

**SOUTH WORCESTERSHIRE
JOINT CORE STRATEGY**

HOUSING LAND AVAILABILITY ASSESSMENT

METHODOLOGY

April 2007

**Joint report of officers of:
Malvern Hills District Council
Worcester City Council and
Wychavon District Council**

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1. Introduction

- 1.1 This report outlines the purpose of, and methodology for producing a Housing land Availability Assessment (HLAA) for South Worcestershire. A HLAA is a study of sites available in the area that have potential for future housing development.
- 1.2 The three District Councils of Malvern Hills, Worcester City and Wychavon have agreed to produce a Joint Core Strategy for their combined administrative areas. The Core Strategy will look at the wider “spatial” needs of the area, including the need for development and services that impact on the use of land.
- 1.3 The three Councils have also been working jointly with other Districts on assessing the wider housing market and housing needs through the South Housing Market Area Partnership (SHMAP). This area takes in all the Worcestershire local authority areas and of Warwick and Stratford on Avon. Because these other Districts have different timetables for producing their Core Strategies and other Development Plan Documents it is considered impractical to try and produce a joint HLAA for the whole of the SHMAP area. It would also be difficult to coordinate survey work in terms of dates, resources and compatibility over such a wide area. The HLAA will therefore cover the same geographical area as the Joint Core Strategy.
- 1.4 A map of the study area is shown in Appendix 1.
- 1.5 One key concern for the South Worcestershire area is the amount of housing growth that will need to be provided in the future. The Joint Core Strategy will contain policies and identify the broad direction of housing growth. Land allocations will then be progressed in separate development plan documents. Policies and proposals must take into account Government policy on housing, and also regional policies reflected in the West Midlands Regional Spatial Strategy (RSS) which is currently being reviewed to look forward to the period to 2026.
- 1.6 **This report is therefore intended to put forward a method for assessing the availability of housing land in South Worcestershire that can be used as evidence to feed into the Joint Core Strategy and be able to inform the RSS review.**
- 1.7 Draft Government guidance outlines how Housing Land Availability Assessments (HLAA) might be done. The methodology suggested here is therefore largely based on this guidance¹.
- 1.8 PPS3 Housing requires each local authority to make sure that enough housing land is identified in core strategies for at least the next 5 years, and that this five year supply is constantly updated. It also requires that land up to 10 years beyond this is at least broadly identified to give a 15 year housing land supply.

¹ Housing Land Availability Assessments: Identifying appropriate land for housing development. Draft practice guidance: ODPM Dec 2005

- 1.9 As stated, the information gathered from this HLAA will be a major factor in identifying sites for future housing development (site allocations), identifying broad areas for future housing development. It will also help with assessing how the availability of these sites can be managed over the time period to 2026.
- 1.10 It should be noted that land identified in the HLAA will not necessarily receive planning permission for housing.
- 1.11. The assessment of the amount of housing land likely to be available cannot be a precise science, and will depend on judgements on site potential in terms of viability, availability and suitability.
- 1.12 Once the Core Strategy is adopted the actual allocation of sites is likely to be done through individual site allocation documents (Site Allocations Development Plan Documents) for each of the three Local Authority areas, or a joint allocations document for South Worcestershire. These allocations will be presented as Issues and Options upon which full public consultation will take place.
- 1.13 Timescales for the HLAA are outlined in Appendix 2, but cover the period from February 2007 to July 2007.

2. Consultation on the HLAA Methodology and Process

- 2.1 **It should be clear that the HLAA will not allocate the sites and will not provide the policy judgements as to which sites are to be allocated, although it may strongly influence those decisions.**
- 2.2 The HLAA will also require regular monitoring and updating if it is to contribute to an up-to date development plan system envisaged by the new Local Development Framework (LDF) process.
- 2.3 It is important that the methodology used in the HLAA is considered to be acceptable to a wide range of people involved in assessing future housing needs and developments. These will include landowners, developers, utility bodies; those who help assess and provide for social housing needs, and environmental protection bodies.
- 2.4 Worcestershire County Council has commissioned consultants (GVA Grimley) who are currently carrying out an Employment Land Review (ELR) across the County to feed into the RSS review. Worcester City Council is currently awaiting the completion of a separate ELR. A joint ELR has been commissioned by Malvern Hills and, Wychavon District Councils at a more detailed level than the county study. The HLAA study should complement this work.
- 2.5 Comments on the draft methodology were invited at an early stage from:
- GVA Grimley (ELR consultants)
 - Worcestershire County Council (to coordinate with the RSS review)
 - The Home Builders Federation (HBF) as representative of the development industry
 - The West Midlands RSL Consortium as representative of registered social landlords in South Worcestershire
 - The South Housing Market Area Partnership
 - The Environment Agency as representative of environmental concerns
- 2.6 Comments received have been taken on board where appropriate in this final methodology report. A wider range of partners than those outlined in paragraph 2.5 will need to be involved in different stages of the actual HLAA to help make judgements on the development potential of different sites (see section 7). As the study progresses, wider consultation should take place with developers and town and parish councils to add to the list of sites and help make more informed judgements about their potential. It is therefore suggested that a variety of bodies involved in housing development are invited to be involved, and a list drawn up of key partners to help assess sites. Thus Appendix 3 contains a list of agents/ land owners/ and parish and town councils who might be invited to be involved in site identification. Appendix 4 contains a list of developers and landowners who might contribute information to help assess site viability, and availability.

3. The Methodology

Scope of the assessment

3.1 The draft Practice Guidance suggests that the HLAA needs to look at all settlements where housing may be provided, not only the main urban settlements. The HLAA does not require a Sustainability Appraisal to guide the appropriateness of sites, and therefore in theory all areas of South Worcestershire could be included. This would not be practical for many reasons, including staff and time resources available to do the study, and the certainty that many sites would be excluded as unsuitable even at the early stages of the study. Thus it is intended that the following search areas which already take into account sustainable locations be included:

3.2 Malvern:

Using the settlement hierarchy contained in the adopted Malvern Hills Local Plan (2006) thus;

- All the Malvern urban area and areas immediately adjoining the urban boundaries.
- All areas within category 1 and 2 settlements, both inside and immediately adjacent to settlement boundaries
- For category 3 and 4 settlements, which are regarded as open countryside, adopt a common sense approach and only look at possible sites close to the settlement core suitable as rural exception sites.

3.3 Worcester:

- All the Worcester administrative urban area
- Areas adjoining the Worcester boundary that could provide urban extensions to the city, including those sites looked at through the White Young and Green Worcester Expansion Study (2005).

This will then also provide further information for the RSS review and the Joint Core Strategy on the potential growth of Worcester as a “sub-regional focus”.

3.4 Wychavon:

Using settlement hierarchy contained in the adopted Wychavon District Local Plan (2006)

- The main urban areas of Evesham, Droitwich Spa and Pershore and areas immediately adjoining the urban boundaries.
- Rural settlements ranked from 3 to 5 (checked against the 2006 update) including sites both within and immediately adjacent to settlement boundaries.

3.5 The development strategy in the Local Plan does provide the potential for modest development in all the settlements identified, either within the boundary, or in terms of affordable housing on rural exception sites adjacent to the boundary. It is proposed that a common sense approach is taken and possible sites surveyed which are closer to the village centres.

