

FIVE YEAR HOUSING LAND SUPPLY REPORT

AT APRIL 1ST 2019



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Introduction

1. Wyre Forest District Council is able to demonstrate a 5 year Housing Land Supply (HLS). As of 1st April 2019 the HLS is **7.18** years (see Table 4).
2. During 2018/19 the Government undertook a consultation on proposed changes to national planning policy and its associated guidance including the standard method for assessing housing need. The results were published together with associated updates to the National Planning Policy Framework (NPPF) on 19th February 2019, with the relevant part of the Planning Practice Guidance (PPG) updated on 20th February 2019. The changes relate to using the 2014-based household projections in place of the 2016-based projections. At the same time, the results of the Housing Delivery Test (2018 measurement) were also published. These changes have been taken into account in the calculation of the local housing need and housing land supply figures for Wyre Forest District.

Housing Need Figure

3. The NPPF sets out (para.60) that to determine the minimum number of homes needed, strategic policies should be informed by a local housing needs assessment, conducted using the standard method in PPG. Para. 73 of the NPPF states that where strategic policies are more than five years old, the housing need figure should be used to assess five years' worth of housing. As the Core Strategy was adopted in 2010, it is now more than five years old. Therefore, for Wyre Forest District, the local housing need assessment figure needs to be used.
4. For this report, in line with the changes to the standard method for assessing housing need (published 20th February 2019), average household growth over the period 2019-2029 (using the 2014-based household projections, published 12th July 2016) has been used. The baseline average household growth figure for Wyre Forest over the 10 year period 2019-2029 is 195.5. In line with PPG (2a-004-20190220), an affordability ratio is applied (2018 figures published March 2019), which results in a minimum annual local housing need figure for Wyre Forest District of **248 dpa** (rounded). The PPG is clear (2a-002-20190220) that the standard method identifies a minimum annual housing need figure, and not a housing requirement.
5. This figure is lower than that used as a local housing need figure in the emerging Draft Wyre Forest Local Plan (Pre-submission October 2018) which used the 2016-based household projections and a different affordability ratio resulting in 276 dwellings per annum.
6. It should also be noted that the PPG is clear that the standard method uses the formula to identify the number of homes expected to be planned for in a way which addresses projected household growth and historic undersupply. The affordability adjustment is applied to take account of past under delivery. Therefore, there is no requirement to address under-delivery separately as previously done (paras.2a-002-20190220 and 2a-011-20190220). This is also mentioned in the Government's position on why the 2014-based projections are to be used (para.2a-005-20190220). As a result, previous under-supply in the District has not been added on to the minimum local housing need figure as this would result in double counting.

NPPF Buffer

7. Para.73 of the NPPF requires Local Planning Authorities (LPAs) to identify a supply of specific deliverable sites. Whilst the need for 5 years' worth of housing against the requirement is mentioned, it also states that additional buffers are needed. A buffer should be added to the housing requirement over the plan period, before adding the relevant annual requirement. Buffers are not cumulative, meaning that an authority should add one of the following, depending on circumstances:
 - the minimum buffer for all authorities, necessary to ensure choice and competition in the market, where they are not seeking to confirm a 5 year land supply (and where there delivery of housing over the previous 3 years, has not fallen below 85% of the requirement) is 5%;
 - the buffer for authorities seeking to confirm a 5 year land supply, through an annual position statement or recently adopted plan (and where delivery of housing over the previous 3 years, has not fallen below 85%) is 10%; and
 - the buffer for authorities where delivery of housing over the previous 3 years, has fallen below 85% of the requirement, is 20%(Para. 3-037-20180913)
8. Footnote 39 of the NPPF refers to past delivery being measured against the Housing Delivery Test (HDT). The results of the HDT (2018 measurement) were published on 19th February 2019. This showed that Wyre Forest had achieved 115% of its requirement and therefore only a 5% buffer is required.
9. The Housing Delivery Test result for Wyre Forest is set out in Table 1.

