



Strategic Housing Land Availability Assessment for Redditch Borough

Borough of Redditch
Local Plan
Background Document

Refreshed April 2014

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Redditch Borough Council

**Strategic Housing Land Availability Assessment for
Redditch Borough**

Refresh - April 2014

REDDITCH BOROUGH COUNCIL

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Contents

	Page No.
1. Introduction	1
2. Purpose of the SHLAA	2
3. The Current Housing Land Position	2
4. The SHLAA process	3
5. The SHLAA methodology	5
6. The SHLAA assessment	16
7. Summary of the contribution towards the housing provision within Redditch	34
Appendix 1 SHLAA Working Partnership members	
Appendix 2 Windfall calculation	
Appendix 3 Supplementary Site Information questionnaire	
Appendix 4 SHLAA Working Partnership Terms of Reference	
Appendix 5 Assessment matrix of surveyed sites	

1. Introduction

- 1.1 The concept of Strategic Housing Land Availability Assessments (SHLAAs) was first introduced in PPS3 - Housing (November 2006). The National Planning Policy Framework (NPPF) (March, 2012), superseded PPS3 and its key SHLAA objectives. SHLAAs are seen as an important part of the policy process as they provide information on the opportunities that exist to meet the levels of need and demand for housing and in demonstrating a 5 year supply of deliverable housing sites. *NPPG ID 3-002-20140306*
- 1.2 The NPPF states that SHLAAs should be prepared “to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.” *NPPG ID 3-001-20140306*
- 1.3 The Strategic Housing Land Availability Assessments - Practice Guidance was published in July 2007 (hereafter referred to as the ‘SHLAA guidance’). The recommended standard methodology prescribed in the SHLAA guidance has been followed for the production of this SHLAA for Redditch. The National Planning Practice Guidance (NPPG) was launched on 6 March 2014 and provides an up-to-date resource relating to the preparation of housing land availability assessments. The overall preparation Stages for undertaking Assessments has reduced through publication of the latest Guidance, however the contributing elements to each Stage accommodates those undertaken in the 2007 Guidance. Where appropriate, paragraphs in this document have been cross-referenced to demonstrate compliance with the NPPG. *NPPG ID 3-005-20140306*
- 1.4 The SHLAA provides background evidence for the Council's emerging Development Plan. This is a technical report and is not a decision making document and does not allocate land for housing nor does it determine whether planning permission would be granted for residential development. It will indicate sites that are potentially available to deliver Redditch Borough's housing requirement and is not constrained by the current level of development needed during the Plan period. The SHLAA was prepared by Council officers in collaboration with the SHLAA Working Partnership (see Appendix 1 for Partnership details), and will be regularly monitored and reviewed as sites become available and are taken out of the “pool” of sites. *NPPG ID 3-003-20140306*
NPPG ID 3-009-20140306

1.5 This, and future SHLAA refresh documents will merely detail the sites that currently contribute to the SHLAA and suggested sites which were not included/ dropped during the refresh process. Details relating to the initial SHLAA (2008/09) such as the list of originally surveyed sites, consultees and their comments/ actions will not appear in SHLAA refresh documents but can still be referenced in the original SHLAA document and Technical Appendices (27 March 2009).

1.6 The Council maintains a permanent call for sites via the internet (<http://redditch.whub.org.uk/cms/environment-and-planning/planning-services/planning-policy/development-plan/emerging-local-plan-no4/evidence-base.aspx#SHLAA>), where respondents are encouraged to submit sites for assessment by submitting a location plan and a completed landowner questionnaire.

NPPG ID 3-013-20140306

2. Purpose of the SHLAA

2.1 The primary role of the SHLAA is to:

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

NPPG ID 3-001-20140306

2.2 Specifically the SHLAA should:

- identify specific, deliverable sites for the first five years of a plan that are ready for development;
- identify specific, deliverable sites for years 6 - 10, and ideally years 11 - 15, in plans to enable the five year supply to be topped up;
- where it is not possible to identify specific sites for years 11 - 15 of the plan, indicate broad locations for future growth.

NPPG ID 3-029-20140306

3. The Current Housing Land Position

- 3.1 The Council's Development Plan is required to establish the strategic housing requirement for the Borough. The strategic requirement for Redditch is derived from the Worcestershire SHMA – Redditch Updated Household Projections Annex, May 2012, and underpinned by subsequent analysis (North Worcestershire Housing Need, April 2014 (Amion Report). The objectively assessed housing need for Redditch is 6400 dwellings between 2011 and 2030. Following the change of Government in May 2010, proposals emerged to abolish Regional Spatial Strategies (RSS) and the housing targets embedded in them and return spatial planning matters and decision making to the local level. Despite the Localism Act being in place (2011), an Order to revoke the Regional Strategy for the West Midlands was laid in Parliament on 24 April 2013. The Order came into force on 20 May 2013.
- 3.2 Now that the dwelling requirement has been determined, the Council will monitor housing delivery against a Plan period running from 2011 to 2030.
- 3.3 The SHLAA for 2013/14 does not need to identify land to meet the entire housing requirement for Redditch between 2011 and 2030. Housing completions since 1 April 2011, houses under construction, sites with planning permission and allocated land within adopted Local Plans contribute to meeting the housing requirement. At 1 April 2014 the following completions and small site commitments counted towards meeting housing requirement within Redditch¹.

Completions 2011 - 2014	-	361
Small site Commitments (lapse applied) ²	-	<u>72</u>
		433 dwellings

¹ Large site commitments (with planning permission or under construction) are identified in Section 6 of this report to avoid double-counting

² Lapse Rate Calculation: $52 - 9.3\% = 47 + 25 = 72$

4. The SHLAA process

- 4.1 The methodology used for the SHLAA process is taken directly from the SHLAA guidance (July 2007). Para 15 of the SHLAA guidance states that the use of this standard methodology is strongly recommended because it will ensure that the Assessment findings are robust and transparently prepared. Reference should be made to paragraph 1.3 of the document, which acknowledges how the SHLAA process has been scrutinised to ensure its compliance with the newly released NPPG for land availability assessments. *NPPG ID 3-028-20140306*
- 4.2 Figure 1 of the Core requirements of the Assessment sets out the minimum core requirements which should be included in the SHLAA. *NPPG ID 3-028-20140306*

Figure 1: Strategic Housing Land Availability Assessment core outputs		
1	A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations where necessary)	<i>NPPG ID 3-028-20140306</i>
2	Assessment of the delivery/ developability of each identified site (i.e. in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed	<i>NPPG ID 3-028-20140306</i> <i>Reference to the indicative delivery trajectory is already picked up in sections 6 and 7 of this document and inform the 5 year housing land supply figure</i>
3	Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)	<i>NPPG ID 3-028-20140306</i> <i>Reference to discounted sites is already picked up in Section 6 of this document</i>
4	Constraints on the delivery of identified sites	<i>NPPG ID 3-028-20140306</i>
5	Recommendations on how these constraints can be overcome and when	<i>NPPG ID 3-028-20140306</i>

The core outputs have been dealt with in the following manner.

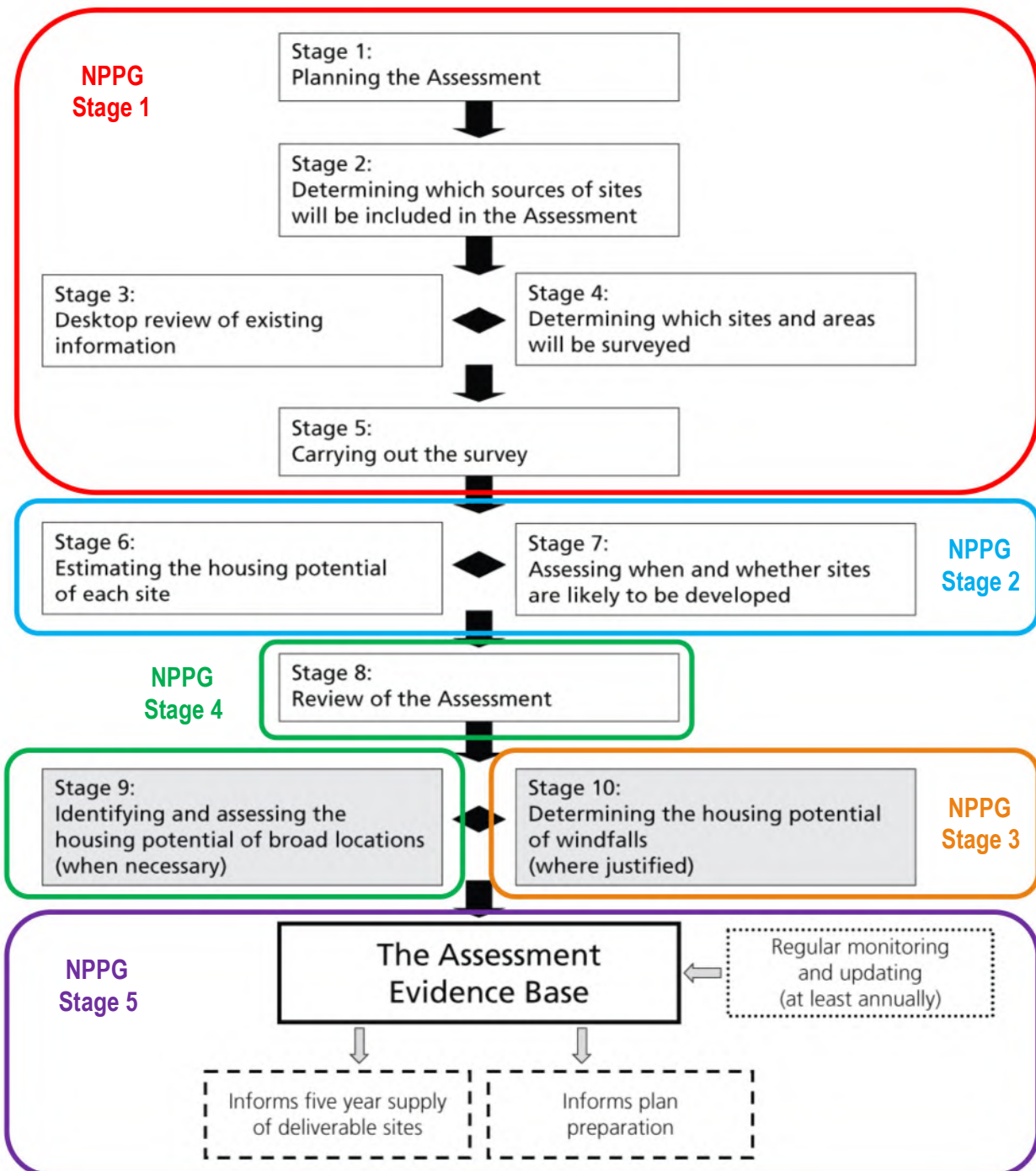
Core output	
1	<p>Based on the Stage 3 Desktop review of 594 sites detailed at Appendix 8 (SHLAA 27 March 2009), only those sites considered suitable for further assessment (highlighted grey) were mapped. 102 sites were assessed further and are detailed in Section 7 (SHLAA 27 March 2009). These sites were split into two Technical Appendices for reporting purposes: <i>Appendix A: Sites considered as having development potential in the SHLAA</i>, and <i>Appendix B: Sites dropped from consideration in the SHLAA</i>.</p> <p>With respect to the 2013 SHLAA refresh, Section 6 of this report details additional sites which have been considered for further assessment this year.</p>
2	<p>Technical Appendices A and B contain the completed site assessment forms which contribute to the overall site assessment relating to the 2013 SHLAA refresh only. Appendix 5 of this report summarises the findings in a traffic light rated matrix.</p>
3	<p>Indicative layouts have been included in Technical Appendix A. The windfall assumption has been justified (Stage 10) and calculated in Appendix 2 of this report. A windfall allowance has now been included in the first 10 years of land supply following advice in the NPPF (para 49), which supersedes previous PPS3 (para 59) advice.</p>
4	<p>Constraints to development forms part of the site assessment and is detailed in Technical Appendices A and B. This information was supplemented for the first time in 2010 with additional information from landowners and statutory consultees. The additional information strengthens the viability assessment and has been included as a result of feedback from the SHLAA Working Partnership (see questionnaire at Appendix 3 and summary of questionnaire responses in Section 6 of this report).</p>
5	<p>Overcoming constraints to development forms part of the site assessment and is detailed in Technical Appendices A and B. Following publication of the SHLAA, work will continue to address constraints with landowners (para 5.29).</p>