3.6 Malvern and Wychavon have identified the villages above as sustainable, in their adopted Local plans. However this hierarchy is being reviewed as part

of the Core Strategy process and any changes to the status to settlements will be addressed as the study emerges, or in future updates to the HLAA evidence.

Site size threshold

- 3.7 It is considered appropriate that site size thresholds are different between the main Worcester urban area, and the more rural parts of the study area. Site size thresholds are put forward as follows:

Definition of large sites

- 3.8 Malvern:
In Malvern Hills a definition of a large site as being a site capable of producing 5 or more dwellings has been agreed with the county council for housing land monitoring purposes as many village and rural exception sites are no larger than this.
- 3.9 Worcester:
For housing monitoring purposes, Worcester defines a large site as 10 or more dwellings. Site size thresholds of 0.2 ha would be appropriate to allow for the fact that sites in the urban area often produce quite high densities
- 3.10 Wychavon:
The Urban Capacity Study (UCS) undertaken for the Local Plan Review in June 2002 identified larger sites of 10 dwelling potential or above. However, in order to align the survey to Malvern Hills District it is accepted that sites of 5 or more dwellings should be regarded as a large site for the purposes of this exercise. Therefore sites of less than 5 dwellings are termed as small sites. This means that there is consistency in dealing with sites in the urban area of Worcester, and sites in the adjacent more rural districts.
- 3.11 Small Sites:
For those sites smaller than 10 dwellings in Worcester City, and 5 dwellings in Wychavon and Malvern Hills, no individual site surveys will take place. Instead, trends of past windfall sites (sites not previously identified until planning applications are submitted) will be assessed since 2001, and an estimate made of the likelihood of these rates continuing made (see paragraph 4.7 below). Guidance in PPS 3 Housing suggests that greenfield windfall sites should not be allowed for in calculating the overall housing potential. However, in Malvern Hills and Wychavon, this source of housing has been significant historically and will be reflected in evidence of past small windfall sites. A judgement will be made through the Joint Core Strategy as to how such sites will contribute to housing supply in the future, but evidence of past housing contribution from this source will need to be at least considered.

4. The Study Stages

4.1 Stage 1: Defining sources of information

Sources of housing supply

- 4.1.1 The HLAA will categorise sites as follows: large identified sites; large windfall sites; small windfall sites. Windfall sites are sites that cannot be identified in advance and therefore assumptions have to be made on the likely number of dwellings they may produce based partly on past rates of windfall houses completed, knowledge of the types of sites still available, and whether trends are likely to continue. In the past, windfall sites of 10 dwellings and above (large windfalls) have made a significant contribution to housing in all three districts.
- 4.1.2 The Government's draft Practice Guidance suggests sources of supply information in the following categories:
- Sources in the existing stock
 - Previously-developed (brownfield) vacant land and derelict land and buildings
 - Other sources
- 4.1.3 The above will not all result in the identification of individual sites, as in some cases, estimates of the likely number of dwellings likely to be derived will be given for a general geographical area, or a supply type, based on evidence of windfalls, or current trends in housing approvals.

Existing sources

- 4.1.4 The HLAA will not need to find all sites from scratch. As part of ongoing housing policy and monitoring the three District Councils, with other interested parties, are constantly examining sites and their current and proposed uses. Table 1 below shows what published sources of sites information is already available, covering a wide range of the supply sources outlined above.

Table 1: Existing Sources of Supply information					
Source	Malvern Hills	Worcester	Wychavon	Others	Comments
Adopted Local Plan-	2006	2004	2006		Reassess allocated sites
Local Plan omission sites	2006	2004	2006		
Current Development Plan Documents		Balanced Housing Market Submission Doc 2006- & omission sites			
Housing Land Availability returns (HLA)	2006	2006	2006		Includes unimplemented planning permissions; & windfall completions
Empty Homes Strategy	2005-2009	2005-2008	2005		Likely to be estimate of dwelling numbers than sites identified
Urban Capacity Study (UCS)	2004	2005	2002		
PPG17 Audit of open space, sport and recreation	2007	2006	2006		
Employment Land Review (ELR)	Joint ELR with County Council	Ongoing Jan 2007	Joint ELR with County Council	County Council ELR by Grimley's, ongoing Jan 2007	
Review of car parking		Ongoing 2006/7			Esp. look at temporary car parks
National Land Use Database (NLUD)	2006	2006	2006		Annual returns, but many likely to be known through UCS
Stock condition surveys		2004			

Additional, new sites

- 4.1.5 The sites in existing sources can be reassessed, and then new sites examined through field surveys. The HLAA process has been publicised and suggestions for further sites invited from developers and Parish Councils within the search areas, and of the sizes defined in paragraphs 3.2 to 3.10 above.

Windfall Sites

- 4.1.6 Other sources of housing land which do not relate to specific sites, that is windfall sites, include:
- Estimates for the intensification the existing housing stock.
 - Estimates for the subdivision of the existing housing stock.
 - Possible property conversions to flats over shops. This may require too many resources for survey work particularly in a large centre such as Worcester
 - Empty homes that may be brought back into use (estimated numbers)
 - Redevelopment of existing housing areas. It is not thought that there are large areas in South Worcestershire that are likely to require wholesale redevelopment, particularly as housing stock is generally quite good, but any opportunities can be examined.
- 4.1.7 In order to obtain supply figures where extensive individual site surveys are not practical, different techniques for estimating supply will be used as follows:

Estimation of a general windfall allowance

- Gather information on windfall housing completions from annual HLA returns over the past 5 years (2001-2006) for each District, by brownfield/greenfield land. Categorise sites by former use, and by large/ small sites and make a broad judgement as to whether these land resources (e.g. disused garage courts, flats over shops etc) are still available- then project likely annual rate in future

Subdivision of existing dwellings

- Use information from HLA's to assess past rates (5 years) and size (large/ small) and inform projection of new annual rates of subdivision.

Flats over shops

- As for subdivision of dwellings

Intensification of existing housing

- The estimation of dwellings from these sources is difficult for many reasons; not least the assumptions that need to be made about appropriate densities and the impact on the character of the area. It would be possible to identify broad areas in the more built up urban

areas that are homogenous in character- i.e. made up of large areas of housing of a similar type/ character- e.g. suburban large houses, post war council estates and make assumptions about the level of new housing that could be accommodated there. This is akin to the “typical urban area” (TUA) studies outlined in Government guidance, which also lists the drawbacks of this approach. For the larger urban area of Worcester it may be that this method will prove useful, but may not translate well to other parts of the study area. In particular, regard needs to be had to the sustainability of the locations. Increasing densities may not be appropriate in those locations not well served by public transport and without adequate community and social facilities. Examination of these areas needs therefore to record such details, and eliminate unsustainable locations.

Conversions of commercial premises

- Some of these sources will be identified as specific sites. However in Worcester a large number of conversions have come forward as large windfalls, often as a result of outdated office stock, and sometimes related to the re-use of listed buildings. These generally supply apartments .An examination of past large windfalls and their location (e.g. central area, suburban locations) in this category may allow an estimate of the level of sites likely to come forward in the future, based on past density and plot ratio information. Policy assumptions over the need to retain employment/ commercial sites will need to be applied at a later date.
- 4.1.8 Care will need to be taken that there is no double counting in the above categories. One way to guard against this will be to ensure that information is recorded on the source of windfall sites (e.g. previous use housing, employment, vacant over shop etc. This may be more difficult for older windfall completions, but this type of information has been gathered more recently for national and county housing returns.