Table 1 Housing Delivery Test Result 2018

3 year rolling period	2015/2016	2016/2017	2017/2018	Total
No. of homes required (using household projections)	191	189	201	581
No. of homes delivered	226	262	184	672
Housing Delivery Test measurement (HDT)		115%		

Windfall allowance

10. Windfall sites are those that unexpectedly become available and that have not been allocated through the Local Plan process. Para. 70 of the NPPF says that LPAs may make an allowance for windfall sites in the 5 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 but should not include residential gardens.
11. An analysis has been undertaken of windfall sites delivered since 2008 and the results are shown in Table 2. Numbers in brackets show the number of dwellings completed under the

prior approval notification procedure. These dwellings are included in the overall total number of completions.

Table 2 Windfall Completions since 2008

Year	Number of completions on windfall sites < 10 dwellings (prior approvals shown in brackets)
2008/09	66
2009/10	51
2010/11	45
2011/12	45
2012/13	53
2013/14	59
2014/15	73 (8)
2015/16	70 (14)
2016/17	81 (15)
2017/18	35 (8)
2018/19	36 (12)
Average over 11 years	56

In order to avoid 'double counting' with sites that already have planning permission, no windfall allowance is included for the first 2 years of the 5 year supply.

Applying a discount to existing unimplemented permissions

12. Whilst there is no reason to believe that any planning permissions granted for residential development will not be implemented, it is accepted that there may be some that will not come to fruition for a variety of reasons. An analysis has been undertaken of lapsed permissions which expired between April 2002 and end of March 2019.
13. The results in Table 3 are split between small sites (<10 dwellings) and larger sites. Over this 17 year period, the average lapse rate was 4.33% overall.

Table 3 Unimplemented residential permissions

Year of expiry	No. dws. Lapsed (net)	Total number outstanding (net)	% lapsed	No. Lapsed on sites <10 dwellings	No. lapsed on sites >10 dwellings
2002/03	8	1103	0.72	8	0
2003/04	14	904	1.55	14	0
2004/05	18	550	3.27	5	13 (1)
2005/06	6	695	0.86	6	0

2006/07	15	864	1.74	15	0
2007/08	0	872	0	0	0
2008/09	28	876	3.20	7	21 (1)
2009/10	21	770	2.73	21	0
2010/11	35	974	3.59	24	11 (1)
2011/12	5	1023	0.49	5	0
2012/13	37	1118	3.31	27	10 (1)
2013/14	77	731	10.53	17	60 (1)
2014/15	50	590	8.47	10	40 (2)
2015/16	7	563	1.24	7	0
2016/17	167	518	32.2	8	159 (1)
2017/18	73	519	14.06	12	61 (2)
2018/19	3	343	0.87	3	0
Total	564	13013	4.33	189	375 (10)

Figures in brackets show the actual number of sites which lapsed

Deliverable Housing Supply

14. Sites contributing to land supply include hard commitments (those with planning permission) and two types of soft commitments (sites with a resolution to grant planning permission subject to a S106 agreement and sites which have been allocated in the Site Allocations Local Plan (SALP) or Kidderminster Central Area Action Plan (KCAAP) for which proposals are well advanced). Sites included in this final category are based on up-to-date information received from landowners, agents and developers. Information requests were sent out to all developers / agents with housing sites of 5 or more dwellings, asking for the latest position and potential phasing of completions. A copy of the proforma sent out is attached in Appendix F.
15. Annex 2 of the National Planning Policy Framework defines a deliverable site in terms of an assessment of the timescale for delivery and the planning status of the site. For sites with outline planning permission, permission in principle, allocated in a development plan or identified on a brownfield register, where clear evidence is required to demonstrate that housing completions will begin on site within 5 years, this evidence may include:
 - any progress being made towards the submission of an application;
 - any progress with site assessment work; and
 - any relevant information about site viability, ownership constraints or infrastructure provision.
16. The standard method also includes uses such as communal housing / housing for older people so these will need to be factored into the supply side. This includes hostels, care homes and nursing homes where facilities are not fully self-contained. The Housing Delivery Rule Book (July 2018) applies a ratio of 1.8 bedroom spaces to derive an equivalent number of dwellings, rounded to the nearest whole unit. At the current time there are very few unimplemented permissions for communal establishments and they would make little difference to the overall supply. It should be noted that extra-care developments are fully self-contained and are listed as part of the main housing supply.
17. The five year housing land supply calculation is set out in Table 4. Sites feeding into the supply are listed in the attached appendices.