- 4.3 Figure 2 of the Core requirements of the Assessment states that the assessment should involve key stakeholders including house builders, social landlords, local property agents and local communities plus other relevant agencies such as Housing Corporation and English Partnerships. The purpose of this involvement is to discuss and agree methods, assumptions, judgements and findings throughout the process to ensure the robustness and transparency of the Assessment. Appendix 1 details all members of the Redditch SHLAA Working Partnership which was formally established in October 2009. The 2009 SHLAA details how stakeholder engagement was initially undertaken. *NPPG ID 3-028-20140306*
- 4.4 Prior to publication, the Partnership agreed the Methodology section of this Report and provided a valuable assessment of contributing sites and their development potential/viability. *NPPG ID 3-028-20140306*
- 4.5 The SHLAA document (27 March 2009) was the subject of public consultation as part of the consultation process for the Preferred Draft Core Strategy and its evidence based background documents. *NPPG ID 3-028-20140306*

5. The SHLAA methodology

- 5.1 The SHLAA has eight main stages, with two further optional stages, covering broad locations and windfalls. The flowchart below is taken from the SHLAA guidance and illustrates the stages involved. Each of these is detailed in turn below with respect to the Redditch SHLAA. The NPPG reduces the methodology stages to five distinct areas, which broadly align with the existing flowchart. This has been demonstrated by overlaying the two sets of methodology stages below, and reproduced in full on the following page.

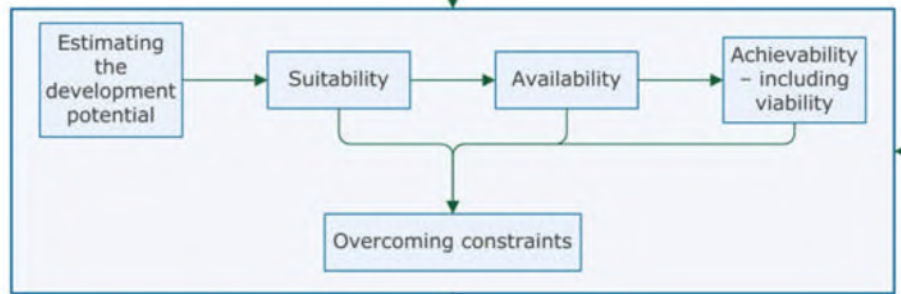
NPPG ID 3-006-20140306



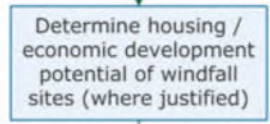
Stage 1 - Site / broad location identification



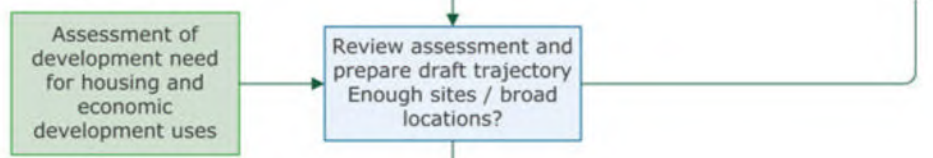
Stage 2 - Site / broad location assessment



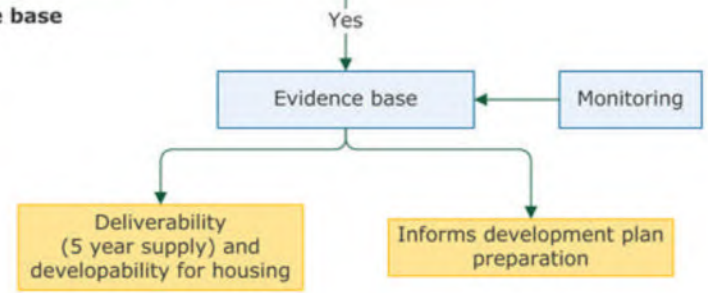
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



NPPG Methodology Flowchart ID: 3-006-20140306

Stage 1: Planning the Assessment

5.2 Paragraph 19 of the SHLAA guidance identifies management issues to be addressed at the outset of planning the Assessment. In response to these issues, Redditch Borough Council has adopted the following approaches:

- The Assessment deals specifically with sites within the Borough of Redditch without inclusion of sites within neighbouring authorities. This is because the Redditch Development Plan is prepared for Redditch Borough and the supporting evidence in the SHLAA needs to relate to the area covered by the Development Plan. There is an identified need to provide some of Redditch's housing need cross boundary in Bromsgrove District. This issue has been dealt with in Section 7 of this document as it falls beyond the remit of this Assessment.

NPPG ID 3-007-20140306

- There is no existing housing market partnership forum available to scrutinise the SHLAA. Redditch Borough Council officers have however worked to establish a SHLAA Working Partnership (see Appendix 1 for Partnership members and Appendix 4 for SHLAA Working Partnership Terms of Reference). The 2009 SHLAA details how stakeholder engagement was initially undertaken.

NPPG ID 3-008-20140306

- Resources for the project were absorbed as part of the Planning Policy workload.

- Assessment skills, management and scrutiny are monitored via the SHLAA Working Partnership (see Appendix 4).

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

5.3 The SHLAA guidance (Figure 4) lists potential sources of sites which should be considered by local authorities; both sites in the planning process and sites not currently in the planning process. Many of the sites included in the SHLAA were already known to the local authority as they are current Local Plan sites or have been part of previous urban capacity studies, for example.

NPPG ID 3-011-20140306

5.4 Sites included in the initial 2008/09 Assessment as a starting point, were derived from the following sources:

NPPG ID 3-012-20140306

- Sites previously identified in the Borough of Redditch Local Plan to meet housing requirements, unimplemented/outstanding planning permissions for housing, and planning permissions for housing that were under construction at 1 April 2013.
- Sites identified in the Borough of Redditch Local Plan No.3 to address any shortfall in meeting current housing requirements.
- Borough of Redditch Local Plan No.3 Omission Sites - sites suggested for inclusion in the Local Plan which were rejected by the Inspector for inclusion in the plan.
- Redditch Borough Council's Preferred Draft Core Strategy (October 2008) relevant emerging strategic sites.
- Redditch Borough Council's Revised Preferred Draft Core Strategy (January 2011) relevant emerging strategic sites.
- Sites in Redditch Borough Council's Supplementary Planning Documents (that are not emerging strategic sites).
- Sites identified by White Young Green in their first report into future growth implications for Redditch (Dec 2007) – additional capacity within Redditch Borough.
- Sites identified by White Young Green in their second report into future growth implications for Redditch (Oct 2008) – assessment of surplus Primarily Open Space within Redditch. Comprehensive assessment of all of Redditch's Primarily Open Space for development was excluded from assessment as Redditch's open space standard is an asset which the Borough Council strives to protect. It is one of Redditch's locally distinctive features which is prominent throughout the Borough.
- National Land Use Database sites within Redditch Borough.
- Submitted sites by landowners/ agents.
- Redditch Borough Council land which may have the potential to be declared surplus for disposal.
- Redditch Urban Capacity Study (March 2003) Sites.
- Employment sites considered surplus following the ELR to establish whether they might contribute to the SHLAA.
- Areas of Development Restraint (ADR) within Redditch.