4.2 Stage 2 Identifying constraints

- 4.2 The HLAA will then need to identify constraints to residential development. Whilst the main policy considerations influencing the potential of a site will be taken at the plan-making stage, some major constraints can be identified earlier. This will allow sites to be ranked in terms of the likelihood of their coming forward for development and should save resources on the later stages of quantifying potential supply. It is suggested that sites should be ranked according to 2 Levels:

<p>Level 1: Sites unsuitable because of major planning / physical constraints</p> <ul style="list-style-type: none">• Flood Plain considerations- in Flood Zones 2 & 3 (EA Flood Zone Maps)• National (and international) and local nature designations (e.g. SAC; SSSI; LNR; biodiversity priority habitat);• High level of land contamination (PPS23: Planning & Pollution Control)
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Level 2: All Other sites, with particular recognition of these constraints:

- Green Belt designation
- Sites outside key settlements / not adjacent to main urban areas
- Employment sites confirmed in the most up to date ELR
- High agricultural value (3a and above)
- Existing community/ health care facilities where no replacement land/buildings identified
- Open space/ sport/recreation sites identified for retention in up to date PPG17 study
- Sites in high landscape designations e.g. AONB?
- Local nature designations e.g. Green Space(Worcester) Urban Greenspace (Malvern)

4.3 Stage 3: Quantifying the potential housing supply – Specific sites

4.3.1 Paragraphs in section 4 above have touched on how housing supply can be quantified for areas where specific sites may not be identified.

4.3.2 Where specific sites are identified, an estimate will need to be made on the possible dwelling yield of each site. The draft guidance suggests three methods:

- Density multipliers/
- Size banding of sites
- Design templates

4.3.3 It is considered that these could all be employed in varying degrees.

4.3.4 Identified sites in Level 1 above will be taken no further if any of these constraints apply, and they will therefore to be excluded from the calculation of potential supply. It should be noted that sites in Flood Zones 2 & 3 will need a site specific Flood Risk Assessment, and that in accordance with PPS25: Development and Flood Risk and the sequential approach, preference should be given to locating new development in Flood Zone 1 (little or no risk). Account will also need to be taken of constraints in Level 1 sites that may impact on adjacent sites. Sites in Level 2 will be examined for site potential and split into large or small sites as defined in paragraph 3.8 to 3.10. Larger sites will be surveyed. This could be seen as a fairly crude exercise at this stage, based on site area and density multipliers. Smaller sites will not be surveyed but estimates of past trends of housing on small sites (windfalls) will be examined and projected forward, taking into account if past trends are likely to continue (see paragraphs 3.11 and 4.7).

4.3.5 Large sites can then be looked at in more detail to refine the estimation of yield using one of the techniques in 6.2.

4.4 Stage 4: Determining deliverability and developability

4.4.1 As outlined in PPS3 sites will need to be allocated as available for at least the first 5 years of a plan. Allocations for the next 10 years or broad

indications of locations of supply beyond this will also need to be put forward. Thus sites need to be assessed on the following criteria:

- **Available**- i.e. available now
- **Suitable**- the location will contribute to the creation of sustainable mixed communities
- **Achievable**- there is a reasonable prospect that housing will be delivered within 5 years

4.4.2 In order to assess each criterion it is suggested the following are looked at

Availability

- Ownership- Is owner(s) known? Is owner(s) willing to provide the site for housing?
- Existing uses- Are there existing uses requiring relocation- can this be achieved in 5 years?
- Compulsory Purchase Order's – are they required?
- Infrastructure needs- are they available now / within 5 years

Suitability

- Is the site in a sustainable location re services, public transport- the accessibility of the site will be ranked (see proforma in Appendix 5)
- Policy constraints- e.g. existing land use more important
- Contaminated land, not suitable for housing / too expensive to remedy
- Is it brownfield land?
- Design constraints

Achievability

- Finance/ labour resources available in 5 years as judged by landowner / developer

4.4.3 Consultation with the Highways Agency (HA) on road capacity, and other infrastructure needs for identified sites will be considered in detail a later stage. However, some earlier consultation will be required with the HA / Environment Agency in order to judge if infrastructure is likely to be an issue for the larger sites and so impact on whether sites fit into the 5 year supply or beyond.

4.4.4 The HLAA will not be an exhaustive exercise in terms of the above, as its main role is to provide background evidence for the site allocation process that will require more detailed policy input and a greater understanding of the economics of each site. Sites can then be ranked in terms of their developability

4.4.5 The above analysis should result in a list of potential site allocations for the 5 year supply, with other sites ranked in terms of their availability beyond 5 years. The importance of each criterion above will affect the ranking and some feedback from consultees will be needed in order to determine the weight that should be given to each criterion. However, a judgement will need to be made by the project team as different interests will attach different weights to these criteria. Assumptions on non-site specific supply can be added to estimate a total potential housing supply figure. Although

only broad brush at this stage it should help inform the growth options put forward in the RSS review, as well as providing a pool of sites for Core Strategy options.

4.4.6 The Methodology is summarised in the Diagram 1.

5. Recording the sites information

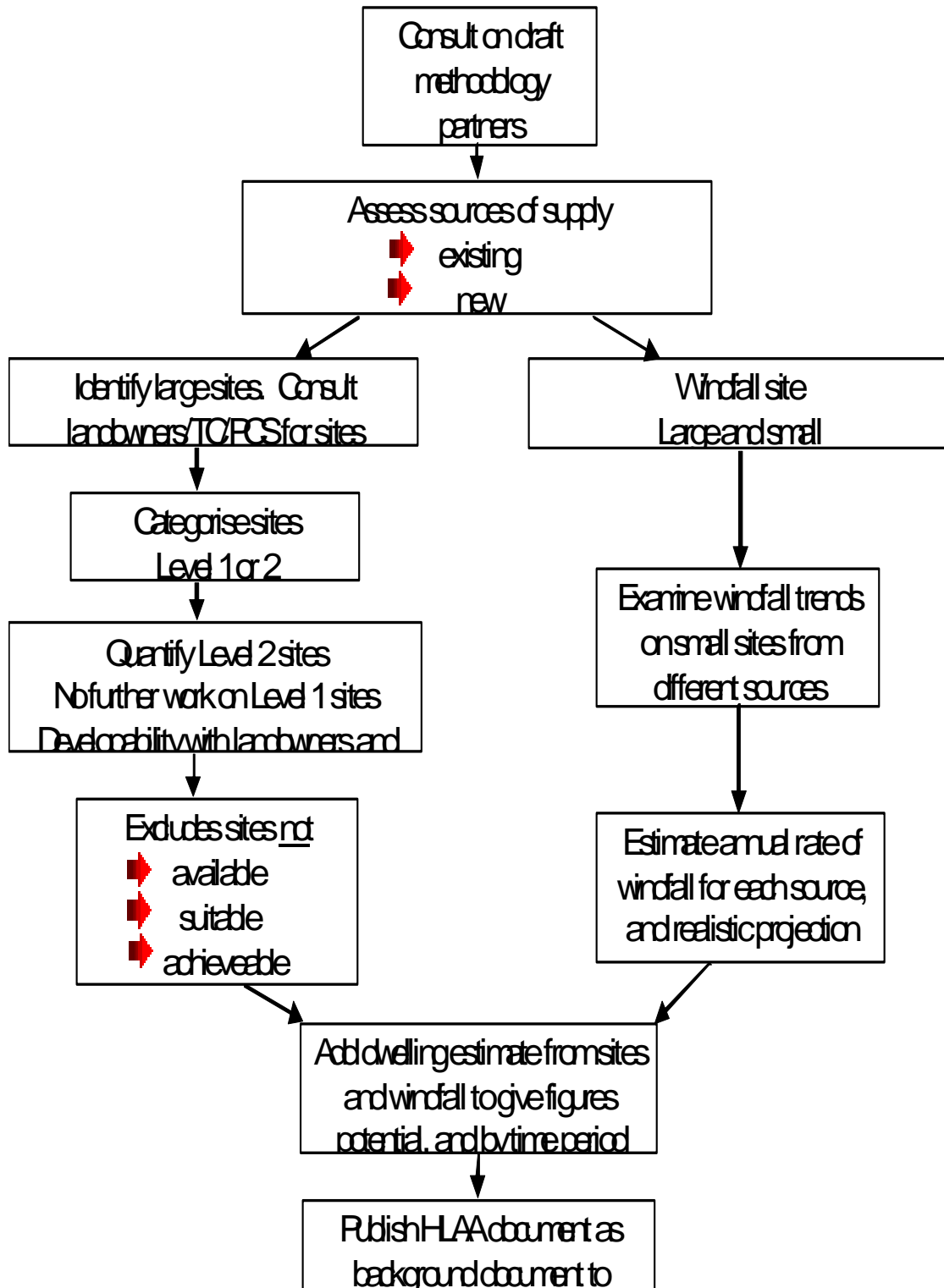
5.1 Information on each site will be recorded on a form, and related to a map. It is considered that the best way of handling all the data will to be to input site information to an excel proforma and link this to the map using a GIS system. Worcester could lead on this, using the GGP mapping system.

