

West Midlands Regional Housing Allocations Strategy 2008-2011

CLG Pro forma Strategic Sites

Housing Market Area	Strategic Sites	Additional Information – predicted NAHP Investment / Objectives
Central Housing Market Area (B'ham, Solihull, Lichfield & Tamworth LAs)		
Birmingham Urban Living Pathfinder	Hockley Circus/Spring Hill	Urban Living will lead the masterplanning of this area, with minimal investment envisaged during this period.
	Soho	Urban Living will assist in the masterplanning of the area, with Gateway enhancements planned within the next 4 years to coincide with improvements to the Windmill Eye and Cape Hill areas. It is also envisaged that some clearance activity will also be undertaken.
	Birchfield Gateway	Urban Livings investment will pioneer approaches to the re-use of municipal tower blocks identifying affordable opportunities for key workers and recent graduates from the nearby University of Central England to live in this part of the City. The scheme will introduce a City living style offer within tower blocks that have previously been subject to low demand and short-term lettings. Implementation of activity here will coincide with improvements to the local centre and the proposed extension of the Midland Metro system, and link to key gateway enhancements and refurbishments to private sector dwellings.
	City Canalside (Icknield Port Loop)	Urban Livings investment will accelerate the development of Icknield Port Loop, and make a significant contribution to the affordable elements of this scheme. Through a partnership with public and private sector partners, a former industrial area on the edge of Birmingham City Centre will be transformed to provide in the region of 1,500 new homes and a related leisure and retail offer. The wider City Canalside area will be subject to masterplanning activity where appropriate, with extensive streetscape improvements and more minor

		clearance activity being commenced.
	Aston	Urban Livings investment will see a new masterplan put in place with refurbishments funded by partners occurring to social housing stock, with acquisitions and demolitions targeted to bring future sites to the market.
	Newtown (Alma Way/Crocodile Works/Pannel Croft)	Urban Living will lead the preparation for change via masterplanning. New development will be provided which will act as a decant opportunity for residents affected by future clearance and should include a new mixed tenure extra care housing scheme.
	Lozells	Following the completion of masterplanning activities, interventions will be concentrated on deconversions and streetscape works in addition to preparing for future redevelopment via acquisition and demolitions.
Eastern Corridor	Meadway	Redevelopment of 5 high-rise blocks and adjoining under-utilised public open space. Catalyst for regeneration of the local neighbourhood and the local centre. One of a number of opportunities within the vicinity including a proposal for an extra-care village (with Housing Corporation Forward Allocation Pool). Local authority owned site – grant will be required to ensure appropriate level, type and mix of affordable housing.
	Shard End Crescent	Redevelopment of shops and post-war housing to create mixed-use development for potentially over 200 new homes. Local authority owned site – grant will be required to ensure appropriate level and mix of affordable housing.
South West Birmingham	Druids Heath	A medium to long-term regeneration priority to support growth and renewal. Currently c2500 dwellings on site, but opportunities to maximise under-utilisation of land to create a more mixed and sustainable community. NAHP support will be required.
	Selly Oak	Private sites (Battery Park and Hospital Site). Grant would only be required to provide additionality and to enhance the mix of housing to be delivered. Short-medium term priority.
	Kings Norton 3 Estates	Short-medium term priority. Opportunity to develop at least 1000 new homes. Proposals likely to require at least 50% affordable housing. Significant requirement for NAHP support.

	Longbridge	Former MG Rover site. Grant may be required to provide additionality and to develop the mix of homes required for needs. Subject to masterplanning, but likely to include proposals for a new local centre and extra-care elderly persons housing.
City-wide	Extra-care Housing	In addition to schemes within the Forward Allocation Pool there will be an ongoing programme of Extra-care villages – some of which will require NAHP support to facilitate delivery. Proposals developed for Meadway, Alma Way, Turves Green and Ridgacre Road.
Solihull Eastern Corridor / North Solihull	North Solihull – Various Sites	498 (Development will comprise a mix of social rent and intermediate tenure. Details on type, tenure and size is not known yet as this is subject to community consultation at each stage of the Neighbourhood Plan process) £24,360,000 Housing Market Renewal & Growth’;_ Homelessness, Urban Renaissance, Affordability, Community Cohesion
	Shirley Town Centre – General Needs (South Solihull)	12 two bedroom flats (social rent) 9 two bedroom flats and 3 one bedroom flats (intermediate tenure) £576,000 Homelessness, Urban Renaissance, Affordability, Community Cohesion
	Shirley Town Centre – Extra Care for Elderly (South Solihull)	22 Social Rent, 12 intermediate tenure (26 one bedroom and 8 two bedroom flats) £2,436,000 Supported Housing, Urban Renaissance, Affordability, Community Cohesion
	Yorkswood house, Temporary Accommodation, Direct Access for under 25's (North Solihull)	Social Rent (15 one bedroom units) £300,000 Supported Housing, Homelessness, Asylum Seekers and Refugees, Affordability, Community Cohesion
	Mildenhall House, Supported Housing for young single homeless people (South Solihull)	Social Rent (12 one bedroom units) £1,000,000 Supported Housing, Homelessness, Affordability