Table 4 Five year housing land supply calculation

5 year requirement 2019-2024	$248 + 5\% \text{ buffer} * 5 \text{ years}$	1302 dwellings
Sites with permission (includes 4% lapse rate where development not started)	$142 + 127 \text{ (appendix B)} + (336 * 0.96) \text{ (appendix C)}$	592 dwellings
Sites awaiting S106 agreement	$(966 - 250) * 0.96$ (appendix D)	687 dwellings
Other deliverable sites	$445 * 0.96$ (appendix E)	427 dwellings
Windfall allowance	$56 * 3 * 0.96$	161 dwellings
Total supply	$585 + 687 + 427 + 161$	1867 dwellings
5 year supply calculation	$1867 / (248 + 5\%)$	7.18 years supply

Appendix A: Sites completed 1st April 2016-31st March 2019

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-19	Net comp. 2016-19
	Bewdley								
14/0296/full	Adj. 13 Telford Drive	Proposed dwelling	01/08/14	01/08/17	1	1	0	1	1
11/0634/full	Barn at Grey Green Lane	Conversion of redundant agricultural building to dwelling	21/02/12	21/02/15	1	1	0	1	1
16/0007/full	Woodcolliers , Welch Gate	Conversion of public house to 3 dwellings	17/02/16	17/02/19	3	3	0	3	3
15/0255/full	Garage block, Shaw Hedge Road	Erection of 4 dwellings	08/07/15	08/07/18	4	4	0	4	4
15/0394/full	160 Kidderminster Road	Replacement dwelling	07/09/15	07/09/18	1	0	0	1	0
15/0294/full	24 Kidderminster Road	Conversion of existing shop to 2 dwellings, conversion of outbuilding to dwelling	28/09/15	28/09/18	3	3	0	3	3
16/0280/full	Springhill Rise	Demolition of 24 apartments to provide 16 new dwelling houses	21/10/16	21/10/19	16	-8	0	16	-8
15/0235/full	Yew Tree Lane	Demolition of existing bungalow and erection of 2 bungalows	18/06/15	18/06/18	2	1	0	2	1
15/0265/full	Adj.Dowles Cottage, Dowles Road	Proposed bungalow on site of previous chalet	08/01/16	08/01/19	1	0	0	1	0
16/0607	155 Kidderminster Road	Demolition of dwelling and erection of 2 houses	19/12/16	19/12/16	2	1	0	2	1
16/0428/full	Church View	Erection of detached dwelling	16/09/16	16/09/19	1	1	0	1	1

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-19	Net comp. 2016-19
	Churchill & Blakedown								
15/3082/PN	Station Yard	Change of use from office to dwellings	26/1/16	26/1/19	2	2	0	2	2
09/0874/full	7 New Wood Lane	Replacement dwelling	12/02/10	12/02/13	1	0	0	1	0
14/3052/PN	Common Farm Barn, Crown Lane	Change of use of agricultural building to a dwelling house	03/11/14	03/11/17	2	2	0	2	2
	Chaddesley Corbett								
15/0661/full	Throckmorton House, Mustow Green	Proposed Extension and Part Demolition Of existing Dwelling To Form 1 Additional Dwelling	09/03/16	09/03/19	2	1	0	2	1
15/0264/full	Chaddesley Corbett School, The Village	conversion of school building into 4 apartments and erection of a new development of 11 houses	23/03/16	23/03/19	15	15	0	15	15
14/3020/PN	The Coach House, Tanwood Lane	Change of use from office to dwelling	24/06/14	24/06/17	1	1	0	1	1
15/0564/full	Woodside Farm, Tanwood Lane	Conversion of existing barns to form four new dwellings	04/04/16	04/04/19	4	4	0	4	4
14/3060/PN	Drayton Barn, Barrow Hill Lane	Change of use of Agricultural Building to a Dwellinghouse	23/12/14	23/12/17	1	1	0	1	1
16/0169/full	2 Tanwood Cottages	Replacement dwelling	20/05/16	20/05/19	1	0	0	1	0
15/3080/PN	The Croft, Deansford Lane	Change of use agricultural building to dwellinghouse	15/01/16	15/01/19	1	1	0	1	1
11/0747/full	Site of Bluntington Garage	Conversion of garage to dwelling plus erection of 3 dwellings	24/02/12	24/02/15	4	4	3	1	1
	Kidderminster								
12/0002/full	Adj.32 Park Lane	2 dwellings	18/05/12	18/05/15	2	2	0	2	2