5.2 The information to be recorded from each site survey is outlined in the example of the site appraisal sheet shown in Appendix 5. Additional notes will be available for surveyors to ensure consistency of recording each criterion.

5.3 See below for a summary diagram of the methodology

Diagram 1: Summary of Methodology

Diagram 1 : Summary of Methodology

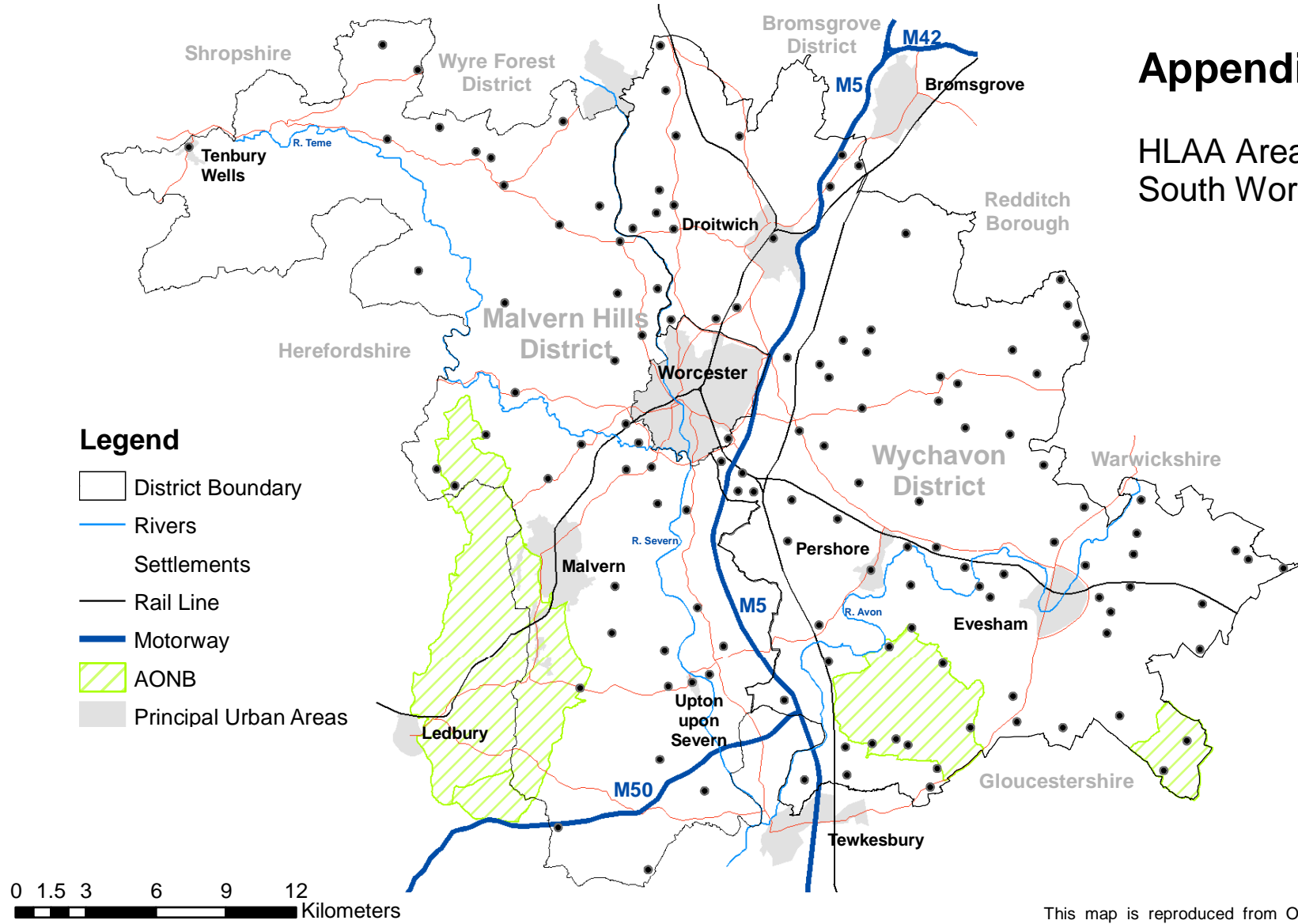


Appendix 1

Housing Land Availability Assessment Area

Appendix 1

HLAA Area South Worcestershire



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Appendix 2

Project Plan

Project Plan HLAA

Main Task	Date	By	Done
Send area details to include in methodology to Rosie	25.1.07	HJ AF	
Prepare initial methodology	2.2.07	RM	
Compile list of landowners/agents	Early feb	HJ/RM/AF	
Agree methodology	Feb 6th	HJ/RM/AF/NR	
Discuss/ agree methodology at officer steering group	Feb 7th	NR	
Check methodology	Early feb	GVA Grimley	
Discuss methodology (overview) at JAP	Feb 16 th	NR	
Send out draft methodology to Partners	Mid Feb	HJ/RM/AF	
Send out letter to landowners/Town & parish Councils re sites – 4 week response time	Mid Feb	HJ/RM/AF	
Arrange slot on SWHMA to discuss methodology	Next meeting	RM	
Receive site suggestions from landowners/Town & Parish Councils	Mid march	HJ/RM/AF	
Collate existing data	March	HJ/RM/AF	
Desktop analysis	March	HJ/RM/AF	
Field survey (Malvern & Wychavon incorporate into HLA site visits)	April/May	HJ/RM/AF	
Letter to agents to arrange meeting to assess developability	April	Sec support	
Meet with landowners agents to discuss 'developability'	Mid May	HJ/RM/AF	
Assess yield on each site using techniques specified in methodology	May	HJ/RM/AF	
Each Authority to rank own sites according to developability	May	HJ/RM/AF	
Prepare draft interim report	Early June	HJ/RM/AF	
Circulate to joint officer team & steering group	June 15th	NR	
Circulate draft as item to JAP panel	July 8th	NR	
Interim report to Jap panel	July 13th th	NR	
Background Paper to planning committee	Sept	Plg. Com. X3	
Publish as background paper same time as issues and options stage	Nov/Dec	SWCS	

