	Listed building
BHS/28	21-26 Vicar Street	13/3030	8	Prior Notification
FPH/19	165 Sutton Park Road	18/0649	3	Outline approval
MI/5	Baldwin Road	15/0716, 15/0429, 481/05, 16/0603	54	Multiple permissions on various land parcels
MI/29	Chichester Caravans	17/0662	28	Reserved matters
BR/BE/13	Kendal Lodge Dowles Rd	09/0611	5	Site cleared.
<b>TOTAL</b>			<b>166</b>	

Table C: Other Deliverable Housing Sites within 5 years

Site Reference	Address	Capacity
<i>Kidderminster</i>		
AS/20	Land North of Bernie Crossland Walk	9
BHS/7	Adjacent Corn Exchange, New Road	8
BHS/8	Dalleys Corner, New Road	6
BHS/10	Frank Stone Building, Green Street	16
BHS/15	Parkers Arms site, Park Lane	7

Site Reference	Address	Capacity
BHS/16	Park Lane Canalside (Timber Yard)	55
BHS/17	Park Street & Rock Works	12
BHS/31	Woodfield House, Bewdley Road	9
BHS/38	Kidderminster Fire Station, Castle Road	20
BHS/39	Boucher Building, Green Street	10
BW/1	Churchfields Business Park	240
BW/3	Sladen School site, Hurcott Road	72
FHN/9	78 Mill Street	13
FHN/11	BT building Mill Street	10
FPH/5	Ambulance Station, Stourport Road	12
FPH/10	Silverwoods Development Phase 2	58
FPH/13/14	Woodbury Road /Jubilee Drive South	10
FPH/15	Rifle Range Shops & Musketeer PH	16
FPH/19	165 Sutton Park Road / The Grange	3
FPH/23	Silverwoods Development Phase 1	65
OC/3	Land adjacent Land Oak PH	8
OC/7	Corner Comberton/Chester Road North	32
OC/8	Cavalier PH, Tennyson Way	6
OC/11	Former Stourminster School, Comberton Road	56
<b>TOTAL</b>		<b>753</b>
<i>Stourport-on-Severn</i>		
AKR/1	Bridge Street (former Lloyds Garage site)	19
AKR/2	Cheapside	72
AKR/8	Toll House, Dunley Road	6
AKR/10	Queens Road Shops	22
AKR/20	Carpets of Worth, Severn Road	110
MI/1	County Buildings, Worcester Road	40
MI/4	75-77 Mill Road	7
MI/6	Steatite Way	106
MI/7	Worcester Road Car Sales	15
MI/14	7 Hartlebury Road	5
MI/32	Former Tesco, Lombard Street	4
<b>TOTAL</b>		<b>396</b>
<i>Bewdley</i>		
BR/BE/1	Bewdley library & medical centre, Load Street	15
BR/BE/2	Workhouse High Street	6
BR/BE/11	Tower Farm Long Bank	1
<b>TOTAL</b>		<b>22</b>
<i>Rural Areas</i>		
BR/RO/1	The Terrace, Clows Top	9
BR/RO/12	Bliss Gate PH	6
BR/RO/17	Summerdyne, Chapel Lane, Callow Hill	2
BR/RO/19	Land at Chapel Lane, Callow Hill	2
BR/RO/21	Alton Nurseries, Long Bank	4
BR/RO/25	Whytehouse Farm, Rock	10

Site Reference	Address	Capacity
BR/RO/26	Adjacent Walnut Cottage Bliss Gate	5
BR/RO/28	Land adjacent Wain House Lye Head	1
WFR/WC/15	Lea Castle Hospital site	350
WFR/WC/18	Sion Hill School, Sion Hill	56
WFR/WC/30	Wolverley Lodge Lea Lane	4
<b>TOTAL</b>		<b>449</b>
<b>DISTRICT TOTAL</b>		<b>1620</b>

Table D: Urban Brownfield Sites Deliverable beyond 5 Years

Site Reference	Address	Total Capacity
AS/2/22	Harriers football ground & car park	94
AS/6	Former Lea Street School	24
AS/21	Golf clubhouse & car park, Russell Rd	8
BHS/2	Bromsgrove St, (Eastern Gateway)	35
BHS/14	MCF Complex, New Road	20
BW/2	Limekiln Bridge	80
FHN/4	Franch Road Clinic	8
OC/2	Army Reserve Centre	23
<i>Kidderminster total</i>		<b>292</b>
AKR/3	Day Centre, Sion Gardens	10
AKR/7	Swan Hotel & Working Men's Club	20
MI/3	Parsons Chain	25
MI/11	Sandy Lane, Titton	13
MI/35	AtoZ Wedding Services Minster Road	20
<i>Stourport-on-Severn total</i>		<b>88</b>
<b>DISTRICT TOTAL</b>		<b>380</b>

