

**Wyre Forest District
Local Plan 2016-2036**

Housing Topic Paper

June 2020

Wyre Forest District Council

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Summary

1.1 This Topic Paper explains the Council’s approach to housing need, the requirement figure set in the Local Plan and the housing allocations needed to ensure sufficient housing is delivered over the plan period.

1.2 Need and Requirement. The Government’s Standard Method is the “starting point” – 248 dpa. However, the Council believes that this should not be the “finishing point”. The Standard Method is based on the 2104-based household projections. In contrast to most places in the country, using the 2016-based household projections results in a modest uplift – 276 dpa. The Council believes that the 2016-based household and 2018-based population growth methodologies more closely reflects the realities of likely population and household growth in the District. In addition, the Council believes an increase in the Standard Method figure is justified on the basis of the need to deliver more affordable housing. Finally, the Council is ambitious to do what it can to assist in the achievement of the national target of 300,000 dpa. For all these reasons, the Local Plan Policy 6A adopts a requirement figure of 276 dpa or 5,520 over the plan period.

1.3 Meeting the Requirement. In order to ensure that the Requirement is met and an adequate supply of land, the Local Plan allocates sufficient sites to deliver 15% more than that (see page 33, Table 6.0.2).

Introduction

2.1 The purpose of this Topic Paper is to explain the rationale for the Council’s proposed housing figures contained in the submitted Local Plan and to summarise the various housing related studies undertaken during the Local Plan review preparation and to identify key issues.

Background to Wyre Forest Housing Requirement

3.1 The existing Core Strategy (DPH01) was adopted in December 2010 prior to the NPPF. The housing target within the Core Strategy of **200** dwellings per annum (dpa) was based on figures contained in the West Midlands Regional Spatial Strategy. The NPPF introduced the requirement for Local Authorities to objectively assess their housing need. To this end, an Objective Assessment of Housing Need (OAHN) was commissioned in 2015 and published in May 2016. This gave a requirement of **254** dpa over the plan period 2016-32. (<https://www.wyreforestdc.gov.uk/media/1959274/Wyre-Forest-OAHN-Final-Report-23-05-16.pdf>)

3.2 Immediately following the publication of the 2016 OAHN in May 2016, the 2014-based Sub National Population Projections were released, followed by the 2015 mid-year population estimates and the 2014-based household projections. The Council also made the

decision at this time to extend the Wyre Forest District Local Plan period up to 2034 in order to give a further 15 years to run post adoption.

3.3 In April 2017 a revised OAHN (Amion Consulting) was published taking into account this updated data. (<https://www.wyreforestdc.gov.uk/media/3004885/Wyre-Forest-OAHN-Revised-Final-Report-060617.pdf>) This proposed a housing need ranging from 199 dpa up to 332 dpa using various scenarios. In conclusion, the OAHN proposed that a requirement of **300** dpa over the plan period 2016-34 would be most suitable. This figure would ensure that the Council brought forward a Local Plan with a level of housing growth which favoured a plentiful supply of new housing. In deriving the OAHN for Wyre Forest, it was recognised that the SNPP-2014 outcome may be influenced by lower net migration prior to 2012 and that a higher net migration in the future would be more appropriate. In addition, consideration was given to higher rates of household formation by young adults and how they would influence future housing requirements.

3.4 The 300 dpa results from a positive approach to OAHN derivation, with 'technical justification' derived from consideration of alternative trend scenarios, higher household formation rates, and alignment with variant economic growth forecasts. This housing requirement was tested at an appeal in October 2017. (Ref: APP/R1845/W/17/3173741). For the purposes of that appeal the Planning Inspector considered the 300 requirement to be appropriate.

3.5 This 300 dpa is the figure consulted on as part of the Local Plan Review Preferred Options consultation in summer 2017 (LPP11).

3.6 The Housing White Paper 'Fixing our Broken Housing Market' (February 2017) (<https://www.gov.uk/government/publications/fixing-our-broken-housing-market>) had proposed a number of changes to reshape the approach to house building and increase housing supply. Later that year, in September, 'Planning for Homes in the Right Places' was published by the Government (<https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals>). This set out proposals for a standardised approach to assessing housing need.

3.7 A Revised National Planning Policy Framework was published in July 2018 (<https://www.gov.uk/government/collections/revised-national-planning-policy-framework>). This introduced a new standardised method of calculating housing need. This approach uses the Government's household growth projections and applies an affordability ratio to the figures; comparing local house prices with workplace earnings to produce a housing need figure. Based on this standard methodology, and using 2017 affordability ratios, a minimum annual requirement figure of **253** dpa was calculated for Wyre Forest. This calculation used the 2014 based household projections. The Government said at the time that it would consider adjusting the methodology in order to meet its target of delivering 300,000 new homes a year by the mid-2020s. The presumption in favour of sustainable development includes a requirement that strategic policies should, **as a minimum**, provide for objectively assessed needs for housing.

3.8 Revised household projections (2016-based) were published in September 2018. Applying the standard methodology, this increased the minimum requirement in Wyre Forest District to **276** dpa. This is the figure used in the Local Plan Pre-submission plan of October

2018 (LPP18) and the Housing Needs Study of October 2018 (HOU01). This housing requirement figure was consulted on in November/December 2018 and again in September/October 2019 when the Local Plan consultation was reopened.

3.9 In February 2019, following analysis which showed that the application of the 2016-based household projections nationally only suggested 212,000 dwellings would be constructed against the Government's target of 300,000, the NPPF and NPPG were updated again. This latest iteration requires reversion to the 2014-based projections which nationally would produce 266,000 new residential units, getting closer to the Government's target of 300,000. However, unlike the effect on most local authorities, this methodology results in a lower housing requirement figure of **248** dpa for Wyre Forest using the 2018 affordability ratios.

Comparison of 2014-based and 2016-based household projections

4.1 Wyre Forest District Council's submitted Local Plan (SD01) contains a housing requirement of 276 dpa which gives more weight to the 2016-based household projections than the 2014-based projections as the NPPF now suggests. There are a number of reasons for doing this.

4.2 The main reason for the Government reverting to using the 2014-based household projections was because for the majority of local authorities the housing requirement was reduced quite significantly using the 2016-based projections. This had consequences nationally by significantly decreasing the number of dwellings required. This is not however the case in Wyre Forest where the requirement is 276 dpa as opposed to 248 dpa using the 2014-based projections. The ethos behind the Government bringing in the Standard Methodology was to increase the supply of houses nationally and to speed up delivery by bringing clarity and certainty to an otherwise complex process of arriving at a figure for meeting local housing need and thus avoid the numerous challenges at Local Plan Inquiries which had led to increased costs and delays for Local Planning Authorities where OAHN calculations were regularly challenged by the development industry.

4.3 During the Preferred Options consultation in summer 2017 the Government published its consultation on using a standard methodology. This proposed a figure of only 246 dpa for Wyre Forest whilst the Council was mid consultation using a much higher Objectively Assessed Housing Need figure of 300 dpa. Using the 2018 affordability ratios and household projections for 2019-29 gave a slightly revised figure of 248 dpa, which was actually still within the range of 199 to 332 which the OAHN (April 2017) established; so the Council was able to explain publicly that the OAHN remained reliable evidence and that the Council had the option of preferring a higher figure than the Government published figure, such that the proposed 300 dpa was justifiable in local and national planning policy terms.

4.4 Wyre Forest's population growth comes almost entirely from internal migration from neighbouring districts. It has negative natural growth. Many of those moving into the district are retired people moving out of the neighbouring Black Country area and thus are mainly single or couple households. The average household size (2.23 persons in 2016) in Wyre Forest is lower than nearby authorities and is projected to decrease still further. The latest

population projections (2018-based) were released in March 2020 (after the consultation on the Pre-Submission version of the Local Plan closed). This suggests that Wyre Forest's population will increase by a further 8% by the end of the plan period in 2036, with the over 65s accounting for 85% of this growth.

Table 1: 2018 based population projections for Wyre Forest (SNPP release 24/3/20)

Age group	2018	% of total population	2036	% of total population	Actual change 2018-36	% change 2018-36
0 – 15	17,532	17.3	17,413	15.9	- 119	-1
16 – 24	8,695	8.6	9,536	8.7	+841	+10
25 – 44	22,325	22.1	23,728	21.7	+1,403	+6
45 – 64	27,696	27.4	26,835	24.5	-861	-3
65 – 74	13,898	13.8	15,867	14.5	+1,969	+14
75+	10,916	10.8	16,149	14.7	+5,233	+48
All ages	101,062		109,529		+8,467	+8

4.5 From 2016-26 (SNPP 2016-based population projections), population growth in Wyre Forest was expected to be +3,155 with migration accounting for +4,371 (4,012 being from within the UK) and natural change being negative at -1,262. Latest estimates from a 2018 base give a 10 year change to 2028 of +5,198. Deaths are expected to outnumber births by 2,374 with the growth coming from 7,543 migrants. 96% of these will be moving into Wyre Forest from elsewhere in the UK.

4.6 A comparison has been made of the 2014 and 2016-based projections to highlight the key differences. The 2014-based projections for population and households in 2016 (start of plan period) were all under-estimated compared with actual figures for 2016 (ONS) as shown in Table 2. The number of households was under-estimated by 390 and the population in households by 607. The overall population was 639 more in 2016 than projected using the 2014 base date. This increase in households can be attributed to newly forming one and two person households. By 2036, the differences between the 2 projections are even greater, with an additional 902 people and 823 households using the 2016-based figures. Thus it can be seen that the increase in households is projected to be mostly from single person households. If the 2014 projections are used this will under-estimate the true number of households and thus using the 2016 figures gives a more accurate picture of housing need.

Table 2: Comparison of population and household projections over plan period using 2014 and 2016 base dates.

	Variable	2016	2034	2036	Change 2016-36	% change 2016-36	Average annual change
2014-based SNPP	Population	99,361	103,999	104,300	4,939	+4.97	247
2014-based SNHP	Non-hhld popn	1,058	1,541	1,525	+467	+44.14	26
	No. hhlds	43,928	47,350	47,582	3,654	+8.32	183
	Hhld popn	98,303	102,458	102,775	4,472	+4.55	224
	Hhld size	2.24	2.16				

2016-based SNPP	Population	100,000	104,846	105,202	5,202	+5.2	260
2016-based SNHP	Non-hhld popn	1,090	1,589	1,638	+548	+50.27	30
	No. hhlds	44,318	48,100	48,405	4,087	+9.22	204
	Hhld popn	98,910	103,257	103,564	4,654	+4.71	233
	Hhld size	2.23		2.14			

4.7 It is also interesting to note that the projected 2036 population for Wyre Forest varies significantly when using the latest 2018 projections. This gives a figure of 109,529 (+8%) as opposed to only 105,202 (+5.2%) (2016-based) and 104,300 (+4.97%) (2014-based). It is thus highly likely that when the 2018-based household projections are published later in 2020, the projected number of households by 2036 will increase significantly as the growth is likely to be almost entirely from 1 and 2-person households given the age profile in Wyre Forest. Therefore the Council considers it more prudent to give more weight to the 2016-based figures than the 2014 ones otherwise the gap will be further increased when the 2018-based household figures are released.

