

# APPENDIX 14 - HOUSING REQUIREMENTS



POSITION STATEMENT

# Housing Requirements Position Statement

## 1. *Introduction*

1.1 This paper draws together work examining which locations are better placed to accommodate future housing in the Parish having regard, amongst other matters, for Green Belt boundaries, sustainability, the implications for the highway network and the impact of development on the landscape.

1.2 The commentary which follows outlines the position reached by the Neighbourhood Plan Group (NP Group) on possible housing sites arising from the work undertaken by the NP Group and consultants (AECOM). In particular, the conclusions reached come from the work emerging from seven studies. More detail on these can be found in Appendices 3, 4, 6, 7, 8, 9 and 10 which accompany the Neighbourhood Plan (NP)<sup>1</sup>

## 2. *Background*

2.1 Policy provisions in the Bromsgrove District Plan (BDP) mean that it is very likely new housing allocations will be made in the Parish before 2030 by Bromsgrove District Council (BDC) in order to meet a proportion of its housing requirements. This will require Green Belt boundary changes because there are very few existing sites within the urban part of the Parish that could be used or re-used.

2.2 As explained in the NP it has been particularly difficult to produce a robust NP without a precise figure for the number of new dwellings required. Based on the District Council's outstanding housing target it is likely that the six larger settlements outside Bromsgrove Town (including Catshill) will need to accommodate approximately 2,300 dwellings between them during the current decade.

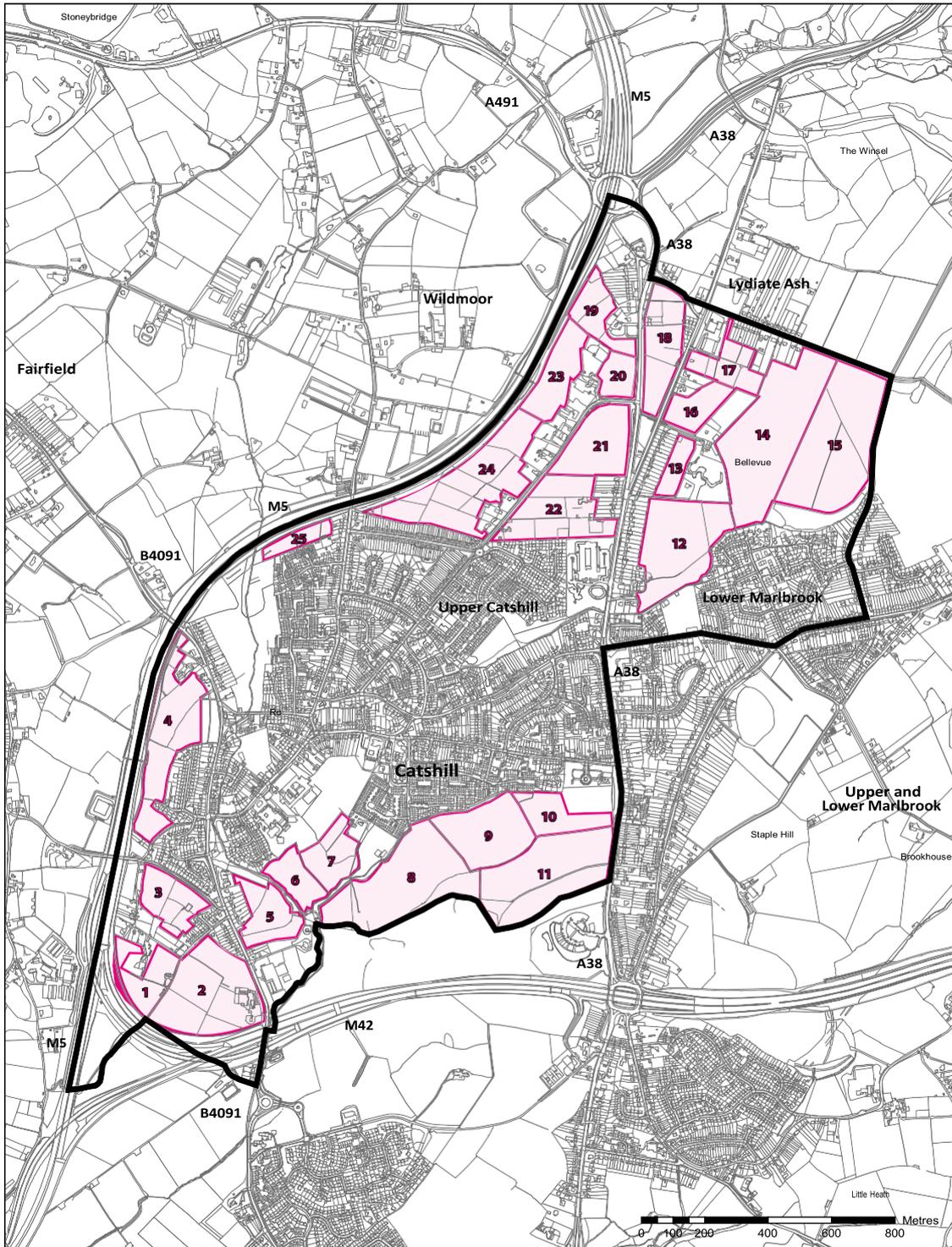
2.3 In three consultation events residents made clear that housing should be carefully controlled to avoid ad-hoc development and ensure the semi-rural character and feel of the village was maintained. Respondents also favoured housing being spread over a number of small sites. Unfortunately, such an approach would limit developer contributions, significantly reduce the provision of affordable homes and conflict with residents' desires for improvements to infrastructure and services.