Appendix 3

Parish Consultation

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Worcs
WR14 3QY

Mr L Grant
Clerk To Pensax Parish Council
Ryefield
Pensax Common
Stockton-on-Teme
Worcs
WR6 6XN

Mrs Lorna Gower
Clerk To Ripple Parish Council
Syringa
Green Lane
Naunton
Upton upon Severn
Worcs WR8 0PY

F A Althorp
Acting Clerk To Rochford Parish Council
Ealing Bungalow
Henley Road
Ludlow
Shropshire
SY8 1RA

Mrs Sharon Baxter
Clerk To Rushwick Parish Council
15 Herne Field
Lyppard Habington
Worcester
WR4 0NN

Mr John Andrews
Clerk To Severn Stoke & Croome D'Abitot Parish
Council
6 Stone Close
Colwall
Malvern
WR13 6QZ

Mr John B Plumridge
Clerk To Shrawley Parish Council
Bell House
Bank Road
Little Witley
Worcs
WR6 6LS

Mrs C Mansfield
Clerk To Stanford With Orleton Parish Council
Sunnyside
Orleton Lane
Stanford Bridge
Worcs
WR6 6ST

Mrs Sally Webb
Clerk to Stockton on Teme Parish Council
Kiln House
Stockton
Worcs
WR6 6UT

Mr J Holt
Clerk To Stoke Bliss Kyre & Bockleton Parish
Council
The Badgers
Stoke Bliss
Tenbury Wells
Worcs
WR15 8QJ

Mrs Diana Taylor
Clerk To Suckley Parish Council
Arran
9 Lambourne Avenue
Malvern Link
Worcs
WR14 1NL

Mrs P Buckley
Clerk To Tenbury Town Council
Council Offices
Teme Street
Tenbury Wells
Worcs
WR15 8AD

Mrs J Speyer
Clerk To The Shelsleys Parish Council
Barrel Heald Farm
Shelsley Beauchamp
Worcs
WR6 6RL

Ms G Jennings
Clerk To Upton Upon Severn Town Council
The Memorial Hall
Old Street
Upton upon Severn
Worcs
WR8 0HA

Mr D Sharp
Clerk To West Malvern Parish Council
20 Farley Road
Malvern
Worcs
WR14 1NF

Mrs P Ansell
Acting Clerk – Abbots Morton PC
The School House
Gooms Hill
Abbots Morton
Worcs
WR7 4LZ

Mrs Jane Hopkins
Clerk – Ashton-under-Hill PC
Hylton Cottage
Grafton
TEWKESBURY
Glos
GL20 7AT

Mrs S T Campbell
Clerk – Badsey & Aldington PC
18 Sands Lane
Badsey
EVESHAM
Worcs
WR11 7EZ

Mrs J Hopkins
Clerk – Beckford PC
Hylton Cottage
Grafton
Beckford
Nr Glos
GL20 7AT

Mrs June Hiden
Clerk - Birlingham P C
Lamorna
Birlingham
Pershore
Worcs
WR10 3AF

Mrs C Morris
Clerk – Bishampton & Throckmorton PC
9 Tilesford Park
Throckmorton
PERSHORE
Worcs
WR10 2L:A

Ms J Shields
Clerk to Bredon, Bredons Norton & Westmancote
Parish Council
Potenza, Chapel Lane
Kinsham
TEWKESBURY
Glos
GL20 2JG

Mrs H Mitchell
Clerk to Bretforton PC
Brent Knoll
Main Street
Bret Orton
Evesham
Worcs WR11 5JJ

Mr E Vickers
Clerk – Broadway PC
5 Russell Square
High Street
BROADWAY
Worcs WR12 7AP

Mr R D Gurney
Clerk – Charlton PC
56 Malvern Road
Powick
WORCESTER
WR2 4RT

Mrs J Shields
Clerk- Childswickham PC
Potenza
Chapel Lane
Kinsham
Nr. Tewkesbury
Gloucestershire GL20 8HS

Mrs N K Holland
Clerk – Church Lench PC
Morton Wood Farmhouse
Morton Wood Lane
ABBOTS MORTON
Worcs
WR7 4LU

Mr S Arble
Clerk – Cleeve Prior PC
36 The Close
Cleeve Prior
EVESHAM
Worcs
WR11 8LF

Mrs M F Walton
Clerk – Great Comberton PC
121 Battenhall Road
WORCESTER
WR5 2BU

Mrs L D Yapp
Clerk – Little Comberton PC
Midway Cottage
Pershore Road
Little Comberton
PERSHORE
Worcs WR10 3HF

Ms M Shephard
Clerk – Cookhill PC
Long Reach
Holt End
Beoley
REDDITCH
B98 9AN

Mr M T Povey
Clerk – Crowle PC
The Driftway
Froxmere Road
Crowle
WORCESTER
WR7 4AL

Mr G A Evans
Clerk – Defford & Besford PC
58 Digby Drive
Mitton
TEWKESBURY
Glos
GL20 8AL

Mrs G A Pinfield
Clerk – Dodderhill PC
The Old Granary
Cashes Farm
Elmbridge
DROITWICH SPA
Worcs WR9 0NQ

Mr B Newland
Clerk – Drakes Broughton with Wadborough &
Pirton PC
52 Shrubbery Road
Drakes Broughton
PERSHORE
WR10 2BE

Mrs P Craney – Droitwich Spa TC
Town Clerk's Office
St Richards House
Victoria Square
DROITWICH SPA
Worcs
WR9 8DS

Ms L Gerber
Clerk – Eckington PC
7 Willow Bank
Worcs
WR10 2RN

Mrs S Cliff
Clerk – Elmbridge PC
Ring O'Bells Cottages
Elmbridge
DROITWICH SPA
Worcs
WR9 0DA

Mrs B Peacock
Clerk – Elmley Castle Bricklehampton &
Netherton PC
Cowper Cottage
Elmley Castle
PERSHORE
Worcs
WR10 2JW

Mrs S L Taylor
Clerk – Elmley Lovett PC
53 Tagwell Road
DROITWICH SPA
Worcs
WR9 7AQ

Mr F Green – Clerk Evesham TC
Evesham Community Contact Centre
Abbey Road
EVESHAM
Worcs
WR11 4SB

Mr R Coles
Clerk – Fladbury PC
19 Butt Furlong
Fladbury
PERSHORE
Worcs
WR10 2QZ

Mr M Broughton-Taylor
Clerk – Flyford Flavell, Grafton, Flyford and
North Piddle PC
Columbine Cottage
North Piddle
WORCESTER
WR7 4PU

