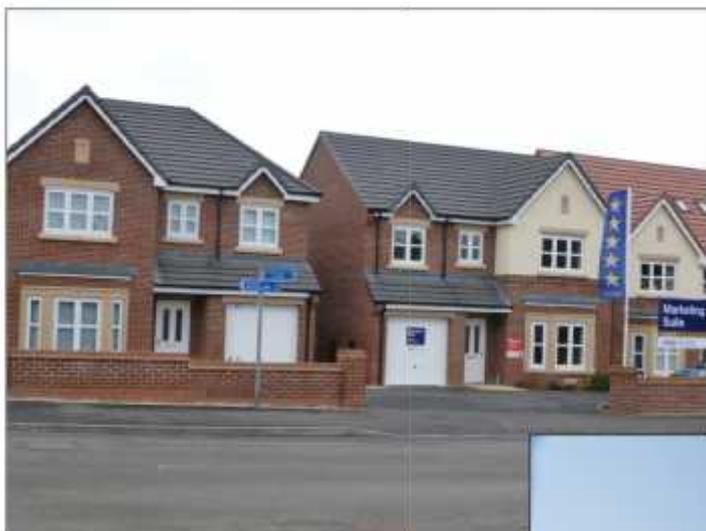


# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT UPDATE APRIL 2015



**Wyre Forest** District Council

## 1. Introduction

1.1 This report provides an update to the Wyre Forest Strategic Housing Land Availability Assessment Reports published previously. The report provides a snapshot at 1<sup>st</sup> April 2015 of the latest position on all sites with residential permission together with those sites in the SHLAA that were deemed to have housing potential. Finally, a revised housing trajectory has been developed which shows the potential phasing of completions up to 2026.

## 2. Current Housing Land Provision

2.1 Housing completions and commitments are now published twice a year in April and October in a Residential Land Availability Report. The latest available figures relate to the position at 1<sup>st</sup> April 2015.

2.2 Net completions during 2014/15 (that is net of retained dwellings and demolitions) totalled 430 dwellings against an annual average of 254 since 2006. Gross completions were 434 dwellings during 2014/15 with 4 demolitions during the year. As shown in the table below, the last 2 years have seen a turn around in the construction industry with by far the highest number of housing completions since the start of the plan period in 2006.

2.3 There were 281 new residential permissions in 2014/15 which is higher than the previous year, no doubt helped by the large number of prior notification applications. With the Site Allocations and Policies Local Plan and the Kidderminster Central Area Action Plan both being adopted during 2013, some of the allocated sites are now starting to come forward and should gain permission over the next 12 months.

2.4 By the end of March 2015, 2,313 completions (net) had taken place in the District since 1<sup>st</sup> April 2006 with a further 912 dwellings (net of demolitions) with permission.

Year	Number of dwellings completed (net)
2006/07	297
2007/08	192
2008/09	239
2009/10	191
2010/11	150
2011/12	185
2012/13	222
2013/14	379
2014/15	458
Total	2,313
Average for period	257

2.5 Based on the housing requirement of 4,000 (net) new dwellings set out in the Wyre Forest Adopted Core Strategy (December 2010) and the assumption that all outstanding commitments are built, this would mean a net remaining requirement of 775. Commitments include the 356 dwellings under

construction at 1<sup>st</sup> April 2015. 87% of total commitments have full or reserved matters consent and therefore have no planning constraints to prevent their full implementation. 10% of commitments are prior notifications with only 3% having outline permission. 94% of these commitments are on previously developed land. 95% of completions during 2014/15 were also on previously developed land. Since May 2013, developers have been able to convert offices into dwellings without applying for permission (Prior Notification only required). Since July 2014 this has also applied to agricultural buildings up to a maximum of 450sqm and 3 dwellings in total. There are currently 93 dwellings (mostly within Kidderminster town centre) that are part of the potential housing supply as a result of prior notification. During the year there were 47 completions under the Prior Notification route, all office conversions in Kidderminster town centre.