- Green Belt within Redditch, adjacent to the urban area.

With respect to the additional potential sites and data sources identified in the NPPG (para 12) and not previously considered, the Council has dealt with them in the following manner:

- *Planning applications that have been refused or withdrawn:*

Consideration of refused applications since the start of the Plan period has been undertaken. There were 15 applications for consideration. 5 applications have subsequently been resubmitted and approved (and therefore counted towards the housing supply where appropriate), 7 fell below the SHLAAs site size threshold, 2 were inappropriate locations for residential development and 1 site was considered suitable for inclusion in the SHLAA and is detailed in Section 6 of this document. Consideration of refused applications during future 12 month periods will now be undertaken as an integral part of the SHLAA update process.

Consideration of withdrawn applications since the start of the Plan period has been undertaken. There were 12 applications for consideration. 6 applications have subsequently been resubmitted and approved (and therefore counted towards the housing supply where appropriate) and 6 fell below the SHLAAs site size threshold. Consideration of withdrawn applications during future 12 month periods will now be undertaken as an integral part of the SHLAA update process.

- *Surplus and likely to become surplus public sector land: Dialogue with public sector bodies is ongoing.* For example:
 - County Council sites following school reviews have come forward for redevelopment
 - The Council is actively engaged with HCA to facilitate the release of its land holdings within the Borough
 - Discussions have taken place with the emergency services relating to possible relocation and identification of sites for a blue light centre. However, this proposal is now unlikely to be implemented
 - Locality Based Partnership: Public sector bodies working in partnership to make effective and efficient use of property/ land holdings
- *Vacant and derelict land and buildings:*
 - NLUD already included in assessment for suitable sites
 - Empty homes initiative in Redditch has only yielded two

homes being brought back into use through CPO. There is no real opportunity to boost the supply of housing in Redditch through this initiative.

5.5 Sites in the following categories identified in the SHLAA guidance (Figure 4) have been excluded from the Assessment at this stage.

- Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks - as Redditch has emerging needs for competing land uses such as retail, office and employment, including sites in the SHLAA at this stage which may have no housing potential is considered misleading. If included at this stage without prior assessment for other potential uses, it could subsequently be argued at appeal that these sites were considered suitable in principle for housing by virtue of their inclusion in the SHLAA. In the first instance, it would be preferable to assess their suitability for other non-B uses that promote economic activity. However, if any sites are surplus or offer a mixed use development as contribution to the Local Plan, then their housing potential will be investigated at an appropriate time and included in the SHLAA at a later date if deemed necessary.
- Large scale redevelopment and re-design of existing residential areas - as Redditch is a new town, the age and layout of the majority of the town indicates that there are no existing residential areas which fall under this category.
- New free standing settlements - the Phase II review of the RSS (stipulated in the Report of the Panel, September 2009) that growth associated with Redditch should be adjacent to the Redditch urban area boundary, thus ruling out a free standing settlement. In the light of the proposed RSS revocation (announced 6th July 2010) and the absence of an appropriate housing requirement for Redditch, a free standing settlement within the Borough's administrative boundary would not offer any contribution to creating a sustainable mixed community for Redditch as evidenced in the Development Options joint work and Sustainability Appraisal refresh (February 2010).

Stage 3: Desktop review of existing information

- 5.6 An initial desktop assessment of all sites identified this year from the various sources identified in Stage 2 has been carried out. Additional sources for sites were investigated as suggested in Figure 5 of the SHLAA guidance. However, sources such as the vacant property register only identified sites that fell below the minimum site threshold for this Assessment. Also at this stage, identified sites which were considered unsuitable for assessment were eliminated, e.g. within flood zone, significant access constraints, and unsustainable locations relative to existing settlements. Section 6 of this report gives details of the assessments. *NPPG ID 3-015-20140306*
- 5.7 With respect to site size, only sites that were over 0.16 Ha in size were considered, i.e. they are able to accommodate a minimum of 5 dwellings at a minimum density of 30 dwellings per hectare. To identify sites below this threshold would mean attempting to identify sites of a scale down to individual housing plots. It was considered that this would be too onerous a task, extremely time consuming and potentially endless. Therefore any sites which fell below this threshold were not considered appropriate for the purposes of this study. However, it should be emphasised that the application of this threshold would not preclude smaller sites from coming forward for development. Such sites would be assessed on individual merit via the planning application process and, if suitable for development, would count towards the housing supply as windfall contributions. Windfall contributions are discussed at Stage 10 of this report. *NPPG ID 3-010-20140306*

Stage 4: Determining which sites and areas will be surveyed

- 5.8 To ensure a comprehensive assessment, all sites identified positively through the desk top review were surveyed, assessed and photographed. For reporting purposes, they have been split into two Technical Appendices: *Appendix A: Sites considered as having development potential in the SHLAA*, and *Appendix B: Sites dropped from consideration in the SHLAA*. As a cross-check mechanism to ensure that all sites which may have development potential were assessed consistently, the SHLAA Working Partnership scrutinised the assessment results prior to publication of this Report. *NPPG ID 3-015-20140306*

Stage 5: Carrying out the survey

- 5.9 SHLAA guidance states that as a minimum, all sites identified by the desktop review should be visited. A site analysis form was devised with Bromsgrove District Council in order to gather a consistent data set for all sites. The site analysis form is attached at Appendix 4 (SHLAA, 27 March 2009). The assessment was split into three stages: *NPPG ID 3-015-20140306*
- 5.10 Stage A assessed initial suitability for further assessment and was a desktop assessment. In order for sites to be fully assessed, they had to be brownfield or greenfield sites within or adjoining a settlement within the Borough boundary. For the purposes of the original survey (2008/09), 'settlements' included Redditch urban area and Astwood Bank but excluded Feckenham. Any sites which were not within or adjoining a settlement were discounted, unless as in the case for Feckenham, a site provided 100% affordable housing (rural exceptions housing). For the purposes of completeness, the sites identified in the Urban Capacity Study (March 2003) in and around Feckenham, were re-visited as part of the 2010 SHLAA refresh to assess any potential capacity contributions. *NPPG ID 3-014-20140306*
- 5.11 Sites were also excluded at Stage A if they met any of the following criteria: *NPPG ID 3-015-20140306*
- Schedule Ancient Monument, located on the site;
 - Significant adverse impact on biodiversity³;
 - Site falls within Flood Zone 3⁴.
- 5.12 Stage B gathered information relating to the sites e.g. environmental issues, sustainability, constraints to delivery and highway access amongst others and was given a traffic light rating. An amber or red rating would not preclude a site from development, rather it gives an indication of which sites may be capable of earlier release for development due to fewer constraints. The traffic light assessment is detailed in a matrix at Appendix 5. *NPPG ID 3-014-20140306*
NPPG ID 3-016-20140306
- 5.13 Stage C sets out housing potential, availability and achievability of sites and is discussed in the subsequent methodology stages. Section 6 of this report details which assessed sites are considered to have development potential.

³ These sites may be reassessed at a later date under SHLAA review if landowners can demonstrate that mitigation measures can be successfully introduced.

⁴ These sites may be reassessed at a later date under SHLAA review if landowners can demonstrate that mitigation measures can be successfully introduced.

Stage 6: Estimating the housing potential of each site

- 5.14 SHLAA guidance suggests that the housing potential of an identified site should be guided by existing or emerging plan policy. NPPF (para 47) states that local planning authorities should set their own approach to housing density to reflect local circumstances. The Borough of Redditch Local Plan No.3 Density of Housing policy indicated that development should take place between 30-50 dph except in the town centre where densities of 70 dph should be achieved. Therefore, emerging Development Plan policy will address the matter of locally appropriate housing densities. Further to this, SHLAA guidance suggests that the capacities of sites should be guided by local level housing densities but where these do not provide a sufficient basis to make a local judgement, one approach to estimating potential is by sketching a scheme. Although Redditch Borough Council considers its emerging Housing Density policy to provide a sufficient basis to make a local judgement, schemes have been sketched for sites not currently in the planning system to further aid estimation of site yield, where possible.
- NPPG ID 3-017-20140306*
- 5.15 Density multipliers have been used to gauge a ball-park figure to guide progression of the Redditch Development Plan. They have been set out as a figure based on 30 to 50 dwellings per hectare (dph) in urban areas and a minimum of 70 dph with the Town Centre and District Centres (based on the former Local Plan No.3 Policy B(HSG).4 – Density of Housing Development). These levels are also being progressed in the emerging Development Plan. Net developable areas allow for infrastructure provision on sites. As such, the following net developable area criteria have been used with the density multipliers to establish initial potential housing figures:
- Sites up to 0.4 Ha - 100% of site area to be used.
 - Sites 0.4 Ha to 2 Ha - 85% of site area to be used.
 - Sites 2 Ha and over - 65% of site area to be used.
- 5.16 As part of this update, where possible, sites considered to have development potential have been further assessed by an urban designer who has produced indicative schemes taking account of site constraints, surrounding densities etc. The indicative schemes have been incorporated in Technical Appendix A.
- NPPG ID 3-017-20140306*

- 5.17 Of the sites considered to have development potential, the capacity ranges have been detailed in Section 6 of this report. For the purposes of assessing site capacities, the range based on the information provided through indicative schemes and landowner schemes is regarded as offering the most realistic capacity assessment. *NPPG ID 3-017-20140306*