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-19	Net comp. 2016-19
17/0092/full	Costcutter, Willowfield Drive	Extension to provide 4 flats	22/03/17	22/03/20	4	4	0	4	4
16/0089/full	Corner of Castle Road/Park Lane	Erection of 8 town houses	22/04/16	22/04/19	8	8	0	8	8
10/0001/full	52-53 Claughton Street	Erection of dwellings following demolition of existing building	19/04/10	19/04/13	2	2	0	2	2
11/0298/full	Unity Inn, 142 Park Street	Conversion of former pub to dwellings	19/08/11	19/08/14	4	4	0	4	4
12/0012/full	149 Greatfield Road	Change of use and conversion of upper floor to apartment	02/03/12	02/03/15	1	1	0	1	1
12/0420/full	The Wrens Nest, Stourport Road	Conversion of former pub to A1 at ground floor with flats over	23/10/12	23/10/15	3	3	0	3	3
12/0760/full	20-22 Horsefair	Repair alteration and extension to form 3 dwellings	19/04/13	19/04/16	3	3	0	3	3
13/0612/res	26/28 Leswell St	Demolition and erection of flats	13/02/14	13/02/16	6	3	0	6	3
13/0192/full	Adj.60 Stourbridge Road	Development of 6 dwellings	23/07/13	23/07/16	6	6	3	3	3
14/3049/PN	Carlton House, Marlborough St.	Conversion of upper floor offices to residential flats	30/10/14	30/10/17	9	9	0	9	9
14/0025/res	British Sugar.	Development of 66 dwellings	14/04/14	14/04/16	66	66	23	43	43
14/0250/res	British Sugar	Development of 92 dwellings	03/09/14	03/09/16	92	92	33	59	59
13/0418/res	British Sugar	Development of 19 dwellings	28/01/14	28/01/16	19	19	18	1	1
14/0025/res	British Sugar	Development of affordable units	14/04/14	14/04/16	9	9	5	4	4
14/3023/PN	25-26 High Street	Change of use from office to residential	05/06/14	05/06/17	3	3	0	3	3
14/3022/PN	25-26 High Street	Change of use from hairdressers to residential	17/06/14	17/06/14	3	3	0	3	3
16/0279/full	Coopers Arms, Canterbury Rd	Redevelopment and erection of 10 dwellings	26/07/16	26/07/19	10	10	0	10	10

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-19	Net comp. 2016-19
14/0458/full	Adj.27 Holman St	Construction of detached dwelling	23/09/14	23/09/17	1	1	0	1	1
14/0363/full	4 & 5 Queen Street	Conversion of outbuildings to form studio apartments	22/09/14	22/09/17	2	2	0	2	2
14/0377/res	Extra care, Former British Sugar site	Redevelopment for 100 extra care flats and extra care flats for Adults with Learning Difficulties	26/09/14	26/09/16	112	112	12	100	100
14/0569/full	r/o 36 Leswell St.	Proposed 1-bed dwellings	13/11/14	13/11/17	4	4	0	4	4
14/0682/full	Garage site, Drake Crescent	Erection of 2 houses	23/12/14	23/12/17	2	2	0	2	2
15/0082/full	92 Lea Street	Conversion of shop to dwelling; conversion of store to dwelling	30/03/15	30/03/18	2	2	0	2	2
15/0607/res	Car Park, Broad St.	Erection of dwellings	24/04/15	24/04/17	5	5	0	5	5
15/0158/full	King William PH, St.John St	Change of use of public house to dwelling	11/05/15	11/05/18	1	1	0	1	1
15/0214/full	Garage site, Keats Place	Erection of 7 dwellings	18/06/15	18/06/18	7	7	0	7	7
15/0208/full	93 Wood Street	Change of use from 1 dwelling to 2	05/06/15	05/06/18	2	1	0	2	1
15/0271/full	The Barrel, Bromsgrove St	Conversion and extension of former public house to form restaurant with flats over	13/07/15	13/07/18	9	9	0	9	9
15/3036/PN	29 Worcester St	Change of use from office	15/07/15	15/07/18	2	2	0	2	2
15/3070/PN	R/o 28-29 Worcester Street	Change of use from Office	03/11/15	03/11/18	4	4	2	2	2
16/0205/full	Royal Exchange PH New Road	Conversion of former PH and construction of 5 houses to rear	18/08/16	18/08/19	9	9	0	9	9
16/0275/full	Westminster Road garage site	Erection of bungalows	12/10/16	12/10/19	3	3	0	3	3