Table 3: 2014-2039 projected changes in household make-up for Wyre Forest

	Household with 1 child	Household with 2 children	Household with 3+ children	Single person	2 or more adults	Total households
2014	5,480	4,283	1,471	13,311	19,062	43,605
2039	6,581	4,362	1,121	15,750	20,084	47,899
% change	+20.1%	+1.8%	-23.8%	+18.3%	+5.4%	+9.8%
2014	12.6%	9.8%	3.4%	30.5%	43.7%	
2039	13.7%	9.1%	2.3%	32.9%	41.9%	
Av. pa	+44	3	-14	+98	+41	+172

Table 4: 2016-2041 projected changes in household make-up for Wyre Forest

	Household with 1 child	Household with 2 children	Household with 3+ children	Single person	2 or more adults	Total households
2016	5,408	4,106	1,401	14,028	19,375	44,318
2041	5,355	3,878	1,260	17,030	21,695	49,219
% change	-1%	-5.6%	-10%	+21.4%	+11.9%	+11.1%
2016	12.2%	9.3%	3.2%	31.6%	43.7%	
2041	10.9%	7.9%	2.6%	34.6%	44.1%	
Av. pa	-2	-9	-6	+120	+93	+196

4.8 Table 3 (2014-based household projections) and Table 4 (2016-based) compare the projected changes in household type over 25 years from the base date. The most significant difference between the two tables is the number of households with 1 child. In the 2014 projections they were projected to increase by around 44pa whereas in the 2016 projections

they are expected to fall slightly. The number of households with 1 or more children had already fallen by 2016 compared with 2014. Both projections predict the biggest increases being in single person households, the 2014 based figures projecting an average increase of 98 a year and those from 2016 an average increase of 120 a year over 25 years. This shows that the 2016 figures project a very different picture to that shown by the earlier 2014 figures with households without dependant children becoming more prevalent over time. This reflects what is seen in the latest population projections where the future growth is expected to come mainly from those of retirement age.

4.9 In terms of average household size, both sets of projections estimate that household size will fall still further over the plan period. The 2016-based figures show slightly smaller households than those for 2014. Analysis shows that between 2014 and 2016 the average household size in Wyre Forest fell from 2.25 persons to 2.23 persons. In England average household size was 2.35 in 2014 and had actually increased slightly to 2.37 by 2016. Average household size in England is only projected to fall to 2.34 by 2036. Worcestershire as a whole had an average household size of 2.31 in both 2014 and 2016 and this was projected to fall to 2.25 by 2036. This is in contrast to the much lower figures for Wyre Forest shown in tables 5 and 6.

Table 5 Household size Wyre Forest (2014-based)

	2014	2019	2024	2029	2034
No. of hhlds	43,605	44,585	45,599	46,540	47,350
Hhld popn	97,909	99,101	100,505	101,612	102,458
Av.hhld size	2.25	2.22	2.20	2.18	2.16

Table 6 Household size Wyre Forest (2016-based)

	2016	2021	2026	2031	2036
No. of hhlds	44,318	45,690	46,768	47,581	48,302
Hhld popn	98,303	100,495	101,840	102,817	103,564
Av.hhld size	2.232	2.2	2.178	2.161	2.144

4.10 There are several reasons why Wyre Forest has much smaller household sizes than both England and Worcestershire. Wyre Forest has a much lower BAME population than England where multi-generational households are more common. The district also has a much older population profile and decreasing numbers of households with more than one child. A comparison has been made of the percentage of households with dependent children, those with one person and those containing 2 or more adults in Wyre Forest, Worcestershire and England using data from both the 2014 and 2016 household projections. This shows that Wyre Forest has a higher proportion of single person households and fewer households with dependent children than both Worcestershire and England. The results are shown in Table 7. Although households with dependent children are projected to fall across both England and Worcestershire, the decrease is more marked in Wyre Forest under the 2016 projections. From 2014-16 the percentage of single person households in Wyre Forest had risen by 1.3% whereas in England the rise was 0.5%. There was also a greater fall in the percentage of households with dependent children in Wyre Forest compared with England and Worcestershire over this 2 year period.

Table 7 Type of household – comparison between 2014 and 2016 projections for Wyre Forest, Worcestershire and England (%)

Type of hhld	2014			2039			2016			2041		
	Eng	Worcs	WF	Eng	Worcs	WF	Eng	Worcs	WF	Eng	Worcs	WF
1 person	30.3	28.7	30.5	30.7	30.4	32.9	30.8	29.4	31.8	33.1	32.3	34.7
2 or more adults	40.9	44.2	43.8	44.3	43.7	42.0	40.9	44.4	43.2	42.2	44.9	44.9
1+child	28.8	27.1	25.8	27.0	25.9	25.2	28.2	26.6	25.0	24.7	22.8	20.4

4.11 The above analysis supports the case for giving more weight to the 2016-based household projections in calculating the housing requirement. Several of the rates/direction of change of the components of household change from the 2014-based projections have been shown to be disproven when checked against the 2016-based figures. For this reason, the 2016-based projections are considered to more accurately reflect the situation in Wyre Forest.

4.12 In summary, population change in Wyre Forest has been driven by net internal migration since the start of the 21st century. This has increased still further in recent years following a tailing off post-2007/8. This internal migration is dominated by young retirees – single or couple households. Thus, the number of additional households is much higher than would be expected from the population increase. The 2014-based projections underestimated the increase in this age group and the impact that it would have on the housing requirement. Using the 2014-based figures alone would suppress the likely housing need and this will be exacerbated once the 2018-based household projections are published later in 2020. For these reasons, Wyre Forest District Council considers that the 2016-based household projections are more robust and should be taken into account in calculating the housing requirement.

Affordable Housing

5.1 Analysis of housing needs shows a net imbalance of 158 affordable dwellings each year (2018-23) based on the latest available data from the housing register (Wyre Forest District Housing Needs Study 2018). Although Wyre Forest house prices are relatively low compared with the rest of Worcestershire, wage levels are also low. For the year ending September 2019, the median house price paid in Wyre Forest was £184,000 compared with an average of £241,000 across Worcestershire. The cheapest ward was Blakebrook and Habberley South (based around Kidderminster town centre) at £155,000 with Wyre Forest Rural (Green Belt to east of Kidderminster) the most expensive at £277,500 (ONS). Full time median annual earnings for residents of Wyre Forest for 2018/19 was £27,164 compared with £29,734 for Worcestershire (ONS). For those working in the district, median earnings in 2018/19 was only £25,860. Thus, access to housing for many households is limited to social housing. Analysis by Cameo 2018 (see Wyre Forest Housing Needs Study October 2018 HOU01) has shown that 77.6% of households could afford social/affordable renting and 50% could afford intermediate options. This means that just over 22% of households could not even afford social rent levels and thus it is paramount that a higher housing figure is used in the Local Plan to encourage higher levels of social rent provision via Section 106 agreements with private developers on the larger development sites.

5.2 Over the last 10 years (2010-20) a total of 831 affordable dwellings have been completed in the district averaging 83 per annum. The majority of these have been provided by Registered Providers on “100% affordable” sites. The Local Plan has set a target of 90 affordable homes to be delivered per annum through the plan period. Under current funding regimes from Homes England, Registered Providers can only access funding for new properties to rent if they are for affordable rent in Wyre Forest as the District is not an area deemed to have a significant affordability gap (that would enable social rented schemes to be grant funded). 29% of Wyre Forest households cannot access affordable rent properties as the prices are beyond their means (see Table 5.7 Wyre Forest Housing Needs Study 2018). In Wyre Forest, land values have historically been low when compared with surrounding areas and sale/rental values are also lower as a consequence. This reduces viability and the viability work undertaken for the submission Local Plan has shown that most sites will only become viable if affordable housing is set at 25%. Recent brownfield housing developments in Kidderminster have not delivered the current requirement of 30% with the former Georgian Carpets site delivering 24% (permission granted late 2011) and Silverwoods on the former British Sugar site (outline permission late 2012) delivering just 12% affordable housing owing to high site clearance and decontamination costs. Two large brownfield sites gained outline approval in June 2019: Churchfields Business Park (former carpet factory) for up to 240 dwellings (only 7% affordable) and Lea Castle Hospital (owned by Homes England) for up to 600 dwellings (15% affordable) via S106 agreement. Both sites require large-scale demolition and decontamination. The Submission Local Plan is proposing to allocate more Greenfield sites where viability is better and thus a policy compliant 25% affordable housing is more likely to be viable.

5.3 The additional/amended sites now proposed in the Local Plan to meet a requirement of 276 dwellings per annum would have the potential to provide around 85 additional affordable dwellings over the plan period as opposed to what would be provided using the 248 figure. These sites are expected to deliver 25% affordable housing as per policy. In order to meet the higher housing requirement one additional site has been proposed together with an increase in size/density on three more sites.

5.4 Table 8 shows the 100% affordable sites under construction at the end of March 2020. All sites were in or immediately adjacent to Kidderminster.

Table 8 100% affordable sites under construction at 31st March 2020

Site Ref.	Location	Developer	Shared ownership	Affordable rent	Discounted market sale
AS/1	Comberton Place	The Community Housing Group		23 units	
AS/5	Victoria Carpets Sports Ground	Stonewater	18 units	30 units	
BHS/18	Blakebrook School	The Community Housing Group	16 units	18 units	6 units
WFR/WC/18	Sion Hill School site	The Community Housing Group	23 units	24 units	10 units

5.5 The sites shown in Table 8 will provide a total of 57 shared ownership dwellings, 95 for affordable rent and another 16 for discounted market sale to households on the housing

register. All sites are expected to complete by end of March 2021. As these sites do not provide any social rent housing they do not cater for the 29% of households who cannot afford any of these tenures available on such sites. There were only 2 sites under construction at 31st March 2020 which provided social rent housing via Section 106 Agreement - Miller Homes are building 25 affordable homes on their greenfield development of 91 dwellings on Stourbridge Road just outside Kidderminster (policy compliant at 30% affordable with 19 being for social rent) and Bovis Homes are building the final phase of 58 homes on the Silverwoods development (with 7 affordable homes available). It is important that the housing requirement figure is based on an uplift over the Standard Method and closer to that deriving from the 2016 household projections in order to maximise the potential for social rented housing to be provided by market housing developers.

5.6 The NPPF 2018 (paragraph 64) states that ‘where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership ...’. Policy 8B - Affordable Housing Provision in the Submission Local Plan proposes an indicative tenure split of 65% rented and 35% affordable housing for sale tenures. At 30% affordable provision on allocated sites this would comply with the NPPF. However, viability issues in Wyre Forest District have meant that affordable provision on major sites is now proposed at a minimum of 25% and thus only 8.75% of the homes would be available for affordable home ownership. Availability of grant funding may allow for additional affordable dwellings to be provided thus allowing for this minimum provision of affordable housing for sale to be reached on more sites. At Lea Castle Hospital site viability issues reduced the affordable housing provision via Section 106 to only 15% with grant funding secured for a further 5%. It is intended to convert another 20% of the units from market to affordable with further grant funding taking the affordable provision on site to 40% of the 600 units. Table 5.7 in the Wyre Forest Housing Needs Study 2018 (HOU01) shows that just over 43% of households cannot afford a shared ownership property (25% share) and thus the decision has been taken to use an indicative tenure split 65% in favour of social rent. Any additional grant funded units will be for social rent and shared ownership split 65:35, thus helping those in most need of housing by boosting the number of homes available for social rent.

Conclusion on the Requirement Figure

6.1 The Government’s Standard Method is the “starting point” – 248 dpa. However, the Council believes that this should not be the “finishing point”. The Standard Method is based on the 2104-based household projections. In contrast to most places in the country, using the 2016-based household projections results in a modest uplift – 276 dpa. The Council believes that the 2016-based household and 2018-based population growth data more closely reflects the realities of likely population and household growth in the district. In addition, the Council believes an increase over the Standard Method figure is justified on the basis of the need to deliver affordable housing. Finally, the Council is ambitious to do what it can to assist in the achievement of the national target of 300,000 dpa. For all these reasons, the Local Plan Policy 6A adopts a requirement figure of 276 dpa or 5,520 over the plan period.

Housing Allocations and Neighbourhood Plans

7.1 The submission Local Plan allocates enough sites to meet the housing needs for the District and therefore it does not set out housing requirements for Designated Neighbourhood Areas. The Council will provide an indicative housing requirement for a Designated Neighbourhood Area if requested to do so based on the latest evidence of housing need and the Plan's spatial strategy and allocations. This requirement would be a minimum and Neighbourhood Plans could therefore include additional housing sites if they so wished.

7.2 Neighbourhood Plans are currently being prepared in the context of the Adopted Core Strategy (2010) which has out of date housing policies. As a result, this approach would accord with footnote 31 of paragraph 66 of the NPPF 2018. Current Neighbourhood Plan coverage is very limited. The Local Plan seeks to identify enough housing sites to ensure delivery of the full local housing need. However, the Local Plan is flexible and further housing can be delivered through future Neighbourhood Plans.