Stage 7: Assessing when and whether sites are likely to be developed

- 5.18 The site analysis gives very basic figures for the amount of potential housing land. However, in addition to these figures, the SHLAA needs to consider whether sites are suitable and available for development and if so, the achievability of development. Assessing the suitability, availability and achievability of a site provides the information on which the judgement can be made in the plan making context as to whether a site can be considered deliverable, developable or not currently developable for housing *NPPG ID 3-018-20140306*
NPPG ID 3-023-20140306
- 5.19 In order for a site to be considered as deliverable it must be available now, in a suitable location for housing development with a reasonable prospect of delivery within five years. *NPPG ID 3-020-20140306*
- 5.20 In order for a site to be considered as developable it must be in a suitable location for housing development with a reasonable prospect that it will be available and could be developed at a specific point in time. *NPPG ID 3-021-20140306*
- 5.21 The SHLAA Working Partnership considered that additional site information from landowners and statutory consultees regarding suitability, availability and achievability would strengthen the initial site assessment process. Questionnaires were designed by the Partnership and circulated to all landowners/ agents and statutory consultees. An example of the questionnaire is shown in Appendix 3 of this document. The results of the responses to the questionnaires are detailed in Section 6 of this report. Redditch Borough Council Officers will endeavour to work with landowners to encourage implementation of SHLAA sites to fulfil their delivery potential. *NPPG ID 3-016-20140306*

Stage 7a: Assessing suitability for housing

- 5.22 A site is **suitable** if it offers a suitable location for development now and would contribute to the creation of sustainable mixed communities. *NPPG ID 3-019-20140306*

5.23 Some sites which have received a positive assessment through the Stage A criteria may still not be suitable to continue to further assessment at Stages B and C. Examples include: (i) excess land within a previously identified site which has been developed, was retained by the Scouts and Cadets and is now a well maintained HQ for these groups and relocation would be inappropriate; and (ii) areas of open space may provide essential amenity facilities in densely populated areas. *NPPG ID 3-019-20140306*

5.24 Section 6 of this report details the assessed sites and their suitability to contribute towards housing provision. Although some sites may indeed have scored positively in the Stage B criteria, local knowledge and a visual assessment of the sites and their surroundings has also been taken into account. A considered judgement has been taken as to whether development would compromise the townscape and visual amenity of the area and thus, some sites have been discounted if development was considered wholly inappropriate. *NPPG ID 3-019-20140306*

Stage 7b: Assessing availability for housing

5.25 A site is considered **available** when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that the site is controlled by a housing developer or the landowner has expressed an intention to sell. *NPPG ID 3-020-20140306*

5.26 All sites which were considered suitable for housing development were the subject of viability scrutiny through compilation of additional information from landowners to determine the likelihood of sites coming forward for development. The results of the landowner and statutory consultee questionnaires (Appendix 3) have been incorporated in Section 6 of this report. *NPPG ID 3-020-20140306*

Stage 7c: Assessing achievability for housing

5.27 A site is considered **achievable** when there is a reasonable prospect that housing will be delivered on the site at a particular point in time. This is essentially a judgement about economic viability of a site and the ability of the developer to complete the housing over a particular time period. *NPPG ID 3-021-20140306*

Achievability will be affected by:

- Market factors;
- Cost factors; and
- Delivery factors.

- 5.28 Estimates regarding the economic viability of sites were supplemented through compilation of additional information from landowners to determine the likelihood of sites coming forward for development. The results of the landowner and statutory consultee questionnaires (Appendix 3) have been incorporated in Section 6 of this report. *NPPG ID 3-021-20140306*

Stage 7d: Overcoming constraints

- 5.29 With respect to overcoming possible constraints on sites, Redditch Borough Council considers that investigation, mitigation and investment should be the responsibility of the landowner if they wish to progress their site towards development. However, Redditch Borough Council will contact landowners of potential development sites with possible constraints to proactively discuss appropriate courses of action. If landowners are not willing to investigate remedies to overcome constraints then these sites will be dropped to the lower end of the achievability/ deliverability rating as this would be perceived as an unwillingness to develop the site (Stage 7b). Through discussions with landowners, sites will move up the achievability/ deliverability rating in future SHLAA updates when constraints have been satisfactorily addressed. *NPPG ID 3-022-20140306*

Stage 8: Review of the assessment

- 5.30 The SHLAA will be reviewed annually and updated to 1 April each year in line with other housing land monitoring. It is anticipated that significant and timely collaboration of the SHLAA Working Partnership (Appendix 1) will continue throughout the ongoing SHLAA process. *NPPG ID 3-025-20140306*

Stage 9: Identifying and assessing the housing potential of broad locations (where necessary)

- 5.31 The NPPF (para 47) advises that ‘broad locations’ may be considered in the context of identifying potential housing supply for years 6 to 10 and, where possible, for years 11 to 15 of the supply. The SHLAA guidance suggests that the identification of broad locations for growth offers a proactive and positive approach to planning, giving a greater certainty about the locations where development will be encouraged in the longer term. Since the revocation of Regional Spatial Strategies and their housing targets, Redditch Borough Council determined its own objectively assessed housing need from the Worcestershire SHMA – Redditch Updated Household Projections Annex, May 2012, and underpinned it through subsequent analysis in the North Worcestershire Housing Need, April 2014 (Amion Report). The full objectively assessed housing need for Redditch cannot be completely accommodated within its administrative boundary. The available evidence suggests that development broadly to the north/west of Redditch in Bromsgrove District is the preferred area of search for housing growth as suggested within Redditch and Bromsgrove joint consultation on the matter in February 2010. Work has been completed on potential cross-boundary growth locations with Bromsgrove District Council, and formed the basis for consultation between 1 April and 15 May 2013. The potential locations for cross-boundary growth are not detailed within this SHLAA Report, but can be found in the Housing Growth Development Study (2013).
- NPPG ID 3-011-20140306*

Stage 10: Determining the housing potential of windfall (where justified)

- 5.32 The SHLAA guidance indicates that there may be genuine local circumstances where a windfall allowance may be justified. The NPPF (para 48) specifies that an allowance for windfall sites can be made in the five year supply if the local planning authority has compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
- NPPG ID 3-024-20140306*
- 5.33 As the site threshold for small site windfall dwellings is effectively 4 dwellings or less, it is more than likely that the majority of these will arise from house conversions to flats. As such, they will be classed as brownfield contributions. For the purposes of establishing a windfall calculation for the SHLAA, an annual average of all small site brownfield completions on sites of less than 5 dwellings has been calculated and is detailed in Appendix 2.
- NPPG ID 3-024-20140306*

6. The SHLAA assessment

- 6.1 The SHLAA assessment process 2008/09 identified 43 sites which were considered suitable for residential development and should count towards the SHLAA. All sites which were considered suitable for inclusion in the SHLAA were apportioned a capacity figure based on 30 dph and 50dph, taking into account the criteria in paragraph 5.15 of this report. They have also been the subject of indicative schemes, produced by independent urban designers to ascertain appropriate and achievable capacities in line with the SHLAA Practice Guidance. A 30 dph capacity assessment has been applied in this report where scheme details are not available.
- 6.2 Following publication of the 2009 SHLAA and public consultation, issues arose concerning some of the included sites and further investigation was carried out prior to the 2010 publication. All sites considered suitable for inclusion appear in Technical Appendix A (2013) and the Site Matrix in Appendix 5 of this report. The sites below (white) have been excluded from contributing towards the 2013 SHLAA; full details of dropped sites can be found in Technical Appendix B (2013).

Sites identified in the 2008/09 SHLAA

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
LP03 (BORLP4 site 135)	Rear of 144-162 Easmore Road 0.43ha (gross) 0.37ha (net)		(G) Landowner consortium has failed. Some landowners no longer wish to sell their garden land. The Council may progress with independent disposal of its land. However, taking the Council owned land only into account drops this site below the SHLAAs minimum site size threshold. Any contribution from this site should only come forward by way of windfall. Suggest removing the site from the SHLAA (2014)	
LP06 (BORLP4 site 205)	Mayfields Works 0.19ha (2011/019)	23 (s) 121 dph	(B)	No LOQ information. Planning consent granted June 2011. Therefore yrs 0-5
LPX02 (BORLP4 site 143)	Adjacent Castleditch Lane / Pheasant Lane 0.52ha (gross) 0.44ha (net)	16 (s) 36 dph	(G)	LOQ identified no deliverability issues. Envisage delivery in 2015. Therefore yrs 0-5
LPX04 (BORLP4 site 155)	Former Claybrook School, Matchborough 0.74ha (gross) 0.63ha (net)	36 (s) 56 dph	(B & G) Ground works currently underway	Yrs 0-5
LPX05 (BORLP4 site 156)	Land at Millfields and RO Fire Station 1.36ha (gross) 1.16ha (net)	30 (s) 30 dph	(B & G) Site disposal expected Autumn 2014 and delivery in the following two years	LOQ identifies some contamination issues to be resolved but site available to progress to development. Consider within yrs 0-5

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
LPX06 (BORLP4 site 157)	Former Ipsley School playing field 0.93ha (gross) 0.79ha (net)	41 (36) (s) 39 dph	(G) Site under construction. Completion expected Nov. 2014	5 units complete and recorded on p.2 of this report. 36 units outstanding/ under construction. Therefore yrs 0-5
LPX07 (BORLP4 site 158)	South of scout hut, Oakenshaw Road 1.02ha (gross) 0.87ha (net)	46 (s) 37 dph	(G)	LOQ identifies no deliverability issues. Application submitted. Therefore yrs 0-5
CS01 (BORLP4 site 206)	Church Hill District Centre 2.25ha (gross) 1.46ha (net)	51 (s) 39 dph	(B) District Centre facilities complete. Ground works for residential development underway	Yrs 0-5

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
CS03 (BORLP4 site 207)	Matchborough District Centre 0.92ha (gross) 0.78ha (net)	17 (s) 22 dph	Although this Centre would benefit from regeneration, it is difficult to estimate the level of housing that could be accommodated without a detailed indicative scheme. Therefore the WYG stage 1 report estimate has been used for the purposes of this exercise. No decision has been taken by the Council at this stage with respect to a timetable for redevelopment (including an element of housing) or what level of housing contribution could be relied upon. (B)	LOQ information identifies that this site will only be considered for redevelopment following evaluation of the completed Church Hill District Centre redevelopment scheme. Therefore yrs 6-10