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-19	Net comp. 2016-19
16/0688/full	Community Centre, Dowles Road	Redevelopment to provide 12 affordable dwellings	28/06/17	28/06/20	12	12	0	12	12
16/0744/full	St.Pius Church, Shrewsbury Road	Redevelopment to provide 9 affordable dwellings	16/02/17	16/02/20	9	9	0	9	9
17/3030/PN	4 Lion Street, Kidd	Change of use from Office	07/07/17	30/05/19	12	12	0	12	12
17/0175/full	The Barrel, Bromsgrove St	Additional flat to ground floor	28/04/17	28/04/20	1	1	0	1	1
18/3081/PN	42 Broad St.	Conversion from office to flats	04/02/19	04/02/22	5	5	0	5	5
17/0213/full	Knoll School, Manor Ave.	Demolition of buildings and erection of dwellings	15/06/17	15/06/20	6	6	0	6	6
17/0225/full	Northumberland Hse, Stourport Rd	Conversion to residential apartments	29/06/17	29/06/20	14	14	0	14	14
17/0317/full	St.John's Church Hall Canterbury Rd	Redevelopment to provide 6 affordable dwellings	14/07/17	14/07/20	6	6	0	6	6
13/3013/PN	Carlton House (1 st floor), Oxford St.	Conversion of offices to flats	05/09/13		4	4	0	4	4
18/0169/full	Carlton House unit 3, Oxford St.	Conversion from sui generis to flats	05/04/18	05/04/21	2	2	0	2	2
17/610/full	Northumberland Ave.	Erection of single dwelling	15/12/17	15/12/20	1	1	0	1	1
18/3080	42 Broad St.	Conversion from retail to flat	04/02/19	04/02/22	1	1	0	1	1
18/0112/full	171 Comberton Rd	Change of use from education	01/05/18	01/05/21	1	1	0	1	1
	Kidderminster Foreign								
13/0504/full	Trimpley Green Barn, Trimpley	Conversion of agricultural building to 4 bed dwelling	21/11/13	21/11/16	1	1	0	1	1
11/0069/full	Holbeache House, Trimpley	Conversion of redundant buildings to four residential units	28/04/11	28/04/16	4	4	2	2	2

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-19	Net comp. 2016-19
14/3051/PN	Sandy Lane Farm, Sandy Lane	Change of use of agricultural building to dwelling	03/11/14	03/11/17	1	1	0	1	1
14/0212/full	The Lodge, Park Attwood, Trimpley	Change of use from hunting lodge to dwelling	29/05/14	29/05/17	1	1	0	1	1
12/0402/full	The Riddings, Crundalls Lane	Conversion of barn to dwelling	22/08/12	22/08/17	1	1	0	1	1
17/0144/full	Fairview, Sandy Lane	Proposed detached bungalow	04/05/17	04/05/20	1	1	0	1	1
15/3007/PN	Park Attwood Farm, Trimpley	Change of use of agricultural building to dwelling	16/03/15	16/03/18	1	1	0	1	1
	Rock								
14/0452/full	Primrose Cottage, Bliss Gate Road	Replacement dwelling	23/09/14	23/09/17	1	0	0	1	0
08/0425/res	Former Rock garage, Callow Hill	Erection of 2 detached dwellings	05/10/2010	05/10/2013	2	2	0	2	2
15/0486/full	Rockdene, Quarry Road	Replacement dwelling	15/10/15	15/10/18	1	0	0	1	0
13/0676/full	r/o Royal Forrester	Proposed live-work unit	02/04/14	02/04/17	1	1	0	1	1
15/0111/full	Organ Hills Farm, Greenway	Barn conversion	20/04/15	20/04/18	1	1	0	1	1
16/0181/full	The Oaklands, Callow Hill	Conversion of barn to dwelling	25/08/16	25/08/21	1	1	0	1	1
03/0517/full	Grove End Farm, Gorst Hill	Conversion of barn to dwelling	15/07/03	15/07/08	1	1	0	1	1
	Ribbesford								
14/0064/full	The Barn, Heightington Road,	Conversion of barn to dwelling	20/03/14	20/03/17	1	1	0	1	1
14/0230/res	Five Acres, Heightington Road	Proposed live-work unit	10/06/14	10/06/16	1	1	0	1	1