7.3 In Wyre Forest District there are 5 Designated Neighbourhood Areas – Chaddesley Corbett, Churchill & Blakedown, Bewdley, Upper Arley and Cookley & Caunsall. All are parish-wide except for the last one which only covers the eastern part of the parish of Wolverley & Cookley. Chaddesley Corbett and Churchill & Blakedown have made plans. Parish Housing Needs Surveys have been undertaken for all of these parishes as part of the evidence base for their Neighbourhood Plans plus the western parish of Rock. Appendix 2 gives details of the surveys, their key findings and housing development in the area since 2015. The Local Plan proposes allocations in each of the areas covered by a Parish Housing Needs Survey. The largest village allocation is at Blakedown where 50 dwellings are proposed alongside new car parking at the railway station. The Parish Housing Needs Survey from 2015 showed a 5 year requirement for 44 market and 7 affordable dwellings. Data analysis in June 2020 shows limited housing delivery of just 9 dwellings (net) and 4 additional dwelling approvals. The market town of Bewdley has proposed Local Plan allocations for a total of 225 dwellings. The 2016 Parish Housing Needs Survey showed a 10 year requirement for 213 dwellings. Analysis show delivery of only 5 dwellings (net of demolitions) from 2016 with a further 16 (net of demolitions) approved. Details for all 6 parishes can be found in Appendix 2.

7.4 The Submission Local Plan proposes 5 Reserved Housing Sites which will be brought forward for housing development via Neighbourhood Plans. These small sites could deliver approximately 116 dwellings in the villages of Cookley (2 sites), Wolverley (Fairfield) (2 sites) and Wilden. These sites are all adjacent to the village boundaries.

7.5 As at the 1st June 2020, there are 28 households and 1 association who have registered an interest in a self-build or custom build plot in Wyre Forest. The Council has made a commitment via its community led housing pledge and policy to assist individuals by seeking to bring forward a range of serviced and non-serviced plots in the district.

Proposed Housing Allocations

8.1 There are 58 sites proposed for allocation for housing. 15 already have planning permission in place and another has approval subject to S106 agreement (as of 1st April 2020). 8 of these sites were under construction at 1st April 2020 with 2 more about to start. 38 of the proposed sites are brownfield. There are two strategic allocations to the north-east of Kidderminster based around the former Lea Castle Hospital site and an eastern extension to the town. Both allocations total around 1400 dwellings together with community facilities and open space. Both sites are currently in the Green Belt.

8.2 The Lea Castle Village proposed allocation consists of a central previously developed parcel centred on the former hospital site which already has permission for 600 dwellings plus community uses and some employment. Demolition of the former buildings has been completed and housing development is starting in 2020. Three parcels of surrounding farmland currently in the Green Belt are also proposed for development to make a fully sustainable village of approximately 1400 dwellings with its own local shop, primary school and potentially a GP surgery. Land for employment uses and new and upgraded sports pitches are also proposed within an extensive woodland setting. All land is under the ownership of Homes England.

8.3 The other strategic allocation is on land immediately adjoining the eastern boundary of Kidderminster. The majority of the site is in agricultural use and is under option to Taylor Wimpey and is proposed for allocation for approximately 1400 homes. This site will also provide community facilities including a primary school, local shop and meeting facility together with the potential for a GP surgery. This will all be set within a network of green corridors and woodland. Two smaller land parcels also form part of this strategic allocation. They are in different ownerships and will be brought forward independently of the Taylor Wimpey allocations.

8.4 A number of existing brownfield allocations in Kidderminster and Stourport-on-Severn have been carried forward from the Site Allocations and Policies Local Plan (2013) or the Kidderminster Central Area Action Plan (2013). These are all brownfield sites and are mostly mixed use allocations.

8.5 NPPF 2018 paragraph 68 a) states that to promote the development of a good mix of sites local planning authorities should identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved. An analysis has been undertaken of sites either proposed in the Local Plan or on the Brownfield Register which are 1 hectare or smaller. Details can be found at Appendix 1. Small sites proposed for allocation total 406 dwellings with a further 243 dwellings available on small sites included on the Brownfield Register. Together this totals 649 dwellings which is more than 10% of the 5,520 requirement. It should also be noted that small windfall sites have consistently made up a large proportion of residential completions in Wyre Forest. (see Five Year Housing Land Supply report (HOU03))

8.6 It should be noted that extra-care dwellings are counted as C3 and therefore form part of general housing requirement. In addition to this, there is a separate requirement for

care home bedspaces of 487 over the plan period. Suitable locations for such developments include Kidderminster town centre, Silverwoods, central areas of Stourport-on-Severn and perhaps Lea Castle Village.

8.7 A requirement of 276 dwellings per annum would require allocations totalling 5,520 dwellings. However, the plan proposes a total of 6365 dwellings. The clear and firm legal advice is that the Council should allocate around 15% more than required to build in some flexibility for non-delivery of sites. An over allocation of up to 20% was suggested by the Local Plans Expert Group which reported its findings to Government in March 2016. Wyre Forest District Council Members were keen to limit the amount of land taken out of the Green Belt; therefore the over-allocation was limited to 15%.

8.8 As already stated, the two strategic allocations in the Green Belt total 2,840 dwellings. In addition to this there are a further 990 dwellings in Kidderminster, 984 in Stourport, 225 in Bewdley and 115 in the rural areas (figures do not include allocations with planning permission approved at 1st April 2019).. These other sites are split 53% brownfield, 13% Greenfield and 34% Green Belt in terms of dwelling numbers.

8.9 All of the proposed allocations were assessed initially via the Housing and Economic Land Availability Assessment (HELAA) (HOU04). A desktop assessment was undertaken by officers using a checklist for constraints such as heritage assets, ecological designations, flooding and Policy designations. Each site was assessed for vehicular access, access to local facilities and public transport accessibility. Bus timetables and routes were checked together with knowledge of nearby shops and primary schools. All sites were visited by planning officers. Further details of the scoring criteria can be found in Appendix 3. The key conclusions from all the various pieces of evidence are summarised in the Site Selection Paper (SSP01) which uses a traffic light system: Green for few or no constraints, Amber for some constraints but mitigation is possible, Red for major constraints which cannot be overcome. Many of the evidence base studies use a 'RAG' system to categorise the sites and the Site Selection Paper has continued to use this pictorial scoring system where possible. The site constraints analysis spreadsheet from the Site Selection Paper is appended to this report as appendix 4. It should be noted that all the scoring is a matter of planning judgement. The Sustainability Appraisal has fully evaluated the reasonable alternatives.

Past and Future Housing Delivery in Wyre Forest District

9.1 Net housing completions in the District since 2006 have ranged from a low of 141 in 2017/18 to a high of 458 dwellings in 2014/15. At the end of 2019/20 there were 270 dwellings under construction with another large site of 106 dwellings ready to start on site. Major sites already under construction had another 106 dwellings yet to start. At the end of 2019/20 there were 5 large housing sites (40+ dwellings) underway in the district. 2 of these are Greenfield sites. Expected completions for 2020/21 are expected to be at least double that of 2019/20.

Table 9 Net Housing Completions in Wyre Forest since 2006

	KIDDERMINSTER		STOURPORT		BEWDLEY		RURAL AREAS		DISTRICT		
	AH	MH	AH	MH	AH	MH	AH	MH	AH	MH	TOTAL
2006/07	0	133	8	84	0	45	0	27	8	289	297
2007/08	6	93	29	31	0	9	5	19	40	152	192
2008/09	78	80	15	38	0	4	0	24	93	146	239
2009/10	48	69	3	47	0	8	0	16	51	140	191
2010/11	0	58	29	50	0	2	0	11	29	121	150
2011/12	-17	96	0	52	46	3	0	5	29	156	185
2012/13	50	74	0	66	0	8	10	14	60	162	222
2013/14	109	107	26	64	5	16	23	29	163	216	379
2014/15	114	245	16	29	0	5	18	29	148	310	458
2015/16	63	139	0	6	0	13	0	10	63	168	231
2016/17	113	92	0	8	4	7	0	42	117	149	266
2017/18	13	83	3	24	-8	2	0	24	8	133	141
2018/19	30	72	60	9	0	3	0	9	90	93	183
2019/20	40	78	0	15	0	1	14	47	54	141	195

AH = affordable housing MH = market housing

All figures are net of demolitions. Negative figure for affordable housing completions in Kidderminster in 2011/12 and Bewdley in 2017/18 were a result of large-scale demolition of maisonettes. 3 of AH completions in Silverwoods Kidderminster in 2019/20 are used as show/demo homes and have not been transferred to RP

9.2 Over this time there have only been a very small number of large sites of over 50 dwellings approved. Georgian Carpets in Kidderminster was developed for 223 dwellings by 2 developers and took 3 years to build out 2012-2015. The other significant development was at Silverwoods (final phase of general market housing under construction) where the first phase had 249 dwellings built out within just over 4 years by 2 developers between 2013 and 2017. These developments coincide with the highest completion figures. There have also been 2 large extra-care schemes completed in 2016/17 and at the start of 2018/19. The majority of housing has come from much smaller sites and this is expected to continue going forward (see Housing Land Supply report for details and use of a windfall allowance in the calculations)

9.3 The above table shows that there has been a shortfall of 319 dwellings against a 276 dpa requirement in the 4 years since 2016/17. This is equivalent to 64 dwellings a year. Adding this number to a 276 requirement would give a requirement of 340 dpa. A buffer of 5% would increase the requirement to 357 dpa. The housing trajectory at April 2019 (see submission Local Plan Chapter 37) shows that projected delivery from 2020-2025 averages 545 dpa. Thus, it can be demonstrated that the projected housing supply for the 5 years from 2020/21 would be able to meet the Local Plan requirement, the accumulated shortfall from the early part of the Plan period as well as a 5% additional buffer. The Housing Delivery Test results show that WFDC has successfully met the requirement based on the Standard Methodology in both February 2019 and February 2020 and therefore a 5% buffer is appropriate.

9.4 Almost all completions since 2006 have been on brownfield sites. Analysis nationally by Lichfields (<https://lichfields.uk/content/insights/start-to-finish>) on build out rates has shown

that Greenfield sites tend to deliver at a faster rate. Greenfield sites are now coming on stream and feeding into the completions. The Miller Homes site, currently under construction just outside Kidderminster, had 40 completions within 12 months of a start being made on site. As other Greenfield sites come on stream it is expected that delivery rates will increase again. There are a number of large sites under construction in the District with more set to start during mid 2020.

Conclusions

10.1 Using a higher housing figure requirement (276 dpa) than that which results from applying the Standard Method (248 dpa) is justified to meet the needs of the district over the plan period. It is also consistent with the NPPF aim of “significantly boosting housing supply” across the nation.

10.2 The Council believes that including a 15% buffer in terms of allocations is justified to ensure the requirement is met and to ‘future proof’ the plan. The 2018 based population projections show far higher numbers by the end of the plan period in 2036 than either the 2016 or 2014 based projections. As the growth appears to continue to be mostly generated by internal migration of newly retired households, it is reasonable to suggest that household growth with a 2018 base may well be higher even than that shown in the 2016 projections.

10.3 The Council believes that with a requirement figure of 276 dpa and the proposed allocations, it will be able to demonstrate the required ‘5 year supply’ of deliverable sites.