## 3. *Site Assessment Studies*

3.1 In order to provide an objective basis for deciding which areas are considered the most favourable locations for new housing a site assessment exercise was undertaken by the NP Steering Group. Twenty-five areas of undeveloped land were assessed covering all Green Belt land in the Parish. These are shown in the diagram below.

---

<sup>1</sup> Appendix 3 – Landscape Character Assessment Study  
Appendix 4 – Flooding and Hydrology Survey  
Appendix 6 – Call for Sites Exercise by NP Group  
Appendix 7 – Site Assessment NP Housing Group Study  
Appendix 8 – AECOM Housing Needs Assessment  
Appendix 9 – AECOM Site Assessment Study  
Appendix 10 – Site Assessment Comparison Study



### Potential Land Parcels for Housing Development

3.2 Each site was assessed against a number of criteria. These included the impact of development on the Green Belt, landscape and traffic while also taking into account the proximity of sites to services and facilities. More detail on this is provided in Appendix 7.

3.3 Early work by the NP Group led to seven sites of varying sizes being identified for further consideration (sites 3, 5, 16, 18, 21, 22 and 24). These were considered capable of delivering in excess of any likely housing requirement set by BDC. In particular, the range of sites reflected consultation findings that residents were not in favour of a single large site but preferred a number of smaller sites.

3.4 Sites were designated as 'suitable' (green), 'having potential subject to mitigation' (amber) or unsuitable (red). The assessments took into account a variety of factors including the effect of development on the purposes of the Green Belt, the impact on traffic, landscape and distance from services and facilities.

3.5 The seven sites had strengths and weaknesses but there was no clear preference for any particular site following subsequent consultations with local residents. BDC, informally, were also of the view that site identification was premature especially as it was undertaking a District-wide review into the function and purposes of Green Belt land. The NP Group therefore concluded that further work was necessary to refine its stance. A 'Call for Sites' invitation was issued to enable interested landowners or developers to explain the merits of a site and to ensure that no location had been ignored. Landowners were also identified through Land Registry searches and asked to provide information about their land. All parties were invited to make a presentation to NP Steering members. Two such presentation days were held in October and November 2018 and attended by several developers and landowners. Further details regarding the 'Call for Sites' initiative is provided in Appendix 6.

3.6 The following table sets out information on each of the land parcels identified in the NP. This shows where landowners and/or developers have expressed interest through both the NP 'Call for Sites' exercise and one subsequently carried out by BDC in Autumn 2019. It should be noted that there are differences between the two studies. The later BDC exercise resulted in more sites being identified. In some cases, there were also variations in site areas between the two studies although generally, these were small. The table also shows sites previously assessed by BDC in its strategic housing land assessment (SHLAA) for the Local Plan<sup>2</sup> and which were subsequently updated via an Addendum in 2018<sup>3</sup>.