Table E: Urban Greenfield Sites deliverable beyond 5 years

Site Reference	Address	Total Capacity
FPH/18	Naylor's Field Sutton Park Rise	35
<b>TOTAL</b>		<b>35</b>

Table F: Rural Brownfield Sites deliverable beyond 5 years

Site Reference	Address	Total Capacity
BR/RO/2	Lem Hill Nurseries	20
<b>TOTAL</b>		<b>20</b>

Table G: Rural Greenfield Sites deliverable beyond 5 years

Site Reference	Address	Total Capacity
AKR/13	Land East of Areley Common	24
AKR/14	Land at Pearl Lane	250
AKR/15	Land at Ribbesford Road	130
MI/21	Wilden Top ADR	37
BR/BE/6	Land off High Clere	30
BR/BE/10	Land at Dry Mill Lane	45
BR/RO/4	Adj. Tolland Bungalow, Far Forest	5
BR/RO/6	r/o Orchard House, Far Forest	15
BR/RO/7	Land at New Road, Far Forest	40
BR/RO/11	Orchard at Heightington Road	1
BR/RO/22	Land off Rectory Lane, Rock	15
WFR/WC/10	Land off Kimberlee Avenue	30
WFR/WC/22	Land off Lowe Lane Fairfield	26
WFR/WC/23	Hayes Road Fairfield	14
<b>DISTRICT TOTAL</b>		<b>662</b>

Table H: Green Belt Brownfield sites deliverable beyond 5 years

Site Reference	Address	Total Capacity
AS/9	Railway Corner Stanklyn Lane	3
OC/12	Comberton Lodge Nursery	10
MI/38	School site Coniston Crescent (part)	30
WA/UA/1	Land r/o Bellman's Cross, Shatterford	16
WA/UA/6	Former Red Lion PH car park	2
WFR/BR/4	Yieldingtree Nurseries	5
WFR/CC/9	Harvington Garden Centre	20
WFR/ST/1	Captains and the Lodge (part)	45
WFR/ST/5	Sparum Farm, Stanklyn Lane	20
WFR/WC/15	Lea Castle Hospital	250
WFR/WC/36	Rock Tavern Car Park, Caunsall	3
<b>DISTRICT TOTAL</b>		<b>404</b>

Table J: Green Belt Greenfield sites deliverable beyond 5 years

Site Reference	Address	Total Capacity
<i>Kidderminster</i>		
AS/10	Land r/o Spennells & Easter Park <sup>a</sup>	200
FHN/7	Land north of Marlpool Estate	115

<b>Site Reference</b>	<b>Address</b>	<b>Total Capacity</b>
FHN/8	Land off Snowdon Close	30
OC/4	Land r/o Baldwin Road	150
OC/5	Land at Husum Way	30
OC/6	Land east of Offmore Farm	300
OC/13	Land at Stone Hill, r/o Comberton Est	1100
<b>TOTAL</b>		<b>1925</b>
<i>Stourport-on-Severn</i>		
AKR/18	Land off Yew Tree Walk	14
LI/2	Wyre Forest Golf Club, Kingsway	80
LI/5	Land at Burlish Crossing	150
LI/6	Bournewood Nursery, Lickhill Road N	45
LI/7	Bradleys Paddocks, Lickhill Road N	49
LI/8	Land adjacent 17 Lickhill Road North	50
LI/11	West of school site Coniston Cresc.	200
MI/24	Land adjacent Rock Tavern, Wilden	2
MI/38	School site Coniston Crescent	85
<b>TOTAL</b>		<b>675</b>
<i>Bewdley &amp; Rural West</i>		
WA/BE/1	Stourport Road Triangle	100
WA/BE/3	Land at Catchem's End	75
WA/BE/5	Land south of Habberley Road	35
WA/KF/2	Land off Sandy Lane, Habberley	70
WA/KF/3	Low Habberley Farm, Habberley Lane	120
WA/UA/4	Former allotments, School Bank, Upper Arley	10
WA/UA/5	Land at Hill House Farm Arley Lane	14
<b>TOTAL</b>		<b>424</b>
<i>Rural East</i>		
WFR/CB/1	Land opposite Church Farm, Churchill	5
WFR/CB/3	Land off Station Drive, Blakedown	50
WFR/CB/4	Land opposite 55-56 Belbroughton Rd	24
WFR/CB/5	Land opposite 74-76 Belbroughton Rd	16
WFR/CC/7	Land off Bromsgrove Road, C. Corbett	20
WFR/CC/8	Land at Fold Farm C. Corbett	6
WFR/ST/1	Captains & The Lodge Bromsgrove Rd	90
WFR/WC/3	Land off Eleanor Harrison Drive	10
WFR/WC/5	Land at Gaymore Farm	23
WFR/WC/12	Lawnswood, Westhead Road North	23
WFR/WC/13	Land south of Cookley	194
WFR/WC/16	Land S of Wolverley /Park Gate Road	400
WFR/WC/17	Land at Wolverley Road	80
WFR/WC/19	Former Sion Hill School Playing Fields	75
WFR/WC/21	Land at Puxton	10
WFR/WC/28	Land off Franchecourt Drive	6