APPENDIX 1 – Small Sites up to 1 hectare

Site Reference	Location	Source (LP/BLR)	Number of dwellings
AS/1	Comberton Place	LP	23
AS/3	Chester Road South Service Station	LP	10
AS/6	Lea St School	LP	24
AS/7	Polish Club St.George's Terrace	BLR	8
AS/8	78 Cherry Orchard	BLR	7
AS/9	Railway Corner	BLR	6
AS/20	North of Bernie Crossland Walk	LP	9
BHS/7	93-4 New Road	BLR	8
BHS/8	Market Street	BLR	10
BHS/15	Former Parker's Arms Park Lane	BLR	7
BHS/27	17-20 Vicar Street	BLR	8
BHS/28	21-26 Vicar Street	BLR	12
BHS/31	Woodfield House Bewdley Road	BLR	9
BHS/33	Land at Mill Street	BLR	5
BHS/38	Kidderminster Fire Station	LP	20
BHS/39	Boucher Building Green Street	LP	10
BHS/40	Bull Ring	BLR	6
BHS/41	Towers Buildings Blackwell Street	BLR	51
BHS/42	Rowland Hill Centre	BLR	50
FHN/9	78 Mill Street	BLR	13
FHN/11	BT Building Mill Street	LP	40
FPH/5	Ambulance Station Stourport Road	LP	12
FPH/15	Rifle Range shops & Musketeer PH	LP/BLR	25
FPH/19	164/5 Sutton Park Road	LP	3
FPH/23	Silverwoods Extra care extension	LP	65
OC/12	Comberton Lodge Nursery	LP	10
AKR/1	Lloyds Garage Bridge Street	BLR	17
AKR/8	Toll House Bridge Street	BLR	6
AKR/10	Queens Road shops Areley Kings	LP	22
AKR/11	Squirrel PH Areley Kings	BLR	7
MI/1	County Buildings	LP	40
MI/7	Worcester Road car sales	LP	15
MI/11	3 Sandy Lane Titton	LP	13
MI/24	Adj.Rock Tavern Wilden Lane	LP	2
BR/BE/1	Bewdley fire station	LP	15
BR/RO/2	Nursery, Lem Hill, Far Forest	LP	20
WA/UA/1	Bellman's Cross	LP	16
WA/UA/4	Allotments Upper.Arley	LP	10
WA/UA/6	Red Lion car park	LP	2
WFR/CC/8	Fold Farm	LP	6
WFR/WC/36	Rock Tavern car park	LP	3
WFR/WC/37	Caunsall Road	LP	4

LP = Local Plan BLR = Brownfield Land Register

APPENDIX 2 - Parish Housing Needs Surveys and Local Plan allocations

Parish	Date of Survey	0-5 year need	5-10 year need	Dwellings completed since survey (net)	Dwellings approved and not yet complete (net)	Local Plan allocations without approval
Bewdley	2016	-	213 ¹	13 M, -8 A ²	16 M	225
Chaddesley Corbett	2019	10 M, 6 A	11 M, 4 A	1 M	5 M	6
Churchill & Blakedown	2015	44 M, 7 A	-	7 M, 3 A	4 M	50
Rock	2019	12 M, 5 A	10 M, 7 A	1 M	47 M	20
Upper Arley	2017	10 M, 10 A	9 M, 4 A	-	10 M	28
Wolverley & Cookley	2018	43 M, 29 A	56 M, 18 A	37M 11 A ³	47 M 80 A ³	7 79 ⁴

M = market housing A = affordable housing

¹ need is for 213 additional homes over 10 years. Tenure split not specified

² 24 maisonettes demolished and replaced with 16 houses

³ excludes Lea Castle but includes Stourbridge Road ADR and Sion Hill School which both fall within Parish boundary

⁴ potential capacities on Reserved Housing Sites

Figures exclude sites with Permission in Principle – 4 in Cookley and 9 in Rock

APPENDIX 3 - HELAA and Site Selection Paper scoring system

Housing and Economic Land Availability Assessment (also used in Sustainability Appraisal)

	GOOD	REASONABLE	POOR
Vehicular Access	Has direct access onto public road	Access not ideal but can be improved	Safe vehicular access difficult or unsuitable access
Access to Local Facilities	Wide range of facilities within 10 minute walk	Limited facilities within 10 minute walk or lack of safe access to nearby facilities	No local facilities eg. Convenience store within 10 minute walk
Public Transport Accessibility	Easily accessible bus stop on frequent bus route (at least hourly)	Bus stop within 10 minute walk on less frequent service	No regular service within easy walking distance or very limited service

In-house mapping system used to measure distances along with local knowledge of footpath links. Bus route maps and timetables checked for sites. All sites visited to confirm desktop analysis findings.

Site Selection Paper Traffic Light System

The key to the traffic light system can be found at the end of the spreadsheet at Appendix 1 of the Site Selection Paper.

RED = major concerns

AMBER = some concerns

GREEN – limited or no concerns

Green Belt Review (GB01/02/02a) assessed sites/land parcels against 4 purposes and given grading of Significant Contribution, Contribution and Limited Contribution. Officers then added up the scores for each site in the Green Belt awarding 3 points for a Significant Contribution, 2 points for a Contribution and 1 for Limited Contribution. A score of 10 or above was RED, a score of 5 – 9 was AMBER and less than 5 was GREEN.

County Ecologist – A Preliminary Ecological Appraisal of Potentially Ecologically Sensitive Sites was undertaken in 2018. RAG system applied using key conclusions. NB Ecological appraisal labelled as BR/RO/4/6 only covers site BR/RO/4. Only a small number of sites were assessed as specified by the Worcestershire Green Infrastructure Partnership.

Green Infrastructure – Worcestershire GI Partnership gave detailed feedback on sites in February 2018 (see GI04). This piece of work used a traffic light system which has been copied across into the Site Selection Paper.

Heritage – RAG scoring reflects potential impact on heritage assets. RED – development may require demolition of heritage asset, AMBER – development may potentially impact on heritage assets but also may have positive benefits. GREEN – limited potential for harm

Strategic Flood Risk Assessment (SFRA) fluvial flooding – RAG scoring related to flood zones. GREEN if at >95% of site in Flood Zone 1, AMBER if >86% in Flood Zone 1 and RED if 86% or less is in Flood Zone 1.

SFRA surface water flooding – 1 in 1000 year event >20% chance RED, 5% or more AMBER, <50% GREEN.

Waste Water Treatment –RAG scores taken directly from Water Cycle Study. Only sites being considered for potential allocation through the Local Plan have been assessed.

Sustainability Appraisal – scoring used in site assessment sheets aggregated to give overall score. ++, +, 0 -, -- against 11 SA objectives. Sites with 8 or 9 negative scores were scored as AMBER and those with 10 or more negative scores were marked RED. All other sites are scored as GREEN. (see page 42 of the Sustainability Appraisal (SD04)

HELAA REF	LOCATION	SOURCE	SIZE (HA)	HOUSING CAPACITY	Bfd/Gfd/GB	GREEN BELT	COUNTY ECOLOGIST	GREEN INFRA-STRUCTURE	HERITAGE	SFRA fluvial flooding	SFRA surface water flooding	Waste water treatment	Transport	Sustainability Appraisal	Constraints Summary	LPRP recommendation	Conclusion	Allocate Yes or No
KIDDERMINSTER TOWN																		
AS/1	Comberton Place	PO	0.49	23	Bfd	N/A	not assessed						adjacent railway station and ring road		No constraints to site being developed. Planning permission in place and site sold to developer	YES	site demolition started and construction underway late 2018	Yes
AS/2/22	Stadium Cl/Harriers	LPRPO	2.37	94	Bfd	N/A	not assessed					not assessed	adjacent railway station		Dependant upon stadium relocating (see MI/37)	NO	If stadium relocates in future, site can be brought forward as large windfall	No
AS/3	Chester Road SSS	HELAA	0.41	10	Bfd	N/A	not assessed						railway station within easy walking distance via adjacent footbridge		Existing mature vegetation on the west side adjacent to railway is important. Protect and enhance for GI and setting. 14% affected by 1 in 1000 year surface water flood event	YES	outline approval for 10 dwellings. Site likely to be contaminated from previous use. Currently allocated in SAPLP. Site cleared of buildings summer 2019	Yes
AS/5	Victoria Sports Ground	PO	2.21	45	Gfd	N/A	not assessed						adjacent bus stop with easy access to employment areas		Site close to Spennells Valley LNR and abuts golf course. 98% in FZ2 and 87% affected by 1 in 1000 year surface water flooding event. Site sits within high value GI network	YES	outline planning approval for 45 dwellings. Site recently sold to housing developer. Considering scheme for affordable dwellings. Need to raise levels with development kept to centre of site.	Yes
AS/6	Lea St School	PO	0.47	24	Bfd	N/A	not assessed						railway station within 5 minutes' walk		Victorian School on Local List - the buildings have medium to high historic, aesthetic and communal value. Valued street trees on Cherry Orchard. In temporary use as PRU and education office.	YES	Would prefer to see original school building converted if possible with a new-build scheme off Cherry Orchard at the lower level. Structural issues may prevent retention of all of the locally listed school. County Council looking to dispose of site.	Yes
AS/20	N of Bernie C. Walk	HELAA	0.41	9	Gfd	N/A	not assessed						bus stop nearby connecting site to town centre		Access should be taken from existing cul de sac. Low density scheme. Landscape buffer required along railway corridor. Possible ransom strip issue.	MAYBE	Rear garden land with access available off existing hammerhead	Yes
BHS/2	Bromsgrove St	PO	4.84	35	Bfd	N/A	not assessed						town centre site near to rail station and bus routes		The southern part of the site is largely occupied by the recently Listed Former Worcester Cross Factory which is a landmark feature at the eastern gateway to the town approaching from the east. Any development on this prominent site needs to be of the highest design quality.	YES	Former Magistrate's Court was listed Grade II July 2018. Approximately 50% of existing car parking area will need to be retained. Housing capacity likely to be much higher. Potential to convert listed building for residential and commercial use. Much of site in District Council ownership	Yes
BHS/10	Frank Stone building	HELAA	0.32	N/A	Bfd	N/A	not assessed						town centre site near to rail station and bus routes		Sensitively designed replacement building to the rear of the retained street frontage has potential to enhance the appearance of the Conservation Area. Undesignated heritage asset. 5% in FZ3b, 3% in FZ3a and 92% in FZ2.	YES	Potential partial redevelopment site designed to fit in with Green St Conservation Area. More suitable for employment uses as site backs onto Meadow Mills Industrial Estate	Yes
BHS/11	Green St Depot	PO	0.2	N/A	Bfd	N/A	not assessed						town centre site near to rail station and bus routes		98% of site in FZ2. 43% affected by 1 in 1000 year surface water flood event. Front part of depot in Conservation Area and contains undesignated heritage assets. Wildlife corridor.	YES	approval for workshops. Site owned by District Council. Rear 0.2 ha is allocated	Yes

HELAA REF	LOCATION	SOURCE	SIZE (HA)	HOUSING CAPACITY	Bfd/Gfd/GB	GREEN BELT	COUNTY ECOLOGIST	GREEN INFRA-STRUCTURE	HERITAGE	SFRA fluvial flooding	SFRA surface water flooding	Waste water treatment	Transport	Sustainability Appraisal	Constraints Summary	LPRP recommendation	Conclusion	Allocate Yes or No
BHS/16	Timber Yard Park Lane	PO	2.1	55	Bfd	N/A	not assessed						town centre site near to bus routes		FZ2 encroaches onto much of site. Edge of canal is partly in FZ3. Opportunity for waterside GI provision to buffer impacts to the nearby Staffordshire & Worcestershire Canal LWS. Building on site may be linked to Rock Works carpet building on opposite side of Park Lane. Adjacent Conservation Area with Listed Buildings opposite.	YES	Site being purchased by local developer. Residential led scheme most likely. May be suitable for some C2 provision and commercial use on part of site.	Yes
BHS/17	Rock Works	HELAA	0.36	N/A	Bfd	N/A	not assessed						town centre site near to bus routes		19th century carpet factory with north lights in roof. Included on local heritage list. Thought to be site of first Brussels Loom weaving in Kidderminster - high historical value. Part of industrial landscape of town. Potential for bats. Opportunities to enhance GI and setting of historic Park Lane area.	YES	Unstable cliff to rear. Zone for employment. Living Looms project keen to purchase. Not considered suitable for housing unless natural light levels can be improved through innovative design.	Yes
BHS/18	Blakebrook School	PO	1.38	40	Bfd	N/A	not assessed						located on main bus route not far from town centre		surface water pooling affects 18% of site (1 in 1000 year event). Listed Building to be converted to single dwelling. Planning approval in place and site clearance started late 2018. Approval for 40 new build dwellings.	YES	Target completion December 2019. Former school chapel (Listed) sold to developer. Potential use as dance studio and training centre.	Yes
BHS/21(PART)	East Field Bewdley Hill	LPRPO	1.42	20	GB		not assessed						On main bus route. Access from Bewdley Hill not suitable		Site is part of wide parcel of open land between Kidderminster and Bewdley and performs important function in Green Belt terms. Access from Bewdley Hill is unsuitable. Part of potential wildlife corridor linking areas of acidic grassland. Any development here would require significant mitigation. Development would be very visible when viewed from the north. Sensitive hillside location	NO	Not suitable for release from the Green Belt.	No
BHS/22	Selba Drive	LPRPO	0.54	9	Gfd	N/A	not assessed						Bus stop within walking distance.		Sensitive site setting with rural views from existing housing. Mature trees on site. Woodland on site should be retained. Site is currently allocated as open space and protrudes into Green Belt and a very open landscape.	NO	Well used by locals. Important piece of open space which protrudes into the open landscape of the adjacent Green Belt.	No
BHS/38	Kidderminster Fire Station	HELAA	0.37	20	Bfd	N/A	not assessed						Town centre site		Adjacent River Stour LWS. Conversion of main buildings required. Immediately adjacent Caldwell Tower (II*) and in Green Street Conservation Area. 58% in flood zone 2, 26% in 3a and 9 in 3b. Protected by flood bund. 19% affected by 1 in 1000 year surface water flooding event	YES	Suitable for conversion to residential. Site will become vacant in late 2019.	Yes
BHS/39	Boucher Building	BLR	0.04	10	Bfd	N/A	not assessed						Town centre site		Chlidema carpet factory site on local heritage list and in Green St Conservation Area. Entire site lies in FZ2.	YES	Building is under offer for residential use.	Yes