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
RB03 (BORLP4 site 208)	Widney House, Bromsgrove Road 1.56ha (gross) 1.33ha (net)	40 (d) 30 dph	Includes RB07 & RB38 for assessment (B & G)	LOQ information indicates immediate availability of site. Some possible contamination issues identified but not considered to hold up deliverability. Landowner actively promoting and assembling the site. Site area reduced. Therefore yrs 0-5
L4L02 (BORLP4 site 200)	Land off Wirehill Drive (08/305) 0.47ha (gross) 0.4ha (net)		Planning consent lapsed (G)	Planning application refused and appeal dismissed on grounds of loss of open space in an area suffering an open space deficit. This site can no longer be considered as deliverable Therefore drop from SHLAA (2014)
UCS 2.16	Rear of Sandygate Close 0.2ha	8 (s) 40 dph	(G)	LOQ indicates that site to be considered as part of a future Assets Disposal Programme. Therefore as deliverability uncertain, yrs 6-10

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
UCS 8.38 (BORLP4 site 203)	Dingleside Middle School & playing field (10/210) 4.09ha (gross) 2.66ha (net) and land rear of 1-11 Auxerre Avenue 0.67ha (gross) 0.57ha (net)	180 (176) (s)	Merged with LPX01 (B & G) Under construction	4 units complete and recorded on p.2 of this report. 176 units outstanding/ under construction. Therefore yrs 0-5
Sub Total		479		

Sites identified in the 2010 SHLAA Refresh

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
2010/03 (BORLP4 site 209)	Loxley Close 0.31ha	10 (s) 32 dph	Site dismissed in 2008/09 (L4L03) due to location within the floodplain. Indicated mitigation measures considered suitable/appropriate (B)	LOQ information identifies floodplain mitigation measures and immediate availability of site. Therefore yrs 0-5
2010/05	Clifton Close 0.15 ha	6 (s) 40 dph	Site identified as surplus under the Disposal of Assets programme (G)	LOQ information indicates no constraints and immediate deliverability. Therefore yrs 0-5
2010/07 (BORLP4 site 153)	Prospect Hill 1.43ha (gross) 1.22ha (net)	71 (s) 58 dph	(B)	LOQ information indicates availability of site and identifies no constraints to deliverability. Application submitted for 14 units on part of the site, which confirms landowner commitment to site delivery. Therefore yrs 0-5
2010/09 (BORLP4 site 210)	RO Alexandra Hospital 7.39ha (gross) 5ha (net)	145 (d) 29 dph	(G) Land assembly and site disposal programme underway	LOQ information indicates that this site should come forward for comprehensive development in the next 12-24 months. Therefore yrs 0-5

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
2010/10 (BORLP4 site 211)	A435 ADR 10.25ha (gross) 6.66ha (net)	205 (d) 30 dph & 6 dph	Site needs specific FRA and mitigation measures and possible Transport Assessment. (G)	The Review of the A435 ADR and Adjoining Land (Feb 2013) identifies deliverable land parcels within the ADR designation. Landowners have indicated that development on these land parcels is welcomed. Therefore 0-5 yrs
2010/11 (BORLP4 site 212)	Brockhill East (west of railway) 16.4ha (gross) 10.7ha (net)	425 (309) (s) 40 dph	(G) Under construction	Land west of the railway: 116 units complete and recorded on p.2 of this report. 309 units outstanding/ under construction. Therefore yrs 0-5
2010/11 (BORLP4 site 212)	Brockhill East (east of railway) 7ha (gross) 4.6ha (net)	200 (s) 43 dph	(G) This site has outline planning consent for 200 dwellings and 5000 sq m of B1 office	Land east of the railway: LOQ considers site deliverable by 2016 and acknowledges Redditch's employment needs that may rely on this site for delivery. However there are connectivity issues with land to the west of the railway line which need resolving ahead of development of this site.

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
				Consider delivery 0-5 yrs
2010/12 (BORLP4 site 213)	Webheath ADR 34.37ha (gross) 22.34ha (net)	234 (s) 366 (d) 27 dph	Site needs specific FRA and mitigation measures and drainage assessments. Outline planning consent for 200 dwellings allowed on appeal in March 2014 (G)	Consultation response to RBC/BDC growth options consultation indicates that only 350 dwellings of the 600 dwelling capacity can be delivered in yrs 0-5. Suggest yrs 0-5 (234) and yrs 6-10 (366)

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
(BORLP4 site 213)	Upper Norgrove House (Part of Webheath ADR) (34 dwgs)		Site identified as surplus under the Disposal of Assets programme. NPPF (para 85) states that planning permission for the permanent development of safeguarded land should only be granted following a local plan review which proposes the development (B)	LOQ information indicates immediate deliverability of site and bridleway realignment is not considered to hinder this. Therefore yrs 0-5
2010/13 (BORLP4 site 212)	Brockhill East (Green Belt) 27.73ha (gross) 18ha (net)	400 (s) 22 dph	Early progression of this site would promote comprehensive development within the Brockhill area enabling the delivery of necessary infrastructure to this area. (G)	LOQ indicate no constraints to deliverability. However there are connectivity issues with land to the east of the railway line which need resolving ahead of development of this site. Delivery information indicates yrs 6-10

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
2010/14	Brockhill West Green Belt 9.86ha (gross) 6.4ha (net)	0 (s) 23 dph	Minerals investigation indicated that there were no aggregates suitable for excavation within this site. Cross boundary growth investigation indicates that site is unsuitable for development due to its close proximity to the Hewell Grange Historic Park and Garden (G)	LOQ indicate no constraints to deliverability and willingness to progress development on site. However, with Hewell Grange Historic Park & Garden information in mind, suggest site be dropped as site considered unable to contribute to meeting Redditch's housing target at this stage
2010/27	Land adjacent Sandycroft, West Avenue 0.35ha	9 (s)	Site availability has been reassessed and reconfigured. Redevelopment of The Anchorage, Sandycroft and Arden properties have been dismissed due to new long-term tenancy agreements. Site area reconfigured. (G)	LO information indicates a willingness to develop this site. Therefore yrs 0-5
Sub Total		1955		

Sites identified in the 2011 SHLAA Refresh

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
2011/02	St Stephen's School Playing Field (part) 0.96ha (gross) 0.82ha (net)	0 (s) 27 dph	(G)	LOQ indicates a need to retain land for educational uses Therefore drop site
2011/04 (BORLP4 site 202)	Former Dorothy Terry House, Evesham Road (10/137) 0.41ha (gross) 0.35ha (net)	41 (18) (s) 117 dph	(B) Under construction	18 units complete and recorded on p.2 of this report. 24 units outstanding/ under construction. Therefore 0-5 yrs
2011/06 (BORLP4 site 215)	Birchfield Road 0.86ha (gross) 0.73ha (net)	29 (s) 38 dph	Current draft BORLP4 identifies this land for release from the Green Belt land as part of the Green Belt review (G)	LOQ indicates immediate availability of this site. Planning approval granted March 2014. Therefore 0-5 yrs
Sub Total		47		

Sites identified in the 2012 SHLAA Refresh

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
2012/01 (BORLP4 site 216)	Former Hewell Road swimming baths 0.56ha (gross) 0.48ha (net)	13 (s) 29 dph	Site offers a redevelopment opportunity following the relocation of swimming facilities to a new location (B)	LOQ indicates that this site is available immediately. A drainage scheme has been designed which will mitigate against flooding issues when this site is developed. Flood risk assessment work is due to be undertaken shortly to confirm that the mitigation measures are deliverable. Therefore delivery in 0-5 years
2012/02 (BORLP4 site 212)	Lowan's Hill Farm, Brockhill (Within Brockhill East ADR) (11/087) 0.52ha (gross) 0.44ha (net)	(s) 14 dph Site capacity recorded at 2010/11 (BORLP4 site 212) above	Land within the Green Belt adjacent to ADR development proposal, offering the opportunity to renovate and rebuild existing farm buildings (G)	Valid planning consent for 6 dwgs. Therefore delivery in 0-5 years
Sub Total		13		

Sites identified in the 2013 SHLAA Refresh

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
2013/01 (BORLP4 site 218)	RO Windsor Road Gas Works (former IN24) 0.91ha (gross) 0.77ha (net)	39 (s) 54.5 dph	(B) Planning approval granted April 2014	LOQ indicates willingness to consider residential use for this site. Therefore delivery in 0-5 years
2013/02 (BORLP4 site 219)	Studley Road/ Green Lane, Park Farm South (former IN61) 0.39ha (gross) 0.39ha (net)	12 (d) 30 dph	(G) Development for B1 use has stalled. Therefore consider for alternative uses with respect to NPPF para. 22. Noise levels from the adjacent industrial estate need to be assessed to determine the compatibility of this site for residential uses	LOQ indicates a willingness to consider residential as an option for development of this site. Therefore delivery in 0-5 years
2013/03	Land off Union Street (former IN73) 0.11ha		(G) Site falls below site size threshold and should therefore be excluded from the SHLAA	

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
2013/04	The Jolly Farmer PH, Woodrow 0.43 ha		(B) This building is currently in use. Without additional information from the landowner, it is unrealistic to determine whether this site is available for development.	No LOQ available
2013/05	Land at The Paddocks, Astwood Lane, Feckenham		<p>Feckenham is not considered an appropriate settlement for development (SHLAA, para 5.10), unless a site is intended to provide 100% affordable housing to meet an identified local housing need. At this point in time, it is understood that the required local housing need was met through the development at Yeats Close.</p> <p>If the landowner can demonstrate further local need for affordable housing in Feckenham, then this site will be reconsidered for inclusion in the SHLAA.</p>	

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
2013/06	Land at Rockhill Farm, Astwood Lane, Feckenham		Feckenham is not considered an appropriate settlement for development (SHLAA, para 5.10), unless a site is intended to provide 100% affordable housing to meet an identified local housing need. At this point in time, it is understood that the required local housing need was met through the development at Yeats Close. If the landowner can demonstrate further local need for affordable housing in Feckenham, then this site will be reconsidered for inclusion in the SHLAA.	
2013/07 (BORLP4 site 220)	Park House	14 (s)	(B)	Valid planning consent for 14 dwgs. Therefore delivery in 0-5 yrs
2013/08	The Elms, Bromsgrove Road	7 (s)	(G)	Valid planning consent for 7 dwgs. Therefore delivery in 0-5 yrs
2013/09	Pitcheroak Golf Course, Plymouth Road		This site was suggested as an alternative location for residential development as a result of BORLP4 consultation (April/May 2013). There is no willingness on behalf of the landowner to release this site for development.	
2013/10	Ipsley Court		(B) Previous SHLAA analysis concluded that sites in employment use should be retained as such unless established marketing criteria had been met and new/ appropriate end-users were found. Since being vacated, this site has not yet been marketed for a sufficient period in order to consider alternative uses.	