Site Reference	Address	Total Capacity
WFR/WC/32	Lea Castle East – A451	300
WFR/WC/33	Lea Castle West – A449	400
WFR/WC/34	Lea Castle North	100
WFR/WC/37	Land at Caunsall Road	4
<b>TOTAL</b>		<b>1836</b>
<b>DISTRICT TOTAL</b>		<b>4860</b>

<sup>a</sup> call for sites submission has capacity of 100 dwellings

Table K: Non-Deliverable Sites

Site Reference	Address
<i>Kidderminster</i>	
AS/4	Land South of Bernie Crossland Walk
AS/14	Land off Yellowhammer Court
AS/17	Land off Captains Pool Road
BHS/3	Lion St (Eastern Gateway)
BHS/4	Worcester Street (Eastern Gateway)
BHS/5	Land r/o Church Street
BHS/6	Car Park end of Church Street
BHS/12	Castle Wharf Superstores
BHS/13	Carters Tram Street
BHS/20	Land at The Lea
BHS/21	Ridgend Bewdley Hill
BHS/22	Land at Selba Drive
FHN/2	Land at Puxton Lane
FHN/3	White Wickets Playing Field
FHN/6	Play Area Willowfield Drive
FPH/1	Settling Ponds Wilden Lane
FPH/6	Oasis Arts & Crafts, Goldthorn Road
FPH/20	Land off Northgate Close
FPH/21	Land r/o Whitehill Road
FPH/25	Land r/o Vale of Industrial Estate
FPH/26	Land adjacent Summerfield
OC/10	Offmore Lane Allotments
<i>Stourport-on-Severn</i>	
AKR/5	Land off Raven Street
AKR/12	Land adjacent The Old Beams
LI/3	Land r/o Elan Avenue
LI/4	Land at Bewdley Road North
LI/9	Land at Woodgreen Farm
MI/8	Land off Cutty Sark Drive
MI/9	Land at Power Station Road



<b>Site Reference</b>	<b>Address</b>
MI/10	Four Acres Caravan Site
MI/12	Robbins Depot, Manor Road
MI/15	Smallholding, Timber Lane
MI/16	Mill Road/Wilden Lane
MI/17	Land adjacent Stourport Manor Hotel
MI/19	Land off Wivelden Avenue
MI/20	Land at Wilden Top
MI/22	The Uplands, Hillary Road
MI/23	Stour Hill Wilden Lane
MI/31	Bone Mill Quarry, Minster Road
<i>Bewdley &amp; West Rural</i>	
BR/BE/4	Land at Park Alley
BR/BE/7	Land off Park Dingle
BR/BE/8	Snuff Mill Walk
BR/BE/12	Orchard adj. St. John's TE, Long Bank
BR/BE/15	Land off Snuff Mill Walk
WA/BE/2	Land adj. Netherton Lane
WA/BE/4	Land at Northwood Lane
WA/BE/6	Land north of Habberley Road
WA/BE/8	Garage blocks r/o Springhill Rise
WA/BE/11	Land adjacent The Barn, Grey Green Lane
WA/BE/12	Land at Blackstone
WA/BE/13	Land off Habberley Road / Salisbury Drive
WA/BE/14	Land at Crundalls/Hoarstone Lane
WA/KF/1	Land at Grey Green Farm
BR/RO/5	Land adj. The Worralls, Pound Bank
BR/RO/13	Land at Blueball Farm, Pound Bank
BR/RO/14	Land adj. 1 Pound Bank
BR/RO/16	Duke William PH, Callow Hill
BR/RO/18	Paddock adj. Baytrees, Callow Hill
BR/RO/20	Land at Bliss Gate Road, Callow Hill
BR/RO/23	Land at New House Farm, Rock Cross
BR/RO/27	Land adjacent The Oxleys
BR/RO/30	Land at Fingerpost Cottage
<i>Rural East</i>	
WFR/BR/1	Land opposite The Croft, Stourbridge Road
WFR/BR/2	Land adjacent Cloisters Stourbridge Road
WFR/BR/3	Land adj. The Croft Stourbridge Road
WFR/CB/2	Station Yard, Station Drive
WFR/CC/1	Land at Barrow Hill, Drayton
WFR/CC/2	Land on Tanwood Lane
WFR/CC/3	Land off Briar Hill, Chaddesley Corbett
WFR/CC/4	Land adj. Chaddesley Surgery
WFR/CC/5	Land r/o 17 Hemming Way Chaddesley Ct