Consent type	Total number of committed dwellings	% of total
Full / reserved matters	789	87
Outline	28	3
Prior Notification	95	10
Total	912	100

### 3. Update on SHLAA sites

The following table sets out the position as of 1<sup>st</sup> April 2015 on the SHLAA sites which were deemed to be suitable for housing. 32 of these sites have now been completed with building work under way at a further 3 sites. A number of schemes are currently mothballed with no further progress since initial site clearance. However, with some sites on the edge of Kidderminster town centre now being developed, revised schemes have now been approved for neighbouring sites which have been vacant for a number of years following initial clearance. Revised schemes tend to favour houses over flats.

SITE REF	LOCATION	POSITION AT 01/04/15
S004	Chichester Caravans	Outline approval for 28 dwellings
S005	Tan Lane School	Cleared site now up for sale. Application received for 60 extra care retirement apartments
K011	Former Telephone Exchange	42 flats now completed
S016	Stourport Civic Centre	Site now refurbished for offices, library, coroner's office and other community uses
S021	Bridge St garage	Buildings demolished and temporary car park on site
K024	Sutton Reservoir	Site completed for executive housing
K043	Broadwaters CC	19 affordable homes for rent completed
K054	Georgian carpets	193 homes now completed. Bellway and Barratts developing total of 223 dwellings
K059	Yew Tree PH	Planning application submitted for conversion to single dwelling plus 8 new build dwellings
K061	Harriers Trading Estate	31 dwellings under construction
S065	Morgan Matroc site	Site now completed
K074	Blakebrook School	School relocated to new site April 2015. Registry

	and County Buildings	office also relocated to Town Hall. Site up for sale.
S078	Tesco & Bedland Stores	New Tesco supermarket on Carpets of Worth site opened end September 2014. Site up for sale.
S082	County Buildings	Library and coroner's court relocated to Civic Centre
S085	New Manor PH	Site now being redeveloped for care home
K090	Sutton Arms PH	Site completed
R095	Blakedown Nurseries	Site completed
K102	Reilloc Chain	Site completed
K103	Opposite 40 Park Lane	Second block of flats completed on remainder of site
R104	Sebright Road	Phase 2 affordable housing scheme for 12 dwellings now completed
R109	Chaddesley Corbett Old School	Site allocated for housing in Neighbourhood Plan
R117	Orchard Close Bliss Gate	Affordable homes now completed
K134	Musketeer PH	Site up for sale
K137	Elgar House	Approval for conversion from offices to 48 flats
K148	Cheshires	Site cleared. To be redeveloped for health centre
K209	Sion Hill School	Outline application for up to 46 dwellings withdrawn March 2014
K210	Former British Sugar Site	70 homes now complete with reserved matters approval for a further 179 houses. Extra care scheme for 112 units now under construction.
K214	Brinton's Offices	Scheme for mixed use development with retail to ground floor approved March 2014.
S303	Lucy Baldwin Unit	Site completed
B304	Lax Lane	Application for 5 dwellings on site of WRVS withdrawn.
B305	Former Workhouse	Site being sold. Work to repair this building to start shortly.

## 4. Revised Phasing and Housing Trajectory

4.1 The housing trajectory has been updated to take account of any revisions to existing residential permissions. The revised housing trajectory can be found at the end of this report. Together with the 2,313 dwellings (net) completed since 1<sup>st</sup> April 2006, this gives a total dwellings capacity of 4,863 whereas the Adopted Core Strategy has a requirement for 4,000 dwellings in Wyre Forest District. This is approximately 22% over the Core Strategy housing figure. The following table shows the approximate distribution of housing sites across the remaining phasing periods of the Adopted Core Strategy.

PHASING PERIOD	SPLIT BETWEEN TOWNS / RURAL	NO. OF DWS. (NET)
2015-16	K 225, S & B 25, R 50	300
2016-21	K 875, S 450, B 50, R 50	1,425
2021-26	K 550, S 275,	825