Mrs S Bradnick
Clerk - Hadzor Hibleton Huddington &
Oddingley PC
Pear Tree House
Earls Common
Worcs
WR9 7LD

Mr B S Vertigen
Clerk – Hampton Lovett & Westwood PC
3 The Forest
Hampton Lovett
DROITWICH SPA
Worcs
WR9 0LU

Ms C Shinner
Clerk – Hanbury PC
1 Eggthorne Cottage
Pumphouse Lane
HANBURY
Worcs
WR9 7EB

Mrs Carolyn Morris
Clerk – Hill & Moor PC
9 Tilesford Park
Throckmorton
PERSHORE
Worcs
WR10 2LA

Mrs Jane Hopkins
Clerk – Hinton-on-the Green & Aston Somerville
PC
Hylton Cottage
Grafton
TEWKESBURY
Glos
GL20 7AT

Mrs J Cresswell
Clerk – Inkberrow PC
“The Bizzi Bee”
Church Road
Bradley Green
REDDITCH
Worcs B96 6RW

Mrs L East
Clerk – Kington & Dormston PC
Glebe House
Bishampton Road
Flyford Flavell
WORCESTER
WR7 4BT

Mrs M Brighton
Clerk – North & Middle Littleton PC
20 School Lane
Middle Littleton
EVESHAM
Worcs
WR11 5LJ

Beverley Spence
Clerk – Norton & Lenchwick PC
Rose Cottage
Upper End
Eckington
WR10 3DQ

Mrs J Hyrons
Clerk – Hartlebury PC
Hilltop House
48 Park Lane
Bewdley
Worcs
DY12 2EU

Mrs S E Harfield
Clerk – Hindlip, Martin Hussingtree & Salwarpe
PC
Cruck House
Drury Lane
Martin Hussingtree
WORCESTER
WR3 8TY

Mr J Stedman
Clerk – Honeybourne PC
1 Ban Brook Road
Salford Priors
EVESHAM
Worcs
WR11 8XE

Mrs O Chance
Clerk – Kemerton PC
Rock Cottage
Castle Hill
Kemerton
TEWKESBURY
Glos GL20 7JP

Mrs L East
Clerk – Naunton Beauchamp PC
Glebe House
Bishampton Road
Flyford Flavell
Worcs
WR7 4BT

Mrs S Curnock
Clerk – North Claines PC
The Old Library Centre
65 Ombersley Street East
DROITWICH SPA
Worcs
WR9 8QS

Mrs J Greenway
Clerk – Norton-Juxta-Kempsey PC
18 Corunna Close
Norton
WORCESTER
WR5 2PW

Mrs A Meats
Clerk – Offenham PC
Blacksmiths Cottage
Church Street
Offenham
EVESHAM
Worcs WR11 8RW

Ms J Smart
Clerk – Ombersley & Doverdale PC
Lake House Farm
Cutnall Green
DROITWICH SPA
Worcs
WR9 0PQ

Miss R S Long
Clerk – Overbury & Conderton PC
Estate Office
Overbury
TEWKESBURY
Glos
GL20 7NR

Mr J Stedman
Clerk - Pebworth PC
1 Ban Brook Road
Salford Priors
EVESHAM
Worcs WR11 8XE

Mrs A Dobbins, Town Clerk
Persore Town Council
Town Hall
34 High Street
PERSHORE
Worcs
WR10 1DS

Mrs N Harding
Clerk – Pinvin PC
5 Willow Close
Pinvin
PERSHORE
Worcs
WR10 2RZ

Mrs N K Holland
Clerk – Rous Lench PC
Morton Wood Farmhouse
Morton Wood Lane
Abbots Morton
Worcestershire
WR7 4LU

Mr E Hutchinson
Clerk to Sedgeberrow PC
4 Lime Road
Walton Cardiff
TEWKESBURY
Glos
GL20 7RJ

Mr C Size
Clerk – South Littleton PC
West Side
North Littleton
EVESHAM
Worcs
WR11 8QP

Mr R Dean
Clerk – Stock & Bradley PC
Midsummer House
Earls Common Road
Stock Green
REDDITCH
Worcs B96 6SY

Mrs W Steward
Clerk – Stoulton PC
New Farm
Besford
WORCESTER
WR8 9AN

Mr C Nicholls
Clerk – Strensham PC
Richmond House
Twyning Road
UPPER STRENSHAM
Worcs
WR8 9LH

Mrs C M Povey
Clerk – Tibberton PC
The Driftway
Froxmere Road
CROWLE
Worcs
WR7 4AL

Ms P Bass
Clerk – Upton Snodsbury PC
1 Holyoak Cottage
Owls End Lane
UPTON SNODSBURY
Worcs
WR7 4NH

Mrs G A Pinfield
Clerk – Upton Warren PC
Old Granary
Elmbridge Lane
Elmbridge
DROITWICH SPA
Worcs WR9 0NQ

Mr P Roe
Clerk – Whittington PC
Hollymount
Mosely Turning
Hallow
WORCESTER
WR2 6NJ

Mrs Margaret Williams
Clerk – Wick PC
Ryecot
Owletts Lane
Wick
PERSHORE
Worcs WR10 3PB

Mrs M Campbell
Clerk – Wickhamford PC
27 Brewers Lane
Badsey
EVESHAM
Worcs
WR11 7EU

Mr D Taverner
Clerk – Wyre Piddle PC
1 Dockeray Avenue
Lyppard Habington
WORCESTER
WR4 0RX

Mrs J Knott
St Peter the Great Parish Council
28 Farne Avenue
St Peter the Great
Worcester
WR5 3PH

Mr L Bishop
Warndon Parish Council
Spring Grove
14 Coney Green Close
Warndon
Worcester
WR4 0DT

Appendix 4

Joint Housing Site suggestion form



Please indicate which local authority area site is in:

Worcester

Wychavon

Malvern

JOINT HOUSING SITE SUGGESTION FORM

Please use this form to provide supporting information on sites suggested for housing development. A separate form should be completed for each site suggested. You may photocopy this form or obtain more copies free of charge on request. Please provide a site plan identifying the land suggested at a scale of no less than 1;2500.

Please return your completed forms to:

HLAA

South Worcestershire Joint Core Strategy

Orchard House

Farrier Street

Worcester

WR1 3BB

1. Please complete your name and contact details

Name: (BLOCK CAPITALS):	
Organisation: (if applicable)	
Address:	
Postcode:	
Daytime telephone no:	E-mail address:
Fax No:	
Agents Name: (BLOCK CAPITALS):	
Organisation: (if applicable)	
Address:	
Postcode:	
Daytime telephone no	E-mail address:
Fax No:	

2. Site Information

Site Location Address or OS grid reference	
Current Land Use e.g. agriculture, employment, unused/vacant etc	
Type of site e.g. greenfield, previously developed land as defined in Annex B of PPS3	
Existing trees and other landscape features on this site	
Ecological features and areas of biological importance	
Access to public transport e.g. bus and rail services	
Means of access into the site	
Availability of utilities and services e.g. water supply and sewage disposal	
Obvious site constraints	
Availability of the site e.g. within 5 years, 6-10 years, 11-15 years	
Ownership: Single/Multiple	
Landowners attitude to development	

3. Supporting Comments – Please note, only a brief summary is required

--

Signature Date

Forms must be returned by 30th March 2007. The council may not accept your form if it is received later than this date.