<b>Site Reference</b>	<b>Address</b>
WFDR/CC/10	Land adj. Chaddesley Corbett School
WFR/CC/11	Adj. Bentley Grove Bromsgrove Road
WFR/ST/2	Land r/o Horngrove Stanklyn Lane
WFR/ST/3	Land north of Stone Hill
WFR/ST/4	Land west of Stanklyn Lane
WFR/ST/6	Adj. Islamic College Heath Lane
WFR/ST/7	Land at Stanklyn Farm Stone
WFR/ST/10	Extension to land at Stone Hill North
WFR/WC/2	Haulage Yard, Eleanor Harrison Drive
WFR/WC/7	Garages Castle Road, Cookley
WFR/WC/9	Lionfield / Castle Road, Cookley
WFR/WC/11	Land adj. Brampton Close Cookley
WFR/WC/13	Land south of Cookley
WFR/WC/20	Land off Brown Westhead Park
WFR/WC/29	Land at Drakelow Tunnels
WFR/WC/35	Land adjacent Hurcott Kennels
WFR/WC/38	Land south of Fairfield Lane

Table L: Employment Sites

<b>Site Reference</b>	<b>Address</b>	<b>Site size (Hectares)</b>
BHS/10	Frank Stone Building, Green Street	0.32
BHS/11	Green Street Depot	0.45
BHS/30	Elgar House Green Street	0.11
FHN/1	Land north of Crossley Park	2.6
FPH/7	Brinton's No.5 Stourport Road	3.11
FPH/8	Land adjacent SDF, Stourport Road	4.29
FPH/10	Silverwoods Development Phase 2	2.96
FPH/23	Silverwoods Development Phase 1	1.84
FPH/24	Romwire Stourport Road	4.99
FPH/27	Land adjacent Easter Park	2.53
FPH/28	Land at Hoobrook Industrial Estate	0.25
OC/1	Greenhill Industrial Estate	0.16
OC/2	Army Reserve Centre	0.27
AKR/8	Toll House, Bridge Street	0.09
LI/1	Ceramaspeed, Zortech Avenue	3.27
LI/10	Land r/o Zortech Avenue	1.48
LI/13	Land off Zortech Avenue	1.96
MI/3	Parsons Chain Hartlebury Road	1.0
MI/18	Land north of Wilden Industrial	0.22

	Estate	
MI/26	Ratio Park, Finepoint	0.69
MI/33	Wilden Lane Industrial Estate	0.34
MI/34	Oakleaf Finepoint	1.0
BR/RO/21	Alton Nurseries, Long Bank	0.95
WFR/CB/6	Land north of Birmingham Road	8.76
WFR/CB/7	Land south of Birmingham Road	7.13
WFR/ST/9	Cursley Distribution Park	9.98
WFR/WC/1	Titan Steel Wheels, Cookley	5.65

Table M: Commercial Sites

<b>Site Reference</b>	<b>Address</b>	<b>Site size (Hectares)</b>
BHS/1	Blackwell St/Waterloo St	0.06
BHS/2	Bromsgrove St (Eastern Gateway)	3.59 (mixed use)
BHS/7	Adj. Corn Exchange New Road	0.08
BHS/8	Dalleys Corner New Road	0.13
BHS/16	Park Lane canalside (Timber Yard)	3.47 (mixed use)
BHS/37	Brinton's Building, Exchange Street	0.21
FPH/9	Land at Foley Drive	0.28
FPH/10	Silverwoods Development Phase 2	2.17
FPH/23	Silverwoods Development Phase 1	1.49
AKR/9	Stourport Leisure Centre	1.21
MI/13	Nelson Road, Sandy Lane I.E	7.07
MI/32	Former Tesco Lombard Street	0.2
MI/37	Harriers Training site Zortech Ave	19.77
WFR/WC/39	Lea Castle (Strong Farms)	33.89
WFR/WC/40	Stour Corridor (Strong Farms)	25.59