HELAA REF	LOCATION	SOURCE	SIZE (HA)	HOUSING CAPACITY	Bfd/Gfd/GB	GREEN BELT	COUNTY ECOLOGIST	GREEN INFRA-STRUCTURE	HERITAGE	SFRA fluvial flooding	SFRA surface water flooding	Waste water treatment	Transport	Sustainability Appraisal	Constraints Summary	LPRP recommendation	Conclusion	Allocate Yes or No
BW/1	Churchfields	PO	7.09	231	Bfd	N/A	not assessed						current congestion and AQMA will be improved with new link road serving site		Adjacent St.Mary's Church (Grade I) Buildings on site are on local heritage list. Canal Conservation Area nearby. AQMA adjacent. Link road funding secured.	YES	Planning permission granted (outline) June 2019	Yes
BW/2	Limekiln Bridge	PO	1.16	80	Bfd	N/A	not assessed						current congestion and AQMA will be improved with new link road serving site		Adjacent canal Conservation Area. Site of chemical works (shown on 1st edition OS map). Adjacent Grade I St.Mary's Church. Prominent site. Development will be within setting of Church and Canal CA.	YES	Site can come forward once link road completed. Mostly in WFDC ownership	Yes
BW/3	Sladen School	PO	2.61	72	Bfd	N/A	not assessed						on bus route		Adjacent AQMA in Horsefair. Link road required before this site can come forward. TPOs on site. Playing fields - expect some to be retained as part of redevelopment	YES	County Council are marketing site. Likely to be released for a mix of supported housing and family housing.	Yes
FHN/11	BT building Mill Street	BLR	0.6	40	Bfd	N/A	not assessed						adjacent town centre		12% in FZ3b, 28% in FZ3a and 29% in FZ2. 36% also affected by surface water flooding. Site benefits from flood defences. Currently zoned for mixed uses	YES	Considered by Registered Provider but not taken forward. Site under offer late August.	Yes
FPH/1	Settling Ponds	PO	14.5	100	GB/bfd		not assessed						Queuing traffic outside site at Hoobrook Roundabout		Hydrological issues, impact on SSSI, highways. Site partially overlays Wilden Marsh & Meadows SSSI. Potential indirect impacts to SSSI from noise, litter, light, pets, invasive species etc.		Not suitable for development for either residential or employment uses.	No
FPH/5	Ambulance Station	HELAA	0.21	12	Bfd	N/A	not assessed						On high frequency bus route with local centre nearby		None of significance. Site surrounded by residential uses.	YES	Once ambulance station is relocated to suitable location, this site will be brought forward.	Yes
FPH/6	Oasis	PO	1.78	N/A	Bfd	N/A	not assessed						On high frequency bus route with local centre nearby		7% affected by 1 in 1000 year surface water flood event	YES	Lease for employment uses renewed. No longer available for redevelopment.	No
FPH/8	SDF	PO	4.01	N/A	Bfd	N/A	not assessed						On high frequency bus route		7% affected by 1 in 1000 year surface water flood event. Ancient woodland - remnant of Oldington Wood and well-connected to wider GI network with river/canal corridor. This woodland must be retained, protected and enhanced. Woodland will need to be buffered from any adverse impacts of development.	YES	Will be difficult to mitigate any loss of ancient woodland. Buffer would be required around woodland as per Natural England guidance. SDF building still appears to be in limited use. Suggest allocate as likely to come forward later in plan period. NB woodland removed from site.	Yes
FPH/10	British Sugar Phase 2	PO	4.55	58	Bfd	N/A	not assessed						Site served by bus route		None of significance. Potential for passenger halt on SVR to be safeguarded.	YES	Potential interest in employment site. Bovis application received for 58 dwellings on residential parcel approved and started summer 2019	Yes

HELAA REF	LOCATION	SOURCE	SIZE (HA)	HOUSING CAPACITY	Bfd/Gfd/GB	GREEN BELT	COUNTY ECOLOGIST	GREEN INFRA-STRUCTURE	HERITAGE	SFRA fluvial flooding	SFRA surface water flooding	Waste water treatment	Transport	Sustainability Appraisal	Constraints Summary	LPRP recommendation	Conclusion	Allocate Yes or No
FPH/15	Severn Grove shops Rifle Range	LPRPO	0.49	12	Bfd	N/A	not assessed						estate served by regular buses		Current allocation - viability is only constraint to redevelopment	YES	not being pursued by WFCH in current business plan . May be viable to bring forward at later stage.	Yes
FPH/18	Naylors Field Sutton Park Rise	PO	1.65	35	Gfd	N/A	not assessed						potential for S106 contributions towards junction improvements on Bewdley Hill		None of significance. Surrounded by residential development. Hedgerows to be retained	YES	No access constraints. County to release site for development	Yes
FPH/19	164/5 Sutton Park Road	LPRPO	0.72	4	Gfd	N/A	not assessed						potential visibility splay issue as on inside of bend		TPOs on site	NO	application approved for 3 additional dwellings on these large garden plots	Yes
FPH/23	British Sugar Phase 1 remainder	PO	2.29	59	Bfd	N/A	not assessed						On high frequency bus corridor		Proposals well advanced for final land parcels. No significant constraints	YES	Scheme for workshop units plus potential drive-thru being finalised prior to application on 1.84ha opposite Aldi. Extra care extension of 65 apartments adjacent to Berrington Court approved 2019	Yes
FPH/24	Romwire Site	PO	5	N/A	Bfd	N/A	not assessed						On high frequency bus corridor		25% of site affected by surface water flood 1 in 1000 year event. Final parcel of land has approval for emergency services hub. Specsavers occupy remainder of site.	YES	Emergency hub now approved and under construction on final parcel. Rest of site already developed.	Yes
FPH/25	r/o Vale IE	PO	2.17	N/A	Bfd	N/A	not assessed						poor vehicular access - via new housing estate		Site abuts embankments of canal LWS and likely to impact on this. This area's long term management has been secured from owners of former British Sugar site. Also likely to impact on adjacent LWS and SSSI beyond site.	NO	Ecological constraints have ruled out any employment development on this site.	No
FPH/27	Adj. Easter Park, Worcester Road	PO	2.53	N/A	GB		not assessed						On hourly bus route. Frontage to A449		Some potential for unimproved grassland.	YES	Access to be taken from existing service road to rear of units	Yes
FPH/28	Hoobrook Site	PO	0.25	N/A	Bfd	N/A	not assessed						on bus route		Potential contamination	YES	LDO approval for business units	Yes
FPH/29	VOSA Worcester Road	PO	1.72	N/A	Bfd	N/A	not assessed						On hourly bus route		No significant constraints. Zoned for employment uses	YES	Currently site is little used. Potential for redevelopment.	Yes
LI/1	Zortech Avenue (former Ceramaspeed)	PO	3.27	N/A	Bfd	N/A	not assessed						On high frequency bus corridor		After being empty for several years, the building is being extended and reclad in order to attract new occupier	YES	Scheme to raise roof height being implemented(almost total rebuild). No requirement to specifically allocate. New occupier from autumn 2019.	No
LI/10	Land r/o Zortech Avenue	PO	1.48	N/A	GB		not assessed						On high frequency bus corridor		Site has tipping of hardcore. Costs of clearance need to be considered.	YES	Adjacent to other industrial buildings with good access. WFDC owned.	Yes
LI/12	Former Burlish Golf Course Clubhouse	other	1.35	N/A	GB/bfd		not assessed						On high frequency bus corridor		derelect buildings on site may require demolition	YES	Site back in WFDC control. Suggest lease site to Jennings' for showpeople site - suitable use with good access	Yes

HELAA REF	LOCATION	SOURCE	SIZE (HA)	HOUSING CAPACITY	Bfd/Gfd/GB	GREEN BELT	COUNTY ECOLOGIST	GREEN INFRA-STRUCTURE	HERITAGE	SFRA fluvial flooding	SFRA surface water flooding	Waste water treatment	Transport	Sustainability Appraisal	Constraints Summary	LPRP recommendation	Conclusion	Allocate Yes or No
LI/13	Land off Zortech Avenue	other	1.96	N/A	GB		not assessed						On high frequency bus corridor		none - shared access driveway with LI/10 and LI/12	YES	Adjacent to other industrial buildings with good access. WFDC owned.	Yes
MI/26	Ratio Park, Finepoint	PO	0.69	N/A	Bfd	N/A	not assessed						On high frequency bus corridor		28% of site affected by surface water flooding from 1 in 1000 year event	YES	Phase 1 complete but not fully occupied	Yes
MI/34	Oakleaf, Finepoint	PO	1	N/A	Bfd	N/A	not assessed						On high frequency bus corridor		None of significance	YES	approval for offices not being implemented	Yes
MI/37	Harriers Training Ground	LPRPO	19.77	N/A	GB		not assessed						On high frequency bus corridor		TPO trees adjacent site. Any built development would need to be kept to site of former golf driving range and adjacent existing built development. Playing pitches would remain in GB as acceptable use.	NO	Await further discussions and business plan. Masterplan requested September 2018. 3G pitch to be provided on site. Part of Minster Road Outdoor Sports allocation	No
OC/11	Stourminster School	PO	2.15	56	Bfd	N/A							served by several bus routes		6% is in FZ3b, 4% is FZ3a and 4% in FZ2. 19% of site is also affected by 1 in 1000 year surface water flood event. This area coincides with the wet woodland corridor running along the eastern edge of the site. This will need to be retained and enhanced. Badger sett on site.	YES	Developer interest and potential site layout received. Site being marketed by County Council.	Yes
KIDDERMINSTER NORTH																		
1025																		
BW/4	Stourbridge Road ADR	PO	3.6	91	Gfd	N/A							served by buses on Kidderminster Stourbridge route		Impact on adjacent SSSIs - one wet and one dry. Also setting of historic settlement of Hurcott . Potential to create improved wildlife corridor between Lea Castle and Hurcott Woods and Pools. Southern section - sensitivity to disturbance, hydrological impact, habitat deterioration.	YES	Miller Homes started on site early 2019. Rest of ADR (10.3ha) to be allocated as green gap - stopping up of Hurcott Lane will preclude any access to southern part of site other than across valley from Miller Homes site. Need to buffer SSSI and Hurcott village historical setting	Yes
FHN/7	North of Marlpool	HELAA	6	115	GB								on bus route		Sensitive rural landscape and GB corridor borders site. Northern woodland would need to be retained and enhanced to screen site from B4190. Adjoins Puxton LWS. Impact on closing of gap between Kidderminster and Fairfield will need careful assessment.	YES	Site could potentially be suitable for release as part of future Green Belt boundary review.	No
FHN/8	Snowdon Close	HELAA	1.14	30	GB								on bus route		Access issues may stop this site coming forward.	YES	Not easy to bring forward. To remain in Green Belt	No
WA/BE/13	land off Habberley Road (r/o Salisbury Dr.)	LPRPO	2.09	50	GB		not assessed						access on dangerous bend		Would extend built development into gap between Kidderminster and Bewdley. Also close to Habberley Valley and areas of acidic grassland. Detrimental visual impact and highways difficulties with dangerous bend.	NO	Not suitable for release from Green Belt. Highly sensitive site of entirely rural character – permanent pasture and woodland. Development here will impose significant harm to landscape character.	No
WA/KF/2	Land off Ferndale Crescent	LPRPO	4	78	GB		not assessed						bus services within reasonable walk		Would extend built development into open countryside with unacceptable impact on Green Belt and landscape	NO	Sensitive location that will impact on views to Habberley Valley NR and receptors at Low Habberley; Sandy lane, Franche Estate and the A442.	No