Appendix 5
Site Appraisal Sheet

1. Site Identification

Location	Site Ref
Current Use	Site Area (ha)
Capacity Source Previous Source 1. Omission site 2. Urban capacity 3. Other New Site 4. Agent/landowner 5. Parish/LA 6. Other	Grid Reference <div style="border: 1px solid black; width: 50px; height: 50px; margin: 0 auto;"></div>

2. Background Information

Date Compiled	/ / 2007	
Settlement Boundary	Yes/No	
Conservation Area	Yes/No	
AONB	Yes/No	
Greenbelt	Yes/No	
Other landscape Designation		
Nature Conservation Designation		
L B within site Yes/No	Details:	
L B adjacent site Yes/No	Details:	
TPO within site Yes/No	Details:	
Flood Plain	Yes/No	
Groundwater Source/SPZ	Yes/No	
Within Town Centre/District Centre	Yes/No	
Rights of Way through/around site	Yes/No	
Relevant Planning History (including most recent ownership details)		
Detailed Planning Permission	<input type="checkbox"/>	
Outline Planning Permission	<input type="checkbox"/>	
Local Plan Allocation	<input type="checkbox"/>	
Details:		
Other Local Plan Designations Affecting Site		

Infrastructure Capacity (sewerage/drainage)			
Ownership Details (Land Registry)			
3. Site Appraisal			
Survey Date	/ / 2007		
Access to site	4. On main road or bus route or rail network 3. On Adopted road 2. On Unadopted road/track 1. Other	<input type="checkbox"/>	
Topography	4. V steep 3. Undulating 2. Gently sloping 1. Flat	<input type="checkbox"/>	
Use of site	Type of buildings on site		<input type="checkbox"/>
	1. Residential 2. Commercial 3. Agricultural 4. Mix 5. None	Occupied / vacant	Underused / derelict
Strategic Location	5. Central Worcester 4. Strategic Location: (Worcester, Malvern, Droitwich) 3. Large Towns (Tenbury, Upton, Evesham, Pershore) 2. Village location 1. All other sites	<input type="checkbox"/>	
Character of Area	5. Rural area 4. Well established residential area 3. Mix residential commercial area 2. Mainly Commercial area 1. Other	<input type="checkbox"/>	
Design/layout issues			
Ownership	Single / Multiple/ Unknown		
Site Contamination	Yes /No / Don't Know		
Important open space/amenity value PPG17 definition	5. Green corridor e.g. rights of way 4. Amenity greenspace e.g. informal recreation space 3. Allotments used or disused 2. Parks & gardens urban or country 1. Natural and semi natural greenspace e.g. woodlands, scrub, grasslands	<input type="checkbox"/>	
Other environmental issues e.g. neighbouring land uses			

Agricultural Value		
4. Achievable Density		
<i>Design Led</i>	Design Template	Density Multiplier
Detail		Total <input type="text"/>

5. Financial/market Viability	
<i>Assumed development profile</i>	
Interview Date	/ / 2007
Housing demand in area	
Nature of housing demand	
Market constraints in area	
Any abnormal development costs	
Success of recent developments in area	
Likely marketability of site	
Likely financial viability of site	

6. Other Factors	
<i>Landowners attitude to development</i>	
Is the site on the market	
Any known Developer interest	

7. Availability/Ranking	
5. Available 10 -15 years 4. Available 5-10 years 3. Available in 5 years 2. Available Now 1. Unknown	<input type="text"/>

Appendix 6

Agents / Developers

Ainley Alexander Partnership
14 Sansome Walk
Worcester
WR1 1LN

Andrew Grant
59/60 Foregate Street
Worcester
WR1 1DX

Axys Design
30 Grove Road
Hereford
HR1 2QP

Barratt Homes WM Ltd
Midland House
New Road
Halesowen
West Midlands B63 3HY

Joe Murphy
Bellway Homes
Planning & Development Division
Relay Point
Relay Drive
Tamworth B77 5PA

Bigwood Associates Ltd
51/52 Calthorpe Road
Edgbaston
Birmingham
B15 1TH

Mr M Slater
Bovis Homes
Cleeve Hall
Bishops Cleeve
Cheltenham
Glos GL52 8GH

Dan Bramwell
Bramwell Associates
Suite 28 Monarch House
Smyth Road
Ashton
Bristol BS3 2BX

Alder King Property Consultants
49 Brunswick Road
Gloucester
GL1 1JS

R G R Mumford
Arthur Griffiths & Mumford Consultants
Estate Office
Upper Haselor Farm
Haselor Lane
Hinton on the Green WR11 2QZ

B & B Builders
The Old Orchard
Chestnut Close
Fernhill Heath
Worcester WR3 7SZ

Barton Wilmore Planning Partnership
First Floor, Corner Oak
1 Homer Road
Solihull
West Midlands B91 3QG

Berkeley Housing
Berkeley Partnership Homes Ltd
Berkeley House
19 Portsmouth Road
Codham KT11 1JG

Boughton Butler LLP
The Design Studio
6 Sansome Walk
Worcester
WR1 1LH

Boyer Planning
1B Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff CF23 8RS

Mr M H Rose
Brightwells Limited
Cathedral Chambers
Thorpe House
Broad Street
Hereford HR4 9AS

British Telecom
Estates Division
Providence House
Charles Street
Worcester

BT plc
c/o Telereal
140 London Wall
London
EC27 5DB

Carver Knowles
Strensham Business Park
Strensham
Worcs
WR8 9JZ

CBRE CB Richard Ellis Ltd
Cronwall Court
19 Cornwall Street
Birmingham
B3 2DT

Dean-Walker Bateman Architects
Solcum House
Drakelow Lane
Wolverley
Kidderminster DY11 5RU

Design Build
Morningside
11a Graham Road
Malvern
Worcs WR14 2HR

Engineering & Building Design
Lion House
4 Lion Street
Kidderminster
Worcs DY10 1PT

Firlands Developments Ltd
The Old Orchard
Chestnut Close
Fernhill Heath
Worcester WR3 7SZ

Bruton Knowles
Bisley House
Green Farm Business Park
Bristol Road
Gloucester GL2 4LY

Carter Jonas LLP
269 Banbury Road
Oxford
OX2 7LL

Castlemore
Cedar Court
221 Hagley Road
Hayley Green
Halesowen
West Midlands B63 1ED

D Turk & J Stackhouse
David Wilson Homes (West Midlands)
Enterprise House
Pendeford Business Park
Wobaston Road
Wolverhampton WV9 5HA

Liz Charlton
Dept for Culture, Media & Sport
5 St Phillip's Place
Birmingham
B3 2PW

DPDS Consulting Group
Old Bank House
5 Devizes Road
Swindon
SN1 4BJ

Environment Agency Upper Severn
Region
Hafren House
Shelton
Welshpool Road
Shrewsbury SY3 8BB

Mr A N Mayall
Fisher German Chartered Surveyors
The Estate Office
Dumbleton
Evesham
Worcs WR11 7TZ