## Wyre Forest District Local Plan Review 2015 Call for Sites

Please fill in this form and return it to the address below with a plan clearly showing the location of the site by 5:30pm on Tuesday 30<sup>th</sup> September 2014. Please complete a separate form for each site. Completed forms should be sent by email or post as detailed below. If you have any questions about the response form, please contact Planning Policy on 01562 732928

Email: [planning.policy@wyreforestdc.gov.uk](mailto:planning.policy@wyreforestdc.gov.uk)

Post: Planning Policy, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF

YOUR DETAILS	
Name	
Position	
Organisation (if applicable)	
Email	
Telephone	
Address	
Postcode	
Status	The Landowner <input type="checkbox"/> A Developer <input type="checkbox"/>
	A Registered Social Housing Provider <input type="checkbox"/> A Planning Consultant <input type="checkbox"/>
	A Land Agent <input type="checkbox"/> A Resident <input type="checkbox"/>
	Other (please specify) <input type="checkbox"/>
	If acting on behalf of landowner / developer, please provide client name and address details

SITE DETAILS	
Site address	
Postcode (if known)	
Site size (hectares)	
Grid reference (if known)	
Current land use(s)	
Historic Land use(s)	
Adjacent land use(s)	
Please state whether the site is Greenfield or previously developed (please provide a % for each if appropriate)	
Planning history Has the site ever been subject to a planning application for the proposed use? If so, please provide details	

PROPOSED USE				
Nature of proposed use: (mark all that apply with an 'x')	Housing	<input type="checkbox"/>	Retail	<input type="checkbox"/>
	Employment	<input type="checkbox"/>	Leisure	<input type="checkbox"/>
	Gypsy, Traveller and Travelling Showpeople	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

SITE OWNERSHIP		Mark with 'x' as appropriate
I (or my client) ...	Is sole owner of site	
	Owens part of site	
	Do not own site	
If you are not the owner, or only own part of the site, do you know who owns the site or the remainder of it (please provide details)?		
Does the owner (or other owners) support your proposals?		

POTENTIAL HOUSING SITES ONLY

NUMBER OF DWELLINGS/TIMESCALES				
How many dwellings do you estimate could be built?				
When is the site likely to be developed?	Within 5 years	Within 5-10 years	10-15 years	Beyond 15 years
What type / mix of dwellings would you provide?	4 or more bedrooms	3 bedrooms	2 bedrooms	1 bedrooms
House / bungalow				
Flat				
Other				

MARKET INTEREST			
	Yes	No	Comments
Site is owned by developer/operator			
Site is under option to developer/operator			
Enquiries received			
Site is being marketed			
None			

UTILITIES/INFRASTRUCTURE			
	Yes	No	Unsure
Mains water supply			
Mains sewerage			
Electrical supply			
Gas supply			
Public highway			

SUITABILITY ISSUES				
Question	Yes	Part	No	Comments
Does the site suffer from any physical constraint (eg. Topography, access, severe slope, tree cover etc.)?				
Is the site subject to flooding?				
Is the site affected by bad neighbour uses (power lines, railway, major highway, heavy industry)?				
Could the site be contaminated?				
Is vehicular access to site possible?				

AVAILABILITY ISSUES				
	Yes	Part	No	Comments
Is the land in other ownership which needs to be acquired before development can proceed?				
Are there any legal/ownership constraints which may delay site development? (eg. Covenants)				
Is the site owned by a developer or is the owner willing to sell?				
Please indicate timescale for site availability	Immediately	<input type="checkbox"/>	Up to 5 years	<input type="checkbox"/>
	5 – 10 years	<input type="checkbox"/>	10 – 15 years	<input type="checkbox"/>
	Plus 15 years	<input type="checkbox"/>		
If the site is not available now please state why				
Please provide additional information if necessary				

ACHIEVABILITY ISSUES				
	Yes	Part	No	Comments
Is the site located within an area used for the same purpose as that proposed?				
Are there any known abnormal development costs? (eg. Contamination, demolition, access)				
Are there any current uses which need to be relocated?				
Does the site require significant infrastructure investment before development can proceed?				
Are there any other issues which may influence the economic viability of the development?				
If you answered yes to any of above please provide further information				