---

<sup>2</sup> Available at: <https://www.bromsgrove.gov.uk/media/2025049/SHLAA-low-res-07-06-16.pdf>

<sup>3</sup> Available at: <https://www.bromsgrove.gov.uk/media/3922661/shlaa-addendum-low-res-21-09-18.pdf>

Site Ref.	Site Address	Identification	SHLAA Ref.	Site Area (ha)	Proposed Use
1	Land at southwestern end of Hinton Fields N.B. Smaller part of this site identified in BDC 'Call for Sites' study	NP Group BDC Call for Sites	-	2.49 BDC Call for Sites shows 0.42 ha. Is available	Residential
2	Land at southwestern end of Hinton Fields N.B. Also identified in the BDC 'Call for Sites' study	NP Group (call for sites) BDC Call for Sites	-	7.52	Residential
3	Land at Hinton Fields	NP Group BDC Call for Sites	BDC1 and BDC94	2.86	Residential
4	Land to rear of Westfields N.B. Also identified in BDC 'Call for Sites' study	NP Group (call for sites)	BDC96 and BDC275	6.51 BDC Call for Sites study identifies slightly smaller area of 5.44ha.	Residential
5	Land north of garden centre, Stourbridge Road N.B. One part of the larger site 5 was identified in the BDC 'Call for Sites' study	NP Group BDC Call for Sites	BDC142	3 BDC Call for Sites study identified 1.22ha. was available	Residential
6	Land at southern end of Woodbank Drive	NP Group	-	1.95	Residential
7	Land to south of Middle School playing fields	NP Group	-	2.67	Residential
8	Land at southern end of Milton Road N.B. BDC 'Call for Sites' study identifies sites 8, 9 & 10 as one area.	NP Group	BDC249	8.77 BDC Call for Sites study shows combined sites 8, 9 & 10 amount to 14.2 ha	Residential
9	Land to south and east of Milton Road	NP Group	BDC249	4.86	Residential
10	Land adjacent to Cemetery	NP Group	BDC249	2.55	Residential
11	Land south of Catshill and west of A38 N.B. This site is identified as part of a larger area in the BDC	NP Group BDC Call for Sites	BDC249	8.26	Residential

Site Ref.	Site Address	Identification	SHLAA Ref.	Site Area (ha)	Proposed Use
	'Call for Sites' study but majority of larger area lies outside the Parish				
12	Land to north of Braces Lane, Marlbrook N.B. Also identified in BDC 'Call for Sites' study	NP Group (call for sites) BDC Call for Sites	BDC210	7.29	Residential
13	Land east of housing on Old Birmingham Road	NP Group	BDC7A	1.35	Residential
14	Land adjacent to Marlbrook Lane (Land adjacent to 32 Alvechurch Highway)	NP Group BDC Call for Sites	-	10.75	Residential
15	Land adjacent to Marlbrook Lane	NP Group	-	10.1	Residential
16	Land to east of Old Birmingham Road, Marlbrook	NP Group	BDC7B	2	Residential
17	Land south of housing on Alvechurch Highway	NP Group	BDC193	2.71	Residential
18	Land to south of Lydiate Ash Road  N.B. BDC 'Call for Sites' study shows this site split into two separate sites	NP Group (call for sites but only part of the site)  BDC Call for Sites	-	4.42	Residential
				BDC Call for Sites study shows 2 sites with total of 3.96ha available	
19	Adjacent to M5 at Lydiate Ash (South & rear of 29& 31 Halesowen Road)	NP Group (call for sites) BDC Call for Sites	BDC32 and BDC277	2.55	Residential
20	North side of Woodrow Lane	NP Group (call for sites) BDC Call for Sites	-	1.51	Residential
21	Land north and east of Woodrow Lane N.B. This site and part of site 22 below identified in BDC 'Call for Sites' study	NP Group BDC Call for Sites	BDC128	4.32	Residential
				Larger BDC Call for Sites area totals 5.72ha.	
22	Land to east of Woodrow Lane N.B. One part of the larger site 22 was identified in the BDC 'Call for Sites' study	NP Group (call for sites) BDC Call for Sites	BDC244	5.45	Residential
				BDC Call for Sites study identified 1.72ha. was available	
23	Land west of Woodrow	NP Group (call for sites)	-	3.40	Residential