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
UCS 1.35	Rear of Poplar Road shops		This site was revisited for analysis following suggestions made during BORLP4 consultation (April/May 2013). It is recommended that this site is considered as part of a future Assets Disposal Programme. The availability and suitability of this site for inclusion in the SHLAA will be updated appropriately following further investigation.	
UCS 4.36	Land between Brooklands Lane and Offenham Close		This site was revisited for analysis following suggestions made during BORLP4 consultation (April/May 2013). There is no willingness on behalf of the landowner to release this site for development. Further investigation with respect to drainage issues would need to be undertaken before this site could be considered suitable for development. This site falls within the AVP.	
UCS 6.43	Land between Morrisons and Brooklyn Garage (AVP)		This site was revisited for analysis following suggestions made during BORLP4 consultation (April/May 2013). This site falls within the AVP. There is no willingness on behalf of the landowner to release this site for development.	
UCS 8.10	Land at McDonalds Island, Oakenshaw		This site was revisited for analysis following suggestions made during BORLP4 consultation (April/May 2013). There is no willingness on behalf of the landowner to release this site for development.	
UCS 9.1	Land rear of Watery Lane/ Ravensmere Road		This site was revisited for analysis following suggestions made during BORLP4 consultation (April/May 2013). There is no willingness on behalf of the landowner to release this site for development.	
Sub Total		72		

6.3 In addition, the following sites were identified (Stage 2) for consideration in the 2014 SHLAA Refresh.

6.4 These sites were the subject of an initial desktop assessment (Stage 3) for their suitability to be carried forward for detailed assessment. All sites considered suitable for further assessment appear in Technical Appendices A & B (2014) and the Site Matrix in Appendix 5 of this document. At this stage, some sites (white) were eliminated.

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
2014/01	Land at A435 ADR, rear of 'Homestead'		<p><i>'Review of development proposals along A435 corridor and land at Alexandra hospital'</i>, White Consultants (Nov 2013), p.10, states that Homestead is set in open grass paddocks with low cut hedges and relatively clear views to the west although housing in Redditch is still screened. The areas to the north and south of this site are considered of high sensitivity to housing development as they provide an important screening function between the settlements of Redditch and Mappleborough Green. Development at Homestead would compromise the setting of Mappleborough Green and effectively merge Mappleborough Green with Redditch's urban area.</p> <p>Development in this location would be inappropriate and the site is not considered suitable for inclusion in the SHLAA.</p>	
2014/02	Conwil, Dagnell End Lane	6	(G) Application currently being progressed for intense development scheme. Site has potential but would consider a lower density to be more appropriate due to highway matters. Therefore 0-5 yrs	

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
2014/03	1-3 Plymouth Road	59 (s)	(G) This site can now be included under the terms of the NPPG (Dealing with housing for older people, Para ID: 3-038-20140306)	Landowner indicates willingness to progress this site for development. Therefore 0-5 yrs
2014/04 (2013/10)	Ipsley Court	39 (38) (s)	(B) Redevelopment of this office block has come forward under the Prior Notification Initiative. Change of use is underway, with one completion, and is expected to be completed within 12 months. Therefore yrs 0-5	
2014/05	Ambulance Station, Cedar Park Road	10 (d)	(B) Pre-app advice sought for this site. Agent indicates that an application will follow in due course. Therefore yrs 0-5	
2014/06	Jolly Farmer PH, Woodrow Drive	14 (s)	(B) This site has previously been considered to offer redevelopment potential, but was excluded as there was no evidence that the site could be delivered (see SHLAA entry 2013/05). Planning application currently in for consideration. Therefore yrs 0-5	
2014/07	Former Youth House, Ipsley Street	10 (s)	(B) Site recently sold by WCC. New owner undertaking pre-app discussions, which indicates commitment to site delivery. Therefore yrs 0-5	
2014/08	St. Stephen's House, Prospect Hill	54 (s)	(B) Redevelopment of this office block has come forward under the Prior Notification Initiative. Therefore yrs 0-5	

Site Reference	Site Details	Capacity (s) = scheme (d) = density multiplier	Comments	Landowner Questionnaire (LOQ) Conclusions
2014/09	Buildland, Oxleasow Road	6 (s)	(B) Redevelopment of this office block has come forward under the Prior Notification Initiative. Therefore yrs 0-5	
2014/10	Oak House, Herbert Street	9 (s)	(B) Planning application awaiting approval based on officer recommendation. Therefore yrs 0-5	
Sub Total		206		
Total		2772		

Completed SHLAA Sites since 2008/09

Site Reference	Site Address/ Name	Capacity
LP01	Old Crest, Smallwood (LP 83)	21
LP10	Walton Close (07/275)	19
LP16	Land at Tidbury Close (07/214)	6
PP01	Red Lion PH, Church Road, Astwood Bank (08/109)	5
WYG03	Tanhouse Lane	14
UCS 2.14	Adj. Saltways Cheshire Home	5
LP05	Windsor Road Gas Works	255
WYG06	Land at High Trees, Astwood Bank	7
LP124	Brush Factory, Evesham Road, Crabbs Cross	6
LP204	Former Marlfield Farm First School	79
2011/05	Wellington Works, Astwood Bank	7

7. Summary of the contribution towards the housing provision within Redditch

- 7.1 This document provides a snapshot of both commitments (with a base date of 1 April 2014) and potential additional supply within the Borough of Redditch. The SHLAA will inform the preparation of the Redditch Development Plan and provide evidence to support decision making within the plan process.
- 7.2 The SHLAA has been carried out in accordance with the SHLAA guidance and the Council has sought to engage with appropriate stakeholders on both the methodology and by invitation to submit sites for assessment. Ongoing consultation will continue as the SHLAA is a living document and subject to continuous review.
- 7.3 At this stage, the following table indicates the likely potential housing supply based on indicative schemes. Where there is no indicative scheme available; a 30 dwellings per hectare estimate has been applied.
- 7.4 Of the 36 sites considered suitable to contribute positively towards the SHLAA total for 2011-30, the following breakdown has been provided for information.

Total dwellings based on indicative schemes/ 30dph ⁵	2772
Total dwellings in windfall allowance	143
Total dwellings identified through SHLAA	2915
Completions 2011 to 2014	361
Small site commitments at 1 April 2014	72
Total (2011-2030)	3348
Total Number of sites	36
Brownfield sites	16 (44.45%)
Greenfield sites	16 (44.45%)
Brownfield/ greenfield mix	4 (11.1%)
Total number of dwellings based on indicative schemes	2773
Brownfield dwellings	397 (14.4%)
Greenfield dwellings	2094 (75.5%)
Brownfield/ greenfield mix	281 (10.1%)

⁵ Includes large scale commitments and small site commitments +5 dwellings detailed in section 4 of this report

Anticipated Delivery Period	Amount
0-5 years	1981
6-10 years	791
10+ years	0
Total	2772

7.5 The outcome of the SHLAA indicates that Redditch has insufficient capacity within the Borough boundary to meet its objectively assessed housing needs. It is therefore necessary to rely on land in neighbouring Districts to contribute towards the supply. The Duty to Cooperate has enabled the discussion with neighbouring Districts to be effective. Sites within Bromsgrove District were assessed (Housing Growth Development Study, January 2013) to inform the joint Redditch Housing Growth Consultation (April/May 2013). The Housing Growth Development Study provides site specific information at the same level as the Redditch SHLAA analysis, but in somewhat greater detail. It is not therefore considered necessary to replicate the full information in this document.

7.6 The preferred locations for development within Bromsgrove District as identified in the Housing Growth Development Study (HGDS) are:

Site 1 – Foxlydiate (2800 dwellings)

Site 2 – Brockhill (600 dwellings)

Anticipated Delivery Period	Amount
Site 1 - Foxlydiate	
0-5 years	399
6-10 years	1154
10+ years	1247
Site 2 - Brockhill	
0-5 years	0
6-10 years	240
10+ years	360

7.7 **Overall, the total number of dwellings identified through the SHLAA and the HGDS = 6748 dwellings.**

Appendix 1

SHLAA Working Partnership members

Name	Organisation
Alison Grimmett	Redditch Borough Council
Vicky Hines	Homes & Communities Agency
Simon Newbould	DS Designs Ltd
Darryl Saunders	DS Designs Ltd
Mark Sackett	RPS
Carl Taylor	Redditch Co-Op Homes
Eamon Thompson	Bromsgrove District Housing Trust

Appendix 2

Windfall calculation

The NPPF (para 48) states *“Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.”*

The Glossary (NPPF, Annex 2), defines windfall sites as, *“Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.”* This differs slightly from the superseded PPS3 definition of windfalls, which stated, *“They comprise previously-developed sites that have unexpectedly become available.”* This suggests some flexibility around the inclusion of greenfield sites under the NPPF definition.