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-19	Net comp. 2016-19
14/3069/PN	Brockstone House, Netherton Lane, Dunley	Change of use of agricultural building to dwelling	24/12/14	24/12/17	1	1	0	1	1
14/3062/PN	The Beeches, Heightington Road, Ribbesford	Conversion of agricultural building to residential	02/12/14	02/12/17	1	1	0	1	1
15/0480	The Beeches, Heightington Road, Ribbesford	Replacement dwelling	26/00/15	26/11/2018	1	0	0	1	0
15/0597/full	Shielings, Bank Lane, Abberley	Replacement dwelling	09/12/15	09/12/18	1	0	0	1	0
	Rushock								
10/0748/full	Gabbs Farm, Clattercut Lane, Rushock	Conversion of barn to dwelling	16/02/11	16/02/14	1	1	0	1	1
	Stourport								
04/1145/full	Uplands, Hillary Road, Wilden	Replacement dwelling	10/02/05	10/02/10	1	0	0	1	0
14/0238/full	The Old School, Abberley Ave	Conversion of Old School to dwelling	12/06/14	12/06/17	1	1	0	1	1
15/0470/full	r/o 22 Bishop Street	Erection of detached bungalow	14/10/15	14/10/18	1	1	0	1	1
14/3059/PN	Old Library Vale Rd	Conversion to dwellings	14/11/14	14/11/17	3	3	0	3	3
13/0124/full	37 Areley Court	Replacement dwelling	12/06/13	12/06/16	1	0	0	1	0
16/0268/full	7 – 9 Galahad Way	Conversion of care home	22/06/16	22/06/19	2	2	0	2	2
16/0276/full	Garage site, Abberley Ave	Erection of 3 dwellings	03/08/16	03/38/19	3	3	0	3	3
16/0122/full	31 The Birches	Replacement dwelling	14/04/16	14/04/19	1	0	0	1	0
16/0090/full	35 Mitton Street	Supported living scheme	07/06/16	07/06/19	15	15	0	15	15

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-19	Net comp. 2016-19
18/0236	19 Hillary Road, Wilden	Subdivision of dwelling (retrospective)			4	3	0	4	3
17/0104/res	Car park Vale Road	Development of new dwellings	19/04/17	19/04/19	6	6	0	6	6
15/0174/full	Tan Lane	Extra care development (C3)	27/08/15	27/08/18	60	60	0	60	60
	Stone								
12/0342/full	26 Worcester Road	Replacement dwelling	15/10/12	15/10/15	1	0	0	1	0
15/3029/PN	Keepers Cottage, Stanklyn	Change of use of agricultural building to dwelling	17/06/15	17/06/18	1	1	0	1	1
15/0705/full	Land off Butts Lane	Conversion to form dwelling	18/02/16	18/02/19	1	1	0	1	1
17/0422/full	Former depot, Butts Lane	Change of use to dwellings	15/09/17	15/09/20	3	3	0	3	3
	Upper Arley								
14/3017	Arbour Farm, Pound Green	Conversion to dwelling	24/06/14	24/06/17	1	1	0	1	1
	Wolverley & Cookley								
10/0544/full	7 & 8 The Crescent	Change of use from care home	26/10/10	26/10/13	2	2	0	2	2
14/0674/full	Blakeshall Farm	Conversion of barns to dwellings	06/05/15	06/05/18	5	5	0	5	5
14/0270/full	Kingsford PH	Conversion to apartments	13/06/14	13/06/17	3	3	0	3	3
16/0291/PN	Blakeshall Farm	