Site Ref.	Site Address	Identification	SHLAA Ref.	Site Area (ha)	Proposed Use
	Lane (northern section)				
24	Land west of Woodrow Lane (southern section)	NP Group (call for sites but only part of the site)	-	8.52	Residential
	N.B. Three parts of the larger site 24 were identified in the BDC 'Call for Sites' study	BDC Call for Sites		BDC Call for Sites study identified 4.19ha. were available on the three sites	
25	Land west of Wildmoor Lane adjacent to M5	NP Group BDC Call for Sites	-	1.47	Residential
26#	Willowbrook Garden Centre, Stourbridge Rd	BDC Call for Sites		2.55	
27#	Land adjacent 46 Hinton Fields	BDC Call for Sites		0.14	
28#	Land at junction of Rocky Lane & Hinton Fields			0.45	
29#	Land adjacent 222 Stourbridge Road	BDC Call for Sites		0.31	

# Sites 26 – 29 were sites identified in Bromsgrove District's 'Call for Sites' initiative not previously identified in the Neighbourhood Plan

#### 4. Further Housing Studies

4.1 In order to reinforce the evidence base and improve the context for developing NP policies AECOM were commissioned to undertake a Housing Needs Assessment (Appendix 8). Part of this work also involved calculating the number of new dwellings that could potentially be required in the Parish having regard to the population and sustainability of the six settlements. Evidence on sustainability came from a District Council background paper based on the availability of local services and facilities<sup>21</sup>. The Parish came out as the lowest of the six settlements, due to its lack of rail services, limited employment opportunities and absence of a secondary school although it has the second highest population of the six settlements (6850) after Wythall (11,678 people).

4.2 The share of the 2,300 new homes the Parish could potentially plan for was derived from the overall housing need figure (HNF) of 399 dwellings between 2011 and 2030 and deducting 142 dwelling completions in the Parish up to 2018. This gave a residual HNF of 257 dwellings for the remaining period to 2030 equating to 23 (rounded) dwellings per year. Projecting this average through to 2040 means an additional 230 houses would be required (reflecting the likelihood that the BDP Review will extend the current plan period to that date).. Full details of the calculations are contained in chapter 4 of the HNA report (Appendix 8).

4.3 A separate site assessment study was also commissioned using AECOM Consultants. This followed a similar approach to that undertaken by the NP Group (Appendix 9). AECOM did not, however, fully take into account the effect of site

development on the role and purpose of the Green Belt. In their opinion land to be released from the Green Belt would be decided through the District Council's Review. Additionally, the impact of site development on traffic was not considered.

4.4 Both the NP Group and AECOM site assessment studies examined each site against set criteria. Sites were designated as 'suitable' (green), 'having potential subject to mitigation' (amber) or unsuitable (red).

4.5 A comparison study was undertaken of the suitability of sites in the Parish between the two assessments is shown in the table below:

SiteRef.	Site Address	Site Area (ha)	AECOM Suitability	NP Group Suitability
1	Land at southwestern end of Hinton Fields	2.49	Red	Red
2	Land at southwestern end of Hinton Fields	7.61	Amber	Red
3	Land at Hinton Fields	3.1	Green	Red
4	Land to rear of Westfields	6.51	Amber	Amber
5	Land north of garden centre, Stourbridge Rd	3	Green	Red
6	Land at southern end of Woodbank Drive	1.95	Red	Red
7	Land south of Middle School playing fields	2.67	Red	Red
8	Land at southern end of Milton Road	8.77	Red	Red
9	Land to south and east of Milton Road	4.86	Red	Red
10	Land adjacent to Cemetery	2.55	Red	Red
11	Land south of Catshill and west of A38	8.26	Red	Red
12	Land north of Braces Lane, Marlbrook	7.11	Red	Red
13	Land east of housing on Old Birmingham Rd	1.35	Amber	Red
14	Land adjacent to Marlbrook Lane	10.5	Red	Red
15	Land adjacent to Marlbrook Lane	10.1	Red	Red
16	Land east of Old Birmingham Rd, Marlbrook	2	Amber	Red
17	Land south Alvechurch Highway properties	2.71	Red	Red
18	Land to south of Lydiate Ash Road	4.42	Red	Red
19	Adjacent to M5 at Lydiate Ash	2.55	Red	Red
20	North side of Woodrow Lane	1.60	Red	Red
21	Land north and east of Woodrow Lane	4.32	Red	Amber