It is expected that small sites will continue to come forward and make a contribution to the housing supply. Therefore, Redditch Borough Council has chosen to use a windfall allowance approach to determine an estimate of future small site completions (less than five dwellings) for the housing trajectory within the five year land supply figure and offers the following explanation as justification for this approach:

- Capacity within Redditch Borough to meet its growth needs is questionable
 - Evidence of housing need and identified capacity within the urban area indicates that some development is likely to be required beyond the Borough’s administrative boundary on neighbouring authorities Green Belt land. Therefore, it is essential that Redditch Borough Council identifies a realistic capacity within its urban area to minimise the impact on surrounding Green Belt land and to make effective and efficient use of the land within the Borough.
- SHLAA threshold
 - The SHLAA has identified as many sites as possible to contribute towards meeting the Borough’s housing needs. However, evidence indicates that potential supply is less than anticipated demand. The SHLAA has identified land on sites which have a potential capacity for five dwellings or more. To identify sites below this threshold would mean attempting to identify sites of a scale down to individual housing plots. It was considered that this would be too onerous a task, extremely time consuming and potentially endless. Therefore, as planning applications below the five dwelling threshold are submitted and approved on a regular basis, it is important that these are included in the land supply calculation to maximise the Borough’s potential capacity.
- Completion data
 - The windfall assumption has been based on annual completions data as this represents more reliable delivery data than annual commitments data. Only

completions which fall below the five dwelling threshold in the SHLAA have been included in order to avoid any potential double-counting.

- The completions trend analysis dates back to 1996. It is considered that this timeframe reflects both peaks and troughs in the property development market and presents a strong dataset to support the consistent delivery of windfall sites against market demand.
- Brownfield developments – conversions, COU, redevelopment
 - Conversions generally fall below the SHLAA threshold and are difficult to pinpoint. However, analysis of long term completion statistics indicates that Redditch has experienced a consistent trend of dwelling sub-division, especially in its Victorian villas and terraces and in larger former New Town Development Corporation properties. Current small site commitments monitoring suggests that this trend is expected to continue.
- Greenfield developments
 - Analysis of long term completion statistics indicates that some greenfield land, other than residential gardens, does come forward for development. However, analysis of greenfield site completion trends has revealed that these have predominantly been barn conversions. Whilst past trends indicate that there have been several barn conversions within the Borough, it is considered that this trend cannot be sustained due to the limited size of the Borough's rural area and a diminishing supply of readily available barns for conversion. Furthermore, other greenfield land that has come forward for development cannot be described as a reliable or regular source of supply and it is therefore inappropriate to include this in an assumption figure.
 - Therefore, although the NPPF indicates some flexibility to include an allowance for greenfield sites in a windfall assumption, it is not considered appropriate or robust to include such an allowance within the five year land supply for Redditch.

In summary, the NPPF acknowledges that a windfall allowance in the five year land supply can make a contribution to the housing supply if compelling evidence exists. Redditch Borough Council considers that making effective and efficient use of the land in its Borough is essential given the potential need for cross boundary Green Belt development to meet its housing needs. This represents a strong case for including a windfall allowance within the five year land supply. The allowance only takes account of trend-based analysis for sites which currently fall below the SHLAA threshold of five dwellings in order to 'plug the gap' in capacity identification and to avoid double counting with sites identified in the SHLAA. Furthermore, only brownfield completions have been included (excluding residential garden developments which were previously categorised as brownfield) in order to present a realistic approach to small scale completion trends for the purpose of a windfall allowance.

In order to avoid double counting with the small site commitments identified on page 33 of this document, a windfall allowance has not been included for the first three years as this assumes that any current small site commitments will either be completed or lapse during this forthcoming three year period.

Urban Brownfield Completions on sites of less than 5 dwellings																		
96/ 97	97/ 98	98/ 99	99/ 00	00/ 01	01/ 02	02/ 03	03/ 04	04/ 05	05/ 06	06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	11/ 12	12/ 13	13/ 14	Total
10	8	22	14	4	10	14	5	9	20	13	8	10	1	12	9	10	18	197

197 divided by 18 = 10.94 (rounded to 11 dwellings)

11 dwellings x 13 years (1 April 2017 to 31 March 2030) = 143 dwellings

Small site windfall allowance on sites less than 5 dwellings = **143 dwellings**

Appendix 3

Supplementary Site Information questionnaire

**Redditch Borough Council
Strategic Housing Land Availability Assessment**

SUPPLEMENTARY SITE INFORMATION

Site Address:

Site Ref:

Is the site boundary shown on the plan below correct?
If not, please indicate the correct extent of the site to which
this information relates

Availability

Is the site wholly owned/controlled by you or your company?

Are you/your company willing to release the site for residential development?

When could the site be available if it was considered a suitable site for residential development?

Is the site freehold or leasehold?

Is the site registered at the Land Registry with absolute title?

Do you have direct control over the sale, lease or other transfer of ownership of the site?

Are there any third party rights which could affect your ability to dispose of the site or any part of it, or restrict when the site can be assembled?

Would the site have immediate vacant possession if transferred or leased?

Is your land the subject of an option agreement with a housing developer?

Is it possible that your land can be sold free of potential ransom on access to neighbouring land?

Is the site or any part of it subject to a legal charge/mortgage, debenture or a floating charge?

Suitability	
What is the net developable area of the site for residential use?	
What density is proposed for the site and what is the estimated site capacity in respect of residential properties?	
If appropriate, what other land uses will form part of the development and at what scale?	
Can you provide evidence of the <u>lack of</u> constraints in respect of:	
<ul style="list-style-type: none"> • Vehicular access and traffic impact 	
<ul style="list-style-type: none"> • Access to public transport, cycle and pedestrian routes (existing and potential) to Redditch town centre, employment areas, schools, Alexandra Hospital, Redditch Bus/Rail interchange 	
<ul style="list-style-type: none"> • Flood Zones 2 and 3 	
<ul style="list-style-type: none"> • Surface water drainage 	
<ul style="list-style-type: none"> • Foul water drainage 	
<ul style="list-style-type: none"> • Public utilities 	
<ul style="list-style-type: none"> • Ecological, archaeological and historic environment issues 	
<ul style="list-style-type: none"> • Residential amenity (eg privacy/overlooking, noise, vibration) 	
<ul style="list-style-type: none"> • Contamination or other pollution 	
<ul style="list-style-type: none"> • Visual and landscape impact 	
Where there are identified constraints, can you provide evidence of how these may be acceptably mitigated?	
Do any constraints affect the phased release of the site during the period to 2026?	

<p>If the site is developed could it provide access to other land that would be suitable for future consideration as development sites?</p>	
<p>Achievability</p>	
<p>What off-site infrastructure is required for the development, if known, and what is the estimated cost?</p>	
<p>What abnormal on-site development costs are associated with the development, for example site remediation, social infrastructure eg new schools, community provision?</p>	
<p>Do you expect to present viability evidence to justify a departure from the affordable housing target policies of the Local Planning Authority? If so is that evidence currently available?</p>	
<p>What is your expected delivery programme for the site including the timescale for the grant of planning permission (if not already granted), pre-commencement stage, site preparatory works and phased delivery of housing? Can this be presented on a year by year basis (April-March) up to March 2026?</p>	
<p>Do you have a master plan or layout for the site? Can this be supplied?</p>	

Please return your completed form to:

Alison Grimmett
Development Plans
Redditch Borough Council
Walter Stranz Square
Redditch
Worcs. B98 8AH

alison.grimmett@redditchbc.gov.uk

Forms to be returned no later than 28 February 2010

Appendix 4

SHLAA Working Partnership Terms of Reference

The Strategic Housing Land Availability Assessment (SHLAA) Working Partnership – Draft Terms of Reference (2010)

This Terms of Reference sets out the purpose and role of the Redditch Borough Council SHLAA Working Partnership (SWP) in the SHLAA process, who will make up the SWP, how the Partnership will communicate and how often the Partnership will liaise with the SHLAA co-ordinator (Redditch Borough Council Development Plans Officer).

Role of the SHLAA

The SHLAA forms an important part of the evidence base for the Council's LDF. As the Council progresses with its LDF it is necessary to periodically update the evidence base to ensure it is sufficiently up to date and robust. The SHLAA will specifically inform the production of the Core Strategy DPD and the Site Allocations and Policies DPD. The Council is proposing an annual update of the existing SHLAA, for publication in April each year.

The SHLAA revision will build upon the existing SHLAA and will not fundamentally change the original methodology. However, it is necessary to ensure the full involvement of the SWP to re-evaluate the achievability and economic viability of existing and new SHLAA sites.

Purpose of the SWP

The SWP will provide input on the SHLAA process/review in a more structured format than the previous ad hoc request for comments on methodology. It is intended that this input will be in the form of continuous dialogue with the SHLAA co-ordinator as opposed to a one off consultation. It is important that the SHLAA is as robust as possible and it is anticipated that the local knowledge and expertise of market conditions and viability factors of Partnership members will ensure the SHLAAs robustness.

PPS3 advocates the production of a housing implementation strategy that describes the approach to managing housing delivery. This is very much seen as a progression of the information within the SHLAA. It is anticipated that the level of detail in a housing implementation strategy would generally inform a Site Allocations and policies DPD, however, the general principles of such would form part of the delivery strategy within the Core Strategy. Further to agreement of the SHLAA methodology with the SWP, initial progression on a housing implementation strategy, drawing on the market knowledge of the SWP relating to the SHLAA sites would provide background evidence to support delivery within the Core Strategy. Input of the SWP into preparation of a housing implementation strategy would provide continuity and robustness to both the strategy and the SHLAA.

The SWP will liaise with the SHLAA co-ordinator who will be responsible for the day to day work of the SHLAA, co-ordinating the SWP and producing the final SHLAA and Implementation Strategy documents, with SWP endorsement.