K Kidderminster

S Stourport-on-Severn

B Bewdley

R Rural areas

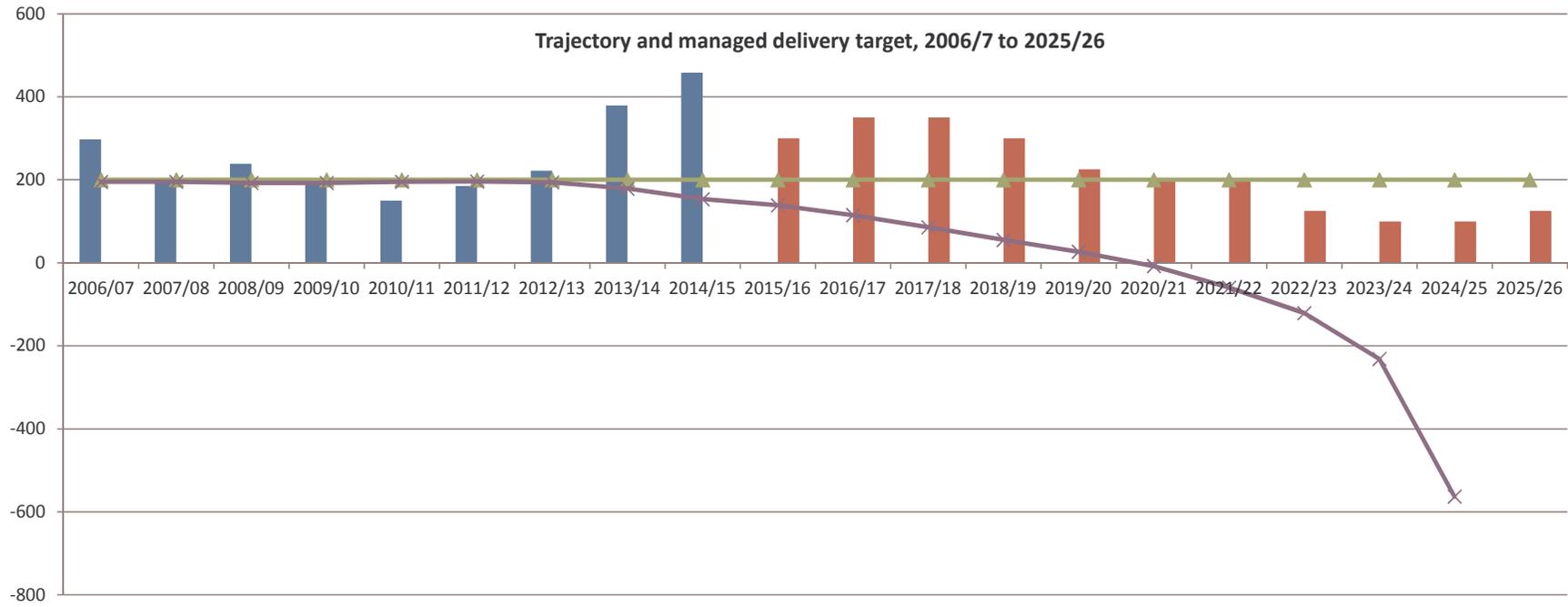
4.2 The National Planning Policy Framework (NPPF March 2012) states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5%. The latest housing trajectory demonstrates a projected supply of around 1,525 dwellings for the next 5 years. Based on the Core Strategy requirement of 200 dwellings a year, a 5 year supply plus an additional 5% would be 1,050 dwellings.

4.3 Policy DS05 of the Adopted Core Strategy gives suggested annual net housing delivery of 326 dwellings per annum between 2011/12 and 2015/16, falling back to an average of 196 per annum in the following quarter. The projected delivery for the next year together with the delivery in the first 4 years of this quarter would give an average of 309 dwellings per annum which 95% of the delivery suggested in the Core Strategy. Completion figures for the last 2 years have shown a marked rise, actually surpassing those of the pre-credit crunch years.

## **5. Conclusion**

This report provides a snapshot picture of both the committed and potential residential supply at 1<sup>st</sup> April 2015. A new Housing and Economic Land Availability Assessment is currently in progress and this will be published in 2016 as part of the evidence base for the Local Plan Review.

Trajectory and managed delivery target, 2006/7 to 2025/26



- Actual dwellings completed (net)
- Projected completions (net)
- ▲ Target
- ✕ Managed Delivery Target - What remains to be completed to achieve the Core Strategy target annually for each of the number of the years of the plan period remaining