22	Land to east of Woodrow Lane	5.45	Green	Green
23	Land west of Woodrow Lane (north section)	3.40	Red	Yellow
24	Land west of Woodrow Lane (south section)	8.52	Yellow	Yellow
25	Land west of Wildmoor Lane adjacent to M5	1.24	Yellow	Yellow

### Comparison of Site Suitability

(N.B. For colour key refer to para. 4.4)

4.6 AECOM concluded that some sites could not be allocated if there was no information to suggest they were available for development. The later outcome of the BDC 'Call for Sites' exercise means that AECOM may have taken a different view. However, it is also apparent that constraints on many of the sites mean it is less likely that its overall assessment would have changed significantly. The differences between the two studies mainly arise because of Green Belt and traffic factors neither of which, as mentioned above, were fully considered by AECOM. Further information comparing the two studies can be found in Appendix 10.

4.7 The comparison shows that 18 of 25 sites come within the same category. The reasons why the NP Group reached different conclusions on the seven remaining sites are outlined in the following paragraphs.

4.8 Sites 2, 3 and 5 were regarded as less suitable because accesses to all three sites would be onto Stourbridge Road. Access to this road from existing properties and businesses has become more difficult as traffic has increased, particularly at peak periods. Further development would add to present levels of congestion and pollution, the matter of most concern for residents. Site 2 also has an important role in preventing Catshill merging with Bromsgrove, of added importance given the planned development off Perryfields Road to the south. It lies within strategic parcel C12 which "constitutes the majority of the gap between Catshill and Bromsgrove Town".

4.9 Sites 13 and 16 were seen as unsuitable and damaging to Green Belt purposes. They would reinforce ribbon development to the north of North Marlbrook by helping to consolidate existing pockets of housing while reducing the gap with Lydiate Ash. Furthermore, they present a longer-term threat to the Green Belt by making other land parcels more vulnerable to development.

4.10 Sites 21 and 23 could have some potential for development, albeit in the longer term. These sites make a limited contribution to the Green Belt and would have less impact on traffic flows through the village because of their proximity to the A38 and M5.

4.11 Both the NP and AECOM Site Assessments found four sites fell within the same categories of 'green' or 'amber'. Of these, site 22 was identified as the most suitable site for residential use. The loss of open land in this location would have limited impact on Green Belt purposes and avoid traffic from the development requiring access directly onto the A38. Instead, an improved junction between Woodrow Lane and the A38 could enable vehicular journeys to junction 4 (M5) and towards J1(M42) and Bromsgrove to be made without needing to travel through core areas of Catshill.

4.12 Site 24 was considered to have similar advantages. It was thought unlikely that the full site would be needed during the plan period and mitigation measures would be necessary given the proximity of parts of the site to the M5.

4.13 Site 4 was initially thought to have access problems but it was subsequently shown that these could be overcome. This site would mean traffic had direct access to Stourbridge Road but an indicative layout illustrated how this could be provided at a point to the north of the junction with Meadow Road meaning that traffic from the site would not add directly to the high volumes coming from the south. Mitigation measures would be needed to address the proximity of the site to the M5.

4.14 Site 25 is a modest area of land next to the M5 and adjacent to recent development off Church Road. Providing access issues can be overcome this site could provide an opportunity for a small development and allow the completion of a linkage in the Green Infrastructure Network.

## 5. *Conclusions*

5.1 The main conclusion of the site assessment exercises was that a small number of potential sites could be identified, based on chosen criteria, although it was considered unlikely that all of these sites would be required for housing purposes by 2030. The majority of other sites were deemed unsuitable for development. However, the District Council has not yet completed its Green Belt Review. This will be central to the latter's approach in developing an updated land use planning strategy for the District.

5.2 The absence of such a strategy currently means it is uncertain what housing targets will be proposed for different parts of the District. In these circumstances it is not realistic to identify specific sites within the NP. Instead, the evidence obtained through the various studies mentioned has led to the inclusion of policy H1 in the NP. This was drafted based on the criteria developed in the site assessment studies and is intended to minimise the impact of further housing development in the Parish. It is proposed that this approach should be adopted when assessing all future housing schemes.

5.3 It is intended that the evidence gathered during this process will inform the District Council's review of the Bromsgrove District Plan and assist in determining the scale of development, the number and size of sites and housing needs in the Parish.