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WA/KF/3 PH1	Land at Low Habberley Phase 1	LPRPO	5.6	120	GB		not assessed						bus services within reasonable walk		Well-contained land parcel. Would significantly affect views from Habberley Estate	YES	If land is to be released on this side of Kidderminster, this is potentially a good site as it is contained and would not signify urban sprawl	Yes
WA/KF/3 PH2	Land at Low Habberley Phase 2	LPRPO	31.8	680	GB		not assessed					not assessed	poor public transport access from majority of site		Sensitive location. Development will impact on views to Habberley Valley Nature Reserve and Wassell Wood.	NO	Development here would encroach into open countryside to the north of the Ferndale Estate. Would cause significant harm to a rural landscape	No
WFR/WC/5	Gaymore Farm Cookley	LPRPO	0.97	23	GB		not assessed					not assessed	bus stop nearby		Significant impact to the setting of Gaymore Farm and the historic character of dispersed settlement.	NO	Not suitable for release from the Green Belt for this plan period.	No
WFR/WC/10	Kimberlee Avenue ADR	PO	1.2	30	Gfd	N/A	not assessed						served by regular buses		Would extend built development out of Cookley towards wider Lea Castle development. Careful use of green buffers would be required.	YES	Existing Area of Development Restraint. Development would need to be kept close to northern end of site to maintain gap with Lea Castle	yes as RHS
WFR/WC/12	Lawnswood Cookley	HELAA	0.31	9	GB								regular buses within walking distance		5% affected by surface water 1 in 1000 year event. Small area proposed for release would have minimal impact on Green Belt and could provide much needed affordable housing.	YES	Area suggested for development is part of former garden to Lawnswood and not the wider parcel assessed. Development would have added benefit of providing formal footpath link direct to village centre from the adjoining housing estate	Yes as RHS
WFR/WC/13	Land south of Cookley	LPRPO	9.93	194	GB		not assessed					not assessed	eastern end of site is near bus stop		Very sensitive site with open views to the south, impact on the setting of mature woodland character and high risk of coalescence between Kidderminster and Cookley.	NO	Site performs important Green Belt role. Adverse impacts on setting of nearby heritage assets. Development would be visually intrusive	No
WFR/WC/15	Lea Castle Hospital	PO	48.51	600	GB/bfd		not assessed						Development will require upgrading of adjacent junctions		Large areas of woodland on site will be retained and enhanced with mitigation measures for bats already put in place. Separate GI Strategy produced for the wider site.	YES	demolition well advanced - Homes England to start tendering process late 2018. Housing developer due on site early 2020	Yes
WFR/WC/16	Land south of Wolverley /Park Gate Road	PO	18.19	320	GB		not assessed						eastern end of site is near bus stop		open rural landscape. Distinct from suburban fringe of Kidderminster	NO	If wider Lea Castle area is to be developed, then this area will become the strategic gap between Lea Castle village and Kidderminster	No
WFR/WC/17	Land at Wolverley Road	HELAA	4.75	80	GB		not assessed					not assessed	bus services within reasonable walk		Development would be significant encroachment into rural landscape with nearby parkland character. Any development should be kept back from road frontage with significant planted buffer in place to maintain rural approach to Wolverley.	YES	Not required for release at this time. If, in the future, further Green Belt release is required, this site may be suitable to bring forward but with development kept away from Wolverley Road frontage to limit impact on openness.	No
WFR/WC/18	Sion Hill School	PO	2.1	56	GB/bfd		not assessed						on regular bus route		Existing mature boundary trees should be retained.	YES	WFCH have cleared site. Application 18/0529 approved. Due on site autumn 2019	Yes

HELAA REF	LOCATION	SOURCE	SIZE (HA)	HOUSING CAPACITY	Bfd/Gfd/GB	GREEN BELT	COUNTY ECOLOGIST	GREEN INFRA-STRUCTURE	HERITAGE	SFRA fluvial flooding	SFRA surface water flooding	Waste water treatment	Transport	Sustainability Appraisal	Constraints Summary	LPRP recommendation	Conclusion	Allocate Yes or No
WFR/WC/19	Sion Hill School playing fields	HELAA	4.36	75	GB		not assessed					not assessed	adjacent to main bus route		Enhance existing field boundaries. Eastern part of site now owned by adjoining primary school and accessed through their site.	MAYBE	WFCH are developing school site and are considering future development on this site. Sport England likely to object to loss of playing field. Site would be suitable for consideration for development in the future but is not required at this time.	No
WFR/WC/20	Wolverley Camp Brown Westhead Park	LPRPO	6.29	150	GB		not assessed					not assessed	limited bus service available nearby		adjacent canal Conservation Area, site of Wolverley Camp General Hospital. Site is sensitive to development due to impact on the setting of mature woodland character, impact to local dispersed settlement pattern.	NO	Difficult to mitigate for impact on Conservation Area. Dispersed settlement pattern. Large development would be unsuitable at this location	No
WFR/WC/21	Land off Mill Lane (Fairfield)	LPRPO	0.99	6	GB								access only possible from Mill Lane (private road)		22% in FZ3b, 2% in FZ2. Any development would need to be restricted to eastern part of site and limited to 6 dwellings as accessed from private lane.		Not required for release at this time. If, in the future, further Green Belt release is required, this site may be suitable to bring forward for very limited numbers of dwellings.	No
WFR/WC/22	Lowe Lane Fairfield ADR	LPRPO & PO	0.93	26	Gfd	N/A							site served by regular bus route		Few constraints to development. Land to north has recently been developed for affordable housing and this could be extended onto this site. Access road already in place	YES	land to south (currently zoned as ADR will be safeguarded as allotments on policy map. Northern area will be allocated as a reserved housing site to be brought forward via a Neighbourhood Plan	Yes as RHS
WFR/WC/23	Hayes Road ADR	LPRPO & PO	0.93	14	Gfd	N/A	not assessed						site served by regular bus route		5% affected by surface water 1 in 1000 year event. Sloping site. Split development with terraces at each end of site	YES	owned by WFCH. Allocate as reserved housing site to be brought forward via a Neighbourhood Plan	yes as RHS
WFR/WC/32	Lea Castle East A451		18.6	300	GB		not assessed						site served by regular bus route		some potential for below ground archaeology. Culverted watercourse takes discharge from Hospital site.	YES	Bring forward as part of wider Lea Castle Village allocation	Yes
WFR/WC/33	Lea Castle West A449	LPRPO	24.16	400	GB		not assessed						site served by regular bus route		Landscape buffering needed to protect setting of Lea Castle Barns.	YES	Bring forward as part of wider Lea Castle Village allocation	Yes
WFR/WC/34	Lea Castle North Axborough Lane	other	11.12	100	GB		not assessed						site served by regular bus route		Highly sensitive site - open rural landscape. Low density development only	YES	Bring forward as part of wider Lea Castle Village allocation	Yes
WFR/WC/35	Hurcott Kennels	LPRPO	10.7	200	GB		not assessed					not assessed	site served by regular bus route		1 in 1000 year event for surface water flooding affects <10 % of site	NO	Adverse impact on setting of Hurcott Wood and Pools.	No
WFR/WC/36	Rock Tavern car park Caunsall	LPRPO	0.11	3	GB/bfd		not assessed						site served by regular bus route		22% of site is affected by 1 in 1000 year surface water flood event.	YES	small brownfield site in centre of hamlet. Suitable for allocation	Yes
WFR/WC/37	Land at Caunsall Road	LPRPO	0.84	4	GB		not assessed						site served by regular bus route		8% of site is affected by 1 in 1000 year surface water flood event	YES	Road frontage only to be developed in line with existing settlement form	Yes
WFR/WC/38	Land south of Fairfield Lane (off Franche Rd)	LPRPO	5.54	112	GB		not assessed					not assessed	poor access onto busy road but regular bus service		Site access in FZ2 and affected by 1 in 1000 year surface water flood event.	NO	Development here would be very visible on approach from Kidderminster. Would narrow gap between settlements	No
WFR/WC/39	Lea Castle (Strong Farms)	LPRPO	33.89	N/A	GB		not assessed					not assessed	regular buses within walking distance		parkland surrounding now demolished Lea Castle. Development would impose substantial harm to landscape character	NO	sand & gravel extraction application expected on site. Not considered suitable for large scale leisure development	No

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WFR/WC/40	Stour Corridor (Strong Farms)	LPRPO	25.59	N/A	GB		not assessed	not assessed				not assessed	limited bus service available nearby		around 10% of site area affected by 1 in 1000 year surface water flooding event	NO	Potential adverse impact on setting of Canal Conservation Area and LWS	No
KIDDERMINSTER EAST																		
AS/9	Railway Corner	LPRPO	0.24	3	GB		not assessed					not assessed	regular buses within walking distance		Around 50% of site affected by 1 in 1000 year surface water flood event	YES	Not considered suitable for removal from Green Belt unless in tandem with adjoining site AS/10	No
AS/10	r/o Spennells	PO	13.48	200	GB		not assessed						regular buses within walking distance		Some pooling of surface water occurs along southern edge	YES	Well used network of paths by local residents. Retain in agricultural use in this Plan	No
OC/4	r/o Baldwin Road	PO	16.1	150	GB								regular buses within walking distance; main road frontage		potential adverse impact on wetland habitats to north (SSSIs). Site is sensitive to visual impact and loss of views across wider landscape. Development would be very prominent above ridgeline.	NO	Do not allocate as development here would be very intrusive into landscape and would affect historic lanes around Hurcott village and potential hydrological harm to SSSI	No
OC/5	Husum Way	PO	2.1	30	GB								junction improvements required		5% affected by surface water 1 in 1000 year event. Development should be sympathetic to setting of Hodgehill Farm complex.	YES	Part of site will be required for junction improvements. Design to be sympathetic to heritage assets adjacent	Yes
OC/6	r/o Offmore	PO	28.36	300	GB		not assessed						new access required to south of railway bridge		area along stream may be affected by flooding/surface water pooling - not modelled.		Allocate as part of proposed eastern extension to Kidderminster. Will allow public access for recreation.	Yes
OC/12	Comberton Lodge	PO	0.84	10	GB								on regular bus route with main road frontage		19% of site in FZ3b, 4% in 3a and 11% in FZ2. This land to rear of site will be used for GI to buffer LWS which forms rear site boundary. 5% also affected by surface water flood events.	YES	Developable area limited by flooding and ecological constraints	Yes
OC/13N	Land at Stone Hill North	PO	57.1	1100	GB		not assessed						would expect buses to be diverted through development. Southern end has good access to existing bus network		entire site (both N & S)- 3% FZ3b, 1% in 3a and 1% in FZ2. 6% affected by surface water flood events. These areas will be used for GI and not be developed.	NO	Site proposals to include new nature reserve running along western boundary with significant areas of woodland. Ecological gain. There will be no development between Hoobrook LWS and A448 - development will be mostly hidden from view from the main road. New community facilities proposed include a primary school and potential doctors' surgery	Yes
OC/13S	Land at Stone Hill South	PO	32.27	940	GB		not assessed						Buses available from A448		Major ecological constraints affect the area south of A448 including protected species (corn buntings) and difficulties accessing site across pools system	NO	Do not allocate as ecological harm cannot be mitigated for	No