Mr S Baldwin
First City
First City House
9 Waterloo Road
Wolverhampton WV1 4DY

Philip Jones
Guise Jones Sawyer
9 Edgar Street
Worcester
WR1 2LR

Hallmarks Solicitors
4 Sansome Place
Worcester
WR1 1UQ

Harris Lamb Limited
Grosvenor House
75-76 Francis Road
Edgbaston
Birmingham B16 8SP

Mr A N Champion
Humberts
4 Foregate Street
Worcester
WR1 1DB

Hunter Page Planning Ltd
Thornbury House
18 High Street
Cheltenham
Glos GL50 1DZ

J Christopher Ashton
The Orchard Office
Union Place
Off Northwick Road
Worcester
WR3 7DX

Mr Barker
John Saunders Chartered Surveyors
The Estate Office
8 New Road
Bromsgrove
Worcs B60 2JD

Fordham Research Ltd
16 Woodfield Road
London
W9 2BE

Ms S Williams
GVA Grimley
3 Brindley Place
Birmingham
B1 2JB

Hamiltons
Overton Farm
Maisemore
Gloucester
GL2 8NR

Colin Mercer
Highways Agency
Network Strategy C3
5 Broadway
Broad Street
Birmingham B15 1BL

Andrew Burgess
Humberts Planning
Bank House
Ocean Village
Southampton SO14 3AB

Ideal Homes Midlands Limited
Whetstone House
The Dicken
High Street
Whetstone LE8 6LQ

Mr M Whitehead
J S Bloor (Services) Limited
Ashby Road
Measham
Swadlincote
Derbyshire DE12 7JP

Stephen Hemming
Lambert Smith Hampton
Interchange Place
Edmund Street
Birmingham B3 2TA

Landmark Architects Consultants
8 Talbor Square
Cleobury Mortimer
Kidderminster
DY14 8BQ

Lowesmoor Wharf Developments
Porthouse
Lowesmoor Wharf
Worcester
WR1 2RS

Marcus Cleaver
10 Gilbert Road
Malvern
Worcs
WR14 3RQ

Martin Scholles Chartered Surveyor
Bassards Bank Farm
Neen Sollars
Nr Kidderminster
Worcs DY14 0DR

Midland & General Homes
Fairfax House West Strand
Pendeford Business Park
Wobaston Road
Wolverhampton WV9 5HA

Ministry of Defence PL (Lands)
Defence Land Agent
Cophorne Barracks
Cophorne
Shrewsbury SY3 7LT

Carolyn Wilson
Mono Consultants Ltd
Mobile Operators Association
48 St Vincent Street
Glasgow G2 5TS

Mrs C McCloshey
National Grid Transco Policy Team
Manager
NGT House
Warwick Technology Park
Gallows Hill
Warwick CV34 6DA

Lavel
Leigh House
147 Leigh Road
Winborne
Dorset BS21 2AD

Malcolm Scott Consultants
Grove House
1 Loves Grove
Worcester
WR1 3BY

Mark Gent
90 Pickersleigh Road
Malvern
Worcs
WR14 2RT

Mr P Thompson
McCarthy & Stone Ltd
C/o The Planning Bureau Ltd
Homelife House
26-32 Oxford Road
Bournemouth BH8 8EZ

Rachel Best
Miller Homes Strategic Land
3620 Parkside
Birmingham Business Park
Solihull B37 7YG

Mister Brothers
27 Aconbury Close
Worcester

Mohammed Abdullah
National Grid Transco
Hinckley Operations Centre
Block 4 Area 6 Brick Kiln Street
Coventry Road
Hinckley LE10 0NA

National Grid UK
National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

Npower
Oak House
Bridgwater Road
Worcester
WR4 9XP

Ms M Simpson-Gallego
Pegasus Planning
5 The Priors
Old London Road
Canwell
Sutton Coldfield B75 5SH

Steve Roberts
Persimmon Homes (South Midlands) Ltd
Persimmon House
Birmingham Road
Studley
Warwickshire B80 7BG

Prowting Homes Ltd
Bury Street
Ruislip
HA4 7SY

Ian Humphries
RICS (Worcester Branch)
84 St Dunstan's Crescent
Worcester
WR5 2AH

Mr Andrew Hewitt
Robert West Consulting
4-6 The Moors
Worcester
WR1 3EG

RPS Planning, Transport & Environment
Ltd
Mallams Court
18 Milton Park
Abingdon
Oxfordshire OX14 4RP

RRA Architects
Packers House
25 West Street
Hereford
HR4 0BX

Paul and Company Chartered Surveyors
Riverview Court
Castlegate
Wetherby
LS22 6LE

Mr A Macdonald
Pegasus Planning
6-20 Spitalgate Lane
Cirencester
Glos
GL7 2DE

Jason Tait
Planning Prospects Ltd
1 Broomhall Business Centre
Broomhall Lane
Worcester
WR5 2NT

Redrow Homes (SW) Ltd
Redrow Homes
West Point
Great Park Road
Almondsbury
BS12 4QG

Philip Hardwick
Robert Hitchins Ltd
The Manor
Boddington
Cheltenham
GL51 0TJ

RPS Planning, Transport & Environment
Ltd
Highfield House
5 Ridgeway
Quinten Business Park
Birmingham B32 1AS

RPS Planning, Transport & Environment
Ltd
155 Aztec West
Almondsbury
Bristol
BS32 4NG

Paul Ludlow
Severn Trent Property Ltd
2308 Coventry Road
Birmingham
B26 3JZ

Operations Management
Severn Trent Water Ltd
Asset Protection (Waste Water) West
Regis Road
Tettenhall
Wolverhampton WV6 8RU

Spennyhill Developments Ltd
The Malt House
Sydney Buildings
Bath
BA2 6BZ

Stansgate Planning
Conrad House
Birmingham Road
Stratford
Warks CV37 0AA

Stewart Ross Associates
8 Westville Avenue
Ilkley
West Yorkshire
LS29 9AH

T J Preece & Associates
4 Lion Street
Kidderminster
Worcs
DY10 1PT

Tesco Stores Ltd
PO Box 400
Cirrus Building
Shire Park
Welwyn Garden City AL7 1AB

Mr J Kendrick
Three Counties Planning
PO Box 69
Ross-on-Wye
Herefordshire HR9 7WG

Dr T Rocke
Turley Associates
Howard House
Queens Avenue
Clifton
Bristol BS8 1SD

SJS Property Management Ltd
3rd Floor
86 Jermyn Street
London
SW1Y 6JD

Daniella James-Johnson
St Modwen Properties Plc
Sir Stanley Clarke House
7 Ridgeway
Quinton Business Park
Birmingham B32 1AF

Stennard Harrison
Porthouse
Lowesmoor Wharf
Worcester
WR1 2RS

Mr A S Jones
Stoneleigh Planning
Kingsley House
63 Holly Walk
Leamington Spa
Warwickshire CV32 4JG

Taylor Woodrow/Persimmon Homes
5 The Priory
Old London Road
Canwell
Sutton Coldfield B75 5SH

Tetlow King Planning Ltd
Unit 2
Eclipse Office Park
Staple Hill
Bristol BS16 5EL

Turley Associates
Apsley House
35 Waterloo Street
Birmingham
B2 5TJ

John Sammons
Tyler Parkes Partnership
Centre Court
1301 Stratford Road
Hall Green
Birmingham B28 9HH

United Co-Operatives Ltd
Wood House
Etruria Road
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