Lichfield	Young Persons Supported Housing Scheme (with Tamworth BC)	Social rent (20 units tbc) £2,500,000 (inc NAHP) Supported Housing (enable the provision of hostel accommodation with direct access for young people)
	Rugeley ERZ	2010/11 Social rent & shared ownership Approx £2,000,000 NAHP Affordability (additional affordable housing)
Tamworth	Anker Valley (Strategic Housing Proposal) 800 dwellings	Mix of: 190 units social rent 80 units shared ownership £8,640,000 (NAHP) Affordability To ensure delivery of 30% affordable housing / maximise provision of social rented units
Central Housing Market Area (Coventry & North Warwickshire LAs)	Strategic Sites	Additional Information – predicted NAHP Investment / Objectives
Coventry	Swanswell City Centre / Foleshill	Estimated 3000 housing units included in the mixed-use development, of which approximately 750 will be affordable housing. Council is working in partnership with a number of stakeholders to release sites and deliver the proposals. It is expected to take 10-15 years to complete.
	Coventry NDC Wood End / Henley Green / Manor Farm	Currently the area is a single tenure estate, with high levels of deprivation and anti social behaviour. It is planned that there will be widespread demolition and the development of approximately 3650 housing units. Of this 3650 dwellings, 1000 will be affordable units. Start on site is expected to be 2007/08 and will be phased over 10-15 years.

	Canley	This site runs alongside the West Coast mainline between Coventry and Birmingham. It is projected to start 2009/10 and potentially offer 800 – 1000 dwellings, of which 200 will be affordable dwellings. It is anticipated that because of its location, investment in the area will attract further investment to the region. It is expected that the scheme will be phased over 5-7 years.
	Paragon Park Foleshill	Paragon Park is to be a private development incorporating 1000 residential units as well as retail and leisure. 20% of the dwellings have been secured for affordable housing but due to the location of the site, grant may be sought for additionality. Should benefit BME communities especially. Estimated that start on site will be 2009.
	Stoke Aldermoor Lower Stoke, Coventry	Stoke Aldermoor:- two major sites have been identified for regeneration and private development. Further development would assist in the overall renewal of the area. Due to former industrial uses treating contamination may need significant remedial investment.
Rugby	Leicester Road/Boughton Road	Adjoining sites in the current Local Plan. Brownfield sites likely to be contaminated, as former industrial premises.
	Rugby College Site	A large site, likely to be available following the relocation of the college. Allocated for housing within the Local Plan. Likely to become available at the end of the 3 years.
Nuneaton & Bedworth	Camphill	Balanced communities and neighbourhood regeneration

Central Housing Market Area (Black Country / Telford / South Staffs LAs)	Strategic Sites	Additional Information – predicted NAHP Investment / Objectives
Cannock	The Rugeley Eastern Regeneration Site is a strategic site within Cannock Chase and the bordering Lichfield District.	Balanced regeneration to complement adjacency effects of Black Country regeneration
Walsall	Bentley Masterplan area Goscote Masterplan Area Brownhills Masterplan area Moxley Masterplan area Town Centre waterfront	Black Country Urban Renaissance
Dudley	North Priory Estate Regeneration Cavendish Quarter, Dudley Town Centre Area Development Framework Orchard Street, Brierley Hill	Black Country Urban Renaissance
Wolverhampton	Bilston Urban Village	Black Country Urban Renaissance
Telford	East Ketley (Telford Millennium Community), Lightmoor, Lawley, Woodside and Central Telford.	Balanced housing growth and regeneration

Sandwell MBC	John Street West Bromwich Durham Estate Windmill Eye Tibbington Estate Charlemont Estate Urban Living Area Evolve Area	Black Country Regeneration and Urban Renaissance
North Housing Market Area	Strategic Sites	Additional Information – predicted NAHP Investment / Objectives
Renew Pathfinder area	Silverdale Knutton Cross Heath City Waterside Middleport / Burslem Stoke – Greenhead / City Centre / North West	
South Housing Market Area	Strategic Sites	Additional Information – predicted NAHP Investment / Objectives
Malvern Hills	Malvern Hills	70 units rural affordable housing
West Housing Market Area	Strategic Sites	Additional Information – predicted NAHP Investment / Objectives
Herefordshire	Edgar Street Grid	Total 1000 of which 350 to be affordable. Edgar Street Grid, could be variable in terms of grant depending on whether sites are 100% affordable (therefore grant would be sought) or secured as part of planning gain @ 35% (grant would not be sought)
	Holmer	Hereford total 300 units of which 105 to be affordable
	Tanyard Lane, Ross on Wye,	Total 200 of which 75 to be affordable
	Baron's Cross, Leominster,	Total 400 of which 140 to be affordable

		No grant is expected to be payable on Holmer, Tanyard Lane, Baron's Cross unless eco homes excellent to be achieved, but not anticipated at the moment.
South Shropshire	Church Stretton	Mixed tenure, 20 units and 35 units
	Aston Munslow	Rural, mixed tenure, 12 units
	Bucknell	Rural Mixed tenure, 20 units