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WFR/ST/1	Captains & The Lodge	PO	3.98	116	GB/bfd								on bus route		5% of site affected by 1 in 1000 year surface water flood event. Development as suggested would have detrimental impact on ancient woodland, Captains Pool and LWS. Net developable area would need to be reduced to allow for wide buffer to protect these areas	NO	Site is not proposed for allocation for reasons stated.	No
WFR/ST/2	Land off Stanklyn Lane	PO	27.4	620	GB		not assessed						bus stops within reasonable walking distance		Highly sensitive open rural landscape. Important to keep settlement along Stanklyn Lane separate from Spennells Estate. Potential harm to Roadside Verge Nature Reserve on Stanklyn Lane. Evidence of nesting site for corn buntings	YES	Do not allocate. Need to keep rural character of Stanklyn Lane which is an old common lane unaltered	No
WFR/ST/3	Land north of Stone Hill	LPRPO	7.61	170	GB		not assessed						on bus route		Need to protect and retain rural character of approach to Kidderminster along A448	NO	Do not allocate. Need to keep rural character between Kidderminster and Stone village - keep area free of further built development	No
WFR/ST/4	Land west of Stanklyn Lane	LPRPO	3.31	75	GB		not assessed						bus stop within walking distance		northern edge of site may be subject to pooling	NO	The woodland corridor and setting of Stanklyn Lane are vulnerable to the impact of development	No
WFR/ST/6	Heath Lane Stone	PO	1.6	4 pitches	GB		not assessed						no bus service within reasonable walking distance; narrow lane		Highways access not suitable for large lorries carrying fairground equipment. Corn buntings recorded in area	NO	Adverse impact on rural road network and ecological constraints	No
WFR/ST/10	Extension to land at Stone Hill North	LPRPO	19.24	380	GB		not assessed						remote from any existing roads		small areas along brook may be subject to flooding/pooling. Development of site would be major encroachment into a rural landscape	NO	small part of land purchased by TW to extend their site. Will mostly be used as open space	No
WFR/CB/6	Land north of Birmingham Road	LPRPO	8.76	N/A	GB		not assessed						bus stop adjacent to site		Open rural landscape with Hurcott Wood as backdrop. Important to keep free of development and retain separation between Kidderminster and Blakedown	NO	Do not allocate for development - adverse effect on setting of Hurcott Lane and Hurcott Hall Farm	No
WFR/CB/7	Land south of Birmingham Road	PO	7.13	N/A	GB		not assessed						bus stop adjacent to site		Development would effect setting of Hodge Hill Farm and Barns. Important to retain open aspect and retain gap between Kidderminster and Blakedown	NO	Do not allocated for development	No
STOURPORT SITES																		
AKR/1	Bridge Street Basins	PO	0.38	27	Bfd	N/A	not assessed						on high frequency bus route		Opportunities to protect and enhance historic townscape and setting of basins	YES	area in WFDC ownership to be brought forward for small residential development as a windfall.	No
AKR/2	Cheapside	PO	2.2	72	Bfd	N/A	not assessed						easy access to bus routes		22% in flood zone 3b, 28% in FZ2. Lies at confluence of River Stour and River Severn. Conversion of buildings in flood risk areas more acceptable. Need to retain as much as possible of industrial heritage. Part of Conservation Area. Listed Buildings on site to be brought back into residential use	YES	retain allocation for mixed use scheme. Viability issues around retaining buildings for conversion	Yes

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AKR/7	Swan Hotel/Working Mens Club	PO	1.52	20	Bfd	N/A	not assessed						easy access to bus routes		Historic buildings and townscape should be integrated into any redevelopment proposals	YES	Multiple ownerships involved. Current allocation. Existing bowling clubs not affected by proposal.	Yes
AKR/10	Queens Road shops	LPRPO	0.37	22	Bfd	N/A	not assessed						near high frequency bus route		5% of site affected by 1 in 1000 year surface water flood event. Existing allocation	YES	WFCH looking to relocate shop/meeting room onto site of Walshes CC, relocate playground to north of site and then redevelop both plots for 30 dwellings. 8 flats to be demolished over shops	Yes
AKR/13	Land at Areley Common	LPRPO	7.29	24	Gfd	N/A	not assessed						near high frequency bus route		About 15% of site is affected by 1 in 1000 year surface water flood event	NO	See application 17/0045 reasons for refusal	No
AKR/14	Pearl Lane	PO	15.09	250	Gfd	N/A	not assessed						near high frequency bus route		Site considered to be a challenge for water management - known historic flooding issues on adjacent estate. Northern part may contain evidence of Roman remains	NO	Allocate for maximum of 250 dwellings as limited capacity at local school and potential capacity issues with roads	Yes
AKR/15	Rectory Lane	PO	5.46	130	Gfd	N/A	not assessed						near high frequency bus route		Rural open agricultural landscape. Development could potentially affect setting of St. Bartholomew's Church and Conservation Area	NO	Do not allocate	No
AKR/18	Yew Tree Walk	LPRPO	3.73	85	GB								bus stop within walking distance		Site as submitted - 23% in FZ3b, 1% in FZ3a and 5% in FZ2. 10% is also affected by 1 in 1000 year surface water flood event. Site boundary amended to remove entire development plot into FZ1.	NO	Do not allocate. Potential issues - contamination, land stability, wildlife disturbance, viability (see main paper)	No
AKR/20	Carpets of Worth	PO	3.3	110	Bfd	N/A	not assessed						easy access to bus routes		11% in FZ 3b. 13% affected by 1 in 1000 year surface water flooding event. Part of site in Conservation Area.	YES	site being marketed by CBRE. Retain entrance building if possible.	Yes
LI/2	Wyre Forest Golf Club Kingsway	PO	8.2	80	GB								easy access to bus routes		Burlish Crossing junction has minimal further capacity.	MAYBE	Do not allocate.	No
LI/5	Burlish Crossing	PO	6.03	157	GB								bus stop adjacent		Burlish Crossing junction has minimal further capacity.	MAYBE	Do not allocate.	No
LI/6/7	Lickhill Road North	PO	3.67	94	GB		not assessed						bus stop adjacent		8% affected by 1 in 1000 year surface water flood event. Burlish Crossing junction has minimal further capacity.	MAYBE	Do not allocate.	No
LI/11	Land west of former school site Coniston Crescent (formerly part of golf course)	other	9.52	200	GB								Will require upgrade to Kingsway junction with A451		8% of site affected by 1 in 1000 year surface water flood event. Key constraint is loss of part of strategic gap between the towns.	MAYBE	Site would be a logical rounding-off of the urban edge. Access to be off Kingsway	Yes
MI/1	County Buildings	PO	0.69	40	Bfd	N/A	not assessed						easy access to bus routes		6% affected by 1 in 1000 year surface water flood event. Listed buildings adjacent	YES	Police relocating to Civic by end of 2018. Fire station to move to emergency hub once complete in late 2019. Health centre still remains. Phased redevelopment possible	Yes
MI/3	Parsons Chain	PO	2.88	depends on mix of uses	Bfd	N/A							easy access to bus routes		Former railway embankment to be retained - naturalised woodland. Listed building adjacent site. Part of site likely to be required for highways improvements	YES	recently used as site compound for pipeline project. Link road to be provided through site to bypass busy island. Potential for some C2 use on site together with small area for employment uses.	Yes

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MI/5	Baldwin Road	PO	1.79	72	Bfd	N/A	not assessed						easy access to bus routes		multiple land ownerships; much of land adjacent to Baldwin Road is prone to flooding with 13% in FZ3b, 31% in FZ3a and 1% in FZ2. 11% ids also affected by 1 in 1000 years surface water flood event.	YES	Multiple permissions in place totalling 54 units with application for 19 dwellings yet to be determined.	Yes
MI/6	Steatite Way	PO	3.29	106	Bfd	N/A	not assessed						easy access to bus routes		6% affected by 1 in 1000 year surface water flood event	YES	Housing developer has option on site. Full application received March 2019	Yes
MI/7	Worcester Road Car Sales (southern part)	HELAA	0.29	15	Bfd	N/A	not assessed						easy access to bus routes		5% of site affected by 1 in 1000 year surface water flood event. Potential contamination from former use as part of power station complex	YES	Allocate for housing - part of current mixed use allocation	Yes
MI/10	Four Acres ADR	PO	2.94	N/A	Gfd	N/A							bus service along Worcester Road		11% in FZ2, 7% affected by 1 in 1000 year surface water flood event. Ecological constraints as site is adjacent to SSSI would limit developable area if redeveloped for housing	YES RHS	Allocate majority of site as a caravan park	Yes
MI/11	3 Sandy Lane Titton	HELAA	0.32	13	Bfd	N/A							bus service along Worcester Road		former haulage yard with a dwelling on site. Adjacent to edge of Hartlebury Common SSSI	YES	Allocate for limited number of dwellings.	Yes
MI/12	Robbins Depot	HELAA	0.19	12	Bfd	N/A	not assessed					not assessed	easy access to bus routes		Redevelopment would potentially improve the streetscene and remove lorries from a residential area	YES	Business premises still in use. Site is washed over residential and so could come forward as a windfall	No
MI/17	Stourport Manor	PO	3.7	72	GB								bus route within reasonable walking distance		A notable encroachment of high density development into an otherwise rural and open landscape. Wilden Top Road is a distinctive, historic common road at risk of impact from any upgrading necessary to facilitate access to the development site.	NO	Do not allocate. Block development would be incongruous at this location. Adverse impact on historic roadway	No
MI/18	North of Wilden Lane IE	PO	0.22	N/A	GB		not assessed						on bus route		5% in FZ3b. Site already in B8 use with Certificate of Lawfulness issued.	YES	Redraw Green Belt boundary to remove site and allocate as part of Wilden Industrial Estate	Yes
MI/20	Land at Wilden Top	LPRPO	5.6	90	GB		not assessed						buses serve nearby estate		Highly sensitive landscape. Wilden Top Road is historic former common roadway	NO	Site is remote from facilities and development would have adverse impact on open landscape	No
MI/21	Wilden Top ADR	PO	2.71	37	Gfd	N/A							buses serve nearby estate		Highly sensitive landscape. Wilden Top Road is historic former common roadway. Some ecological constraints	YES	Already taken out of Green Belt in earlier plan. Potential to bring forward limited development on part of site.	Yes as RHS
MI/24	Land adj. Rock Tavern Wilden Lane	HELAA	0.06	2	GB		not assessed						on bus route		None	YES	Small infill plot. Car parking to be provided to front of development as with adjoining terrace	Yes
MI/33	Wilden Lane IE	PO	0.34	N/A	Bfd	N/A	not assessed						on bus route		none	YES	Vacant plot on industrial estate	Yes
MI/35	106 Minster Road (former AtoZ Wedding Services)	BLR	0.15	N/A	Bfd	N/A	not assessed						on high frequency bus route		no constraints. Currently vacant. Owner keen to pursue commercial use at this time	YES	currently washed over residential so could come forward as windfall site	No