Role of the SWP

The role of the SWP will be to provide advice, agree the SHLAA methodology and contribute towards the production of an Implementation Strategy. It is anticipated that the SWP will, in particular, provide advice on market conditions and site viability. The SHLAA co-ordinator will carry out assessments on any new sites potential suitability for being included in the SHLAA with Partnership members being involved in advising on site availability, achievability and viability factors.

SWP Membership

It is proposed that the SWP will be made up of representatives of the development industry from both the private and public sectors. Membership will be at the discretion of the Council.

How the SWP will work together

It is anticipated that the Partnership will work primarily via email as it is recognised that people's availability and time is limited. However, it would be preferable to start the Partnership with a meeting so members can familiarise themselves with each other. There may be other occasions when round table discussions may be preferable to discuss issues in more depth. It is therefore proposed to have an initial meeting with all Partnership members to discuss in more detail the 'ground rules' for the Partnership; that is, the matters raised in this terms of reference document and any other issues that may arise. Specifically, it will discuss how the Partnership will work together, the suggested work timetable and involvement of the Partnership, communication arrangements in order to ensure efficient meetings are held, procedures for dealing with disagreements between Partnership members and declaration of interests on sites.

Responsibility for the SWP

Responsibility for the Partnership will lie with Alison Grimmett, Development Plans Officer and SHLAA co-ordinator. Correspondence should be directed to Alison who can be contacted via alison.grimmett@redditchbc.gov.uk or 01527 64252 extn 3209.

Appendix 5

Assessment matrix of surveyed sites

Appraisal Criteria		205	143	155	156	157	158	206	207
SITE SUITABILITY ASSESSMENT									
Stage A	Strategic Policy	G	G	G	G	G	G	G	G
	Biodiversity, Geodiversity & Heritage	G	G	G	G	G	G	G	G
	Land at risk of flooding	G	G	G	G	G	G	G	G
Stage B	Impact on the historic, cultural & built environment	BORLP3 Commitments were not assessed at Stage B as they are either u/c or had valid planning consent and therefore are considered suitable by virtue of scrutiny within the DM process	G	G	G	G	G	A	G
	Access to public transport		G	G	G	G	G	G	G
	Access to primary school		G	G	G	G	G	G	G
	Access to local retail facilities		A	G	G	G	A	G	G
	Access to health facilities		G	A	A	A	A	G	A
	Contamination on site		G	G	G	G	G	G	G
	TPOs		G	R	G	G	G	R	R
	Public Rights of Way		G	G	G	G	G	A	A
	Open space & recreation		G	A	G	G	G	G	G
	Employment Land		G	G	G	G	G	G	G
	Infrastructure capacity		G	G	G	G	G	G	G
	Highway access		G	R	G	G	G	G	G
Compatibility with adjoining uses	G	G	G	G	G	G	G		
SITE AVAILABILITY ASSESSMENT									
Is the site immediately available for development?		G	G	G	R	G	G	G	R
What is the predominant land type?		G	G	G	G	G	G	G	G
SITE ACHIEVABILITY ASSESSMENT									
Willingness of landowner to progress site for development		G	G	G	G	G	G	G	A
Appropriate timeframe for development		0-5	0-5	0-5	6-10	0-5	0-5	0-5	6-10
POTENTIAL RESIDENTIAL YIELD									
Potential yield based on SHLAA Methodology		23	16	35	35	41	41	51	17

Appraisal Criteria		208	UCS2.16	203	209	2010/05	153	210	211
SITE SUITABILITY ASSESSMENT									
Stage A	Strategic Policy	G	G	G	G	G	G	G	G
	Biodiversity, Geodiversity & Heritage	G	G	G	G	G	G	G	A
	Land at risk of flooding	G	G	G	G	G	G	G	A
Stage B	Impact on the historic, cultural & built environment	G	G	A	G	G	G	G	G
	Access to public transport	G	G	G	G	A	G	A	A
	Access to primary school	G	G	G	G	G	G	G	A
	Access to local retail facilities	G	G	G	G	G	G	A	A
	Access to health facilities	G	A	G	G	A	G	R	R
	Contamination on site	A	G	G	G	G	G	G	G
	TPOs	G	G	G	R	G	G	R	R
	Public Rights of Way	A	A	A	G	G	G	A	A
	Open space & recreation	R	G	R	R	G	G	G	G
	Employment Land	G	G	G	G	G	G	G	G
	Infrastructure capacity	G	G	G	G	G	G	G	G
	Highway access	G	G	G	G	G	G	G	G
Compatibility with adjoining uses	G	G	G	G	G	G	G	G	
SITE AVAILABILITY ASSESSMENT									
Is the site immediately available for development?		G	R	G	G	G	G	R	R
What is the predominant land type?		G	G	G	G	G	G	G	G
SITE ACHIEVABILITY ASSESSMENT									
Willingness of landowner to progress site for development		G	G	G	G	G	G	G	G
Appropriate timeframe for development		0-5	6-10	0-5	0-5	0-5	0-5	0-5	0-5
POTENTIAL RESIDENTIAL YIELD									
Potential yield based on SHLAA Methodology		40	8	180	10	6	71	145	255

Appraisal Criteria		212	213	2010/27	202	215	216	218	219
SITE SUITABILITY ASSESSMENT									
Stage A	Strategic Policy	G	G	G	G	G	G	G	G
	Biodiversity, Geodiversity & Heritage	A	G	G	G	G	G	G	G
	Land at risk of flooding	G	G	G	G	G	R	G	G
Stage B	Impact on the historic, cultural & built environment	G	G	G	G	G	G	G	G
	Access to public transport	R	A	G	G	A	G	G	G
	Access to primary school	A	G	G	G	G	G	G	G
	Access to local retail facilities	A	G	G	G	A	G	G	A
	Access to health facilities	R	R	A	G	R	A	A	A
	Contamination on site	G	G	G	G	G	A	G	G
	TPOs	R	R	G	A	G	G	G	R
	Public Rights of Way	A	A	G	G	G	G	G	G
	Open space & recreation	G	G	G	G	G	G	G	G
	Employment Land	G	G	G	G	G	G	A	A
	Infrastructure capacity	A	A	G	G	G	G	G	G
	Highway access	A	G	G	G	G	G	G	G
	Compatibility with adjoining uses	G	G	G	G	G	G	A	A
SITE AVAILABILITY ASSESSMENT									
Is the site immediately available for development?		G/R	R	G	G	R	R	G	G
What is the predominant land type?		G	G	G	G	R	G	G	G
SITE ACHIEVABILITY ASSESSMENT									
Willingness of landowner to progress site for development		G	G/A	G	G	A	G	G	G
Appropriate timeframe for development		0-5 & 6-10	0-5 & 6-10	0-5	0-5	10+	0-5	0-5	0-5
POTENTIAL RESIDENTIAL YIELD									
Potential yield based on SHLAA Methodology		587 & 400	234 & 366	9	42	28	14	42	12

Appraisal Criteria		220	2013/08	2014/02	2014/03	2014/04	2014/05	2014/06	2014/07
SITE SUITABILITY ASSESSMENT									
Stage A	Strategic Policy	G	G	G	G	G	G	G	G
	Biodiversity, Geodiversity & Heritage	G	G	G	G	G	G	G	G
	Land at risk of flooding	G	G	G	G	G	G	G	G
Stage B	Impact on the historic, cultural & built environment	G	G	G	G	G	G	G	G
	Access to public transport	G	G	A	G	R	G	G	G
	Access to primary school	G	G	G	G	G	G	G	G
	Access to local retail facilities	G	G	G	G	A	G	G	G
	Access to health facilities	G	G	A	G	A	G	G	G
	Contamination on site	G	G	G	G	G	G	G	G
	TPOs	G	G	R	G	G	G	G	G
	Public Rights of Way	G	G	G	G	G	G	G	G
	Open space & recreation	G	G	G	G	G	G	G	G
	Employment Land	G	G	G	G	A	G	G	G
	Infrastructure capacity	G	G	G	G	G	G	G	G
	Highway access	G	G	G	G	G	G	G	G
	Compatibility with adjoining uses	G	G	G	G	G	G	G	G
SITE AVAILABILITY ASSESSMENT									
Is the site immediately available for development?		G	G	G	G	G	G	G	G
What is the predominant land type?		G	G	G	G	G	G	G	G
SITE ACHIEVABILITY ASSESSMENT									
Willingness of landowner to progress site for development		G	G	G	G	G	G	G	G
Appropriate timeframe for development		0-5	0-5	0-5	0-5	0-5	0-5	0-5	0-5
POTENTIAL RESIDENTIAL YIELD									
Potential yield based on SHLAA Methodology		14	7	6	60	38	10	14	10

Appraisal Criteria		2014/08	2014/09	2014/10					
SITE SUITABILITY ASSESSMENT									
Stage A	Strategic Policy	G	G	G					
	Biodiversity, Geodiversity & Heritage	G	G	G					
	Land at risk of flooding	G	G	G					
Stage B	Impact on the historic, cultural & built environment	G	G	G					
	Access to public transport	G	G	G					
	Access to primary school	G	G	G					
	Access to local retail facilities	G	A	G					
	Access to health facilities	G	A	G					
	Contamination on site	G	G	G					
	TPOs	G	R	G					
	Public Rights of Way	G	G	G					
	Open space & recreation	G	G	G					
	Employment Land	R	R	A					
	Infrastructure capacity	G	G	G					
	Highway access	G	G	G					
Compatibility with adjoining uses	G	G	G						
SITE AVAILABILITY ASSESSMENT									
Is the site immediately available for development?		G	G	G					
What is the predominant land type?		G	G	G					
SITE ACHIEVABILITY ASSESSMENT									
Willingness of landowner to progress site for development		G	G	G					
Appropriate timeframe for development		0-5	0-5	0-5					
POTENTIAL RESIDENTIAL YIELD									
Potential yield based on SHLAA Methodology		54	6	9					