HELAA REF	LOCATION	SOURCE	SIZE (HA)	HOUSING CAPACITY	Bfd/Gfd/GB	GREEN BELT	COUNTY ECOLOGIST	GREEN INFRA-STRUCTURE	HERITAGE	SFRA fluvial flooding	SFRA surface water flooding	Waste water treatment	Transport	Sustainability Appraisal	Constraints Summary	LPRP recommendation	Conclusion	Allocate Yes or No
MI/36	Firs Yard Wilden Lane	LPRPO	0.415	4 pitches	GB								on bus route but no pavement provision		32% in FZ3b, 17% in FZ3a, 21% in FZ2. Surface water flood event (1 in 1000 year) would affect 23% of site. Any development would need to be outside of this area. Need to limit and make good any adverse impact on SSSI	YES	4 gypsy pitches are proposed on this site. In existing use. Potential for planning gain	Yes
MI/38	School site Coniston Crsecent	LPRPO	3.64	115	GB/bfd		not assessed						Will require upgrade to Kingsway junction with A451		Concerns that this will narrow gap between Stourport and Kidderminster still further. Access to be taken from The Kingsway by allotments	MAYBE	The Kingsway will become the northern edge of the Green Belt. Site will require at least 40% GI to soften edge between development and open countryside	Yes
BEWDLEY SITES																		
BR/BE/1	Bewdley Fire Station	HELAA	0.2	15	Bfd	N/A	not assessed						town centre location well-served by buses		52% in FZ3b, 13% in FZ3a and 6% in FZ2. 11% is also affected by surface water flooding.	YES	very constrained site with small listed buildings adjacent. Design small apartment block with bin/cycle storage at groundfloor. Capacity depends on max eaves height allowed. Top storey flats in roofspace. No parking requirement	Yes
BR/BE/6	Highclere	PO	4.27	40	Gfd	N/A	not assessed						bus stop within reasonable walk		LWS to south of site - Snuff Mill Dingle - potential hydrological issues and site of unimproved grassland habitat	NO	Development would impose substantial harm to historic setting of Bewdley	No
BR/BE/10	The Lakes Dry Mill Lane	LPRPO	17.34	195	Gfd	N/A	not assessed						bus stops on adjacent estate		Loss of open aspect and potential harm to setting of heritage assets. Adverse impact on Wyre Forest SSSI	NO	See Inspector's Decision on planning appeal which was dismissed March 2018.(16/0550/OUTL)	No
BR/BE/15	Snuff Mill Walk	LPRPO	3.51	65	Gfd	N/A	not assessed						buses available within town centre		Adjacent listed building. Several TPO trees along edge of steeply sloping site. Drains into LWS	NO	Development would impose substantial harm to historic setting of Bewdley	Yes
WA/BE/1	Stourport Road triangle	PO	3.67	100	GB		not assessed						good access to regular bus route		Retain northern part of site as open space - site of former walled garden to Sandbourne House and minimise impact on adjacent SVR viaduct.	YES	Masterplan being drawn up by new landowner in conjunction with LPA. Boundaries to be reinforced with additional landscaping and river corridor opened up	Yes
WA/BE/3	Catchem's End	PO	5.61	75	GB								on regular bus route		16% in FZ3a and 4% in FZ2. 21% is affected by 1 in 1000 year surface water flood event. However, this does not affect the eastern development parcel apart from a small area of surface water flooding which falls within area of open space	YES	Masterplan drawn up by Persimmon. Western parcel may be suitable for small allotment scheme. Developer to meet with Town Council. 2.55 hectares retained as open space	Yes
WA/BE/4	Northwood Lane	LPRPO	0.31	5	Gfd	N/A	not assessed						bus stop within reasonable walk		Potential adverse impact on views from Severn Valley Railway; poor amenity of future residents; potential land stability issues	NO	Not considered suitable for development as poor amenity for future residents and potential overlooking issues with existing housing opposite	No
WA/BE/5	Land south of Habberley Road	PO	1.71	35	GB								no requirement for link road through site to roundabout.		70% of site is affected by 1 in 1000 year surface water flood event. Careful use of GI and SuDS could allow more of site to be developed.	YES	access from Habberley Road as cul-de-sac with GI/SuDS along eastern boundary. Strengthen boundary hedgerow to form strong Green Belt boundary and soften urban / rural edge	Yes

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WA/BE/6	Land north of Habberley Road	PO	1.8	gypsy pitches	GB		not assessed					not assessed	bus stop opposite site entrance		around 10% of site is affected by 1 in 1000 year surface water flooding events	NO	Sensitive site, detached from existing settlement. Development would encroach into open rural landscape between towns and narrow gap	No
WA/BE/14	Crundalls/Hoarstone Lane	LPRPO	11.53	200	GB		not assessed					not assessed	on regular bus route		around 10% of site is affected by 1 in 1000 year surface water flooding events. Adverse impact on heritage assets. Open landscape	NO	Significant landscape impact - open rural landscape with isolated farmsteads	No
WA/KF/1	Grey Green Lane	LPRPO	2.17	55	GB		not assessed					not assessed	bus stop within reasonable walk		Site as originally submitted - 13% of site is affected by 1 in 1000 year surface water flood event. Flood storage compound affects northern half of site rendering it undevelopable. If access can be made from Arlington Court (currently unadopted owing to drainage issues) then site could be taken out of GB as Reserved Housing Site.	MAYBE	Flood storage compound on part of site limits developable area greatly. Polygon redrawn to field nearest new housing only to keep away from flood storage area. Access may be possible from development on school site? Consider in future review as potential sites in Bewdley are limited	No

RURAL VILLAGES

BR/RO/1	Clows Top Garage	PO	1.44	30	Bfd	N/A							on bus route - 2 hourly		High costs of connecting to pumping station at Rock mean that development is unviable	NO	Not viable to redevelop. Other sites allocated in village in Malvern Hills District	No
BR/RO/2	Lem Hill Nurseries	HELAA	1	20	Bfd	N/A	not assessed						poor pedestrian linkages to village facilities with narrow pavement		5% of site is affected by 1 in 1000 year surface water flood event	YES	Potential for frontage development but concerns that site is remote from rest of village and development here would lead to pressure to release more land for further development on main road	Yes
BR/RO/4/6	Ad. Tolland Bungalow and orchard to rear	PO	0.82	10	Gfd	N/A							Within walking distance of bus stop - 2 hourly service		Orchard trees will limit number of dwellings and only part of site is developable.	MAYBE	Amend settlement boundary for Far Forest to include this site and allow limited development to come forward under policy 18b. Suggest TPO placed on key trees. Further ecological appraisal requested	No
BR/RO/7	New Road Far Forest	PO	2.21	40	Gfd	N/A	not assessed						highways issues related to schools traffic		Block development would harm historic landscape character. Part traditional orchard, part unimproved grassland	NO	Do not allocate - High level of local objections to this allocation. Highways issues and ecological and landscape issues	No
BR/RO/12	Bliss Gate PH	HELAA	0.16	6	Bfd	N/A	not assessed					not assessed	on bus route - 2 hourly service		Empty building in poor state of repair. Either convert or redevelop with further limited development to rear.	YES	Amend Settlement boundary and use Infill 18B to bring site forward. Supported by Parish Council.	No
BR/RO/14	Land at Pound Bank	LPRPO	0.42	10	Gfd	N/A	not assessed					not assessed	nearby bus route - 2 hourly service		Poor access to local facilities. On bus route with limited service	NO	outside settlement boundary although services are probably walkable there is no pavement alongside lane	No
BR/RO/21	Alton Nurseries	PO	0.37	4	Bfd	N/A	not assessed						on bus route		None. Site is vacant and has been marketed for some time. Permission recently granted for 4 dwellings at front of site	YES	rear of site to become part of Bewdley Business Park (0.92Ha). 4 dwellings along frontage on A456.	Yes
BR/RO/22	Rectory Lane, Rock	LPRPO	0.94	18	Gfd	N/A	not assessed					not assessed	on bus route - 2 hourly service		Very few services in village other than village hall. Remote from other settlements	MAYBE	Amend Settlement Boundary and use Infill Policy instead.	No

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BR/RO/26	Walnut Cottage Bliss Gate	PO	0.3	5	Gfd	N/A							on bus route - 2 hourly service		Development would need careful design to protect orchard trees.	YES	small dwellings to fit around orchard. Protect trees via TPO. Amend settlement boundary of Bliss Gate and bring forward under infill policy 18b.	No
BR/RO/27	Oxleys Clows Top	LPRPO	0.6	10	Gfd	N/A	not assessed					not assessed	on bus route - 2 hourly service		<10% of site affected by surface water flooding from 1 in 1000 event	NO	Outside of settlement boundary in area characterised by large wayside dwellings	No
BR/RO/29	The Wain House Lye Head	LPRPO	0.11	2	Gfd	N/A	not assessed					not assessed	2 hourly buses within reasonable walk		Isolated from any settlement	NO	remote and isolated. Proposal for live work units submitted	No
BR/RO/30	Finger Post Cottage Callow Hill	LPRPO	0.62	10	Gfd	N/A	not assessed					not assessed	on bus route - 2 hourly service		Adjacent Wyre Forest SSSI. Access near dangerous junction	NO	Just within settlement boundary. Application for live work unit submitted	No
WA/UA/1	Bellmans Cross Shatterford	HELAA	0.8	16	GB/bfd		not assessed						regular bus service passes site		Linear settlement so suggest development along frontage only with vehicular access from Arley Lane via village hall site	YES	capacity likely to be smaller to meet housing need identified in parish survey	Yes
WA/UA/4	Allotments Upper Arley	PO	0.46	10	GB								served by regular bus service		Small stream runs down eastern boundary. 7% in FZ3b, 2% in 3a and 2% in FZ2. Careful design required to lessen adverse impact on Conservation Area	YES	capacity likely to be smaller to meet housing need identified in parish survey	Yes
WA/UA/5	Hill House Farm Shatterford	LPRPO	4.2	68	GB		not assessed					not assessed	bus stop adjacent but limited service		About 15% of site affected by 1 in 1000 year surface water flood event	NO	Open rural landscape with little development on this side of lane	No
WA/UA/6	Red Lion Court Bridgnorth Road	LPRPO	0.1	2	GB/bfd		not assessed						on bus route but limited service		None. Adjoining site in Shropshire recently developed.	YES	Allocate for 2 dwellings	Yes
WFR/CB/2	Station Yard Blakedown	LPRPO	0.36	N/A	Bfd	N/A	not assessed						require whole site for station parking		Poor amenity for housing as adjacent busy railway. Planning appeal dismissed	NO	safeguard for station parking 80 spaces	Yes
WFR/CB/3	Station Drive Blakedown	HELAA	2.25	35	GB								require much of site for station parking		5% of site is affected by 1 in 1000 year surface water flood event. Gateway site into village.	YES	Agreement reached between site owners and County Council to develop for residential and station parking.	Yes
WFR/CC/7	Bromsgrove Road Lower Chaddesley	HELAA	1.31	20	GB							not assessed	bus stop within reasonable walk		Adverse impact on setting of historic Chaddesley Corbett and its Conservation Area. Would join this settlement to the newer Lower Chaddesley if developed.	YES	Do not allocate - adverse impact on historic setting of Chaddesley Corbett	No
WFR/CC/8	Fold Farm Chaddesley Corbett	LPRPO	0.31	6	GB		not assessed						well served by buses		Small undeveloped plot on edge of Conservation Area. Private access track	YES	Consider that site is suitable for small-scale housing to meet local needs, possibly suitable for elderly persons' dwellings	Yes
WFR/CC/10	Adj. Chaddesley Corbett School	LPRPO	2.44	40	GB		not assessed					not assessed	bus stop within reasonable walk		Around 20% of site (western part) affected by 1 in 1000 year surface flood event	NO	Development here would be very intrusive in the wider landscape. New school building adjacent is at rear of plot and designed to be as unobtrusive as possible. A housing estate would be incongruous here.	No

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WFR/CC/11	Adj. Bentley Grove Mustow Green	LPRPO	2.57	N/A	GB		not assessed					not assessed	bus stop within reasonable walk but no footpath		Adverse impact on adjacent listed building. Limited development beyond ribbon development at Mustow Green junction	NO	This area is characterised by historic farmsteads and large wayside dwellings. A large development would adversely affect the openness of the Green Belt	No
WFR/ST/9	Cursley Distribution Park	LPRPO	3.32	N/A	GB/bfd		not assessed						not considered to be sustainable location for housing as remote from bus service		Small area of surface water pooling near road on southern part of site	MAYBE	Redevelopment of part of site to provide additional employment. Allocate as Previously Developed Site in Green Belt	Yes

Key: PO Included in Preferred Options
 LPRPO Submitted at Preferred Options

HELAA Housing & Economic Land Availability Assessment
 BLR Brownfield Land Register

GB Green Belt
 bfd brownfield
 Gfd greenfield

major concerns
 some concerns
 limited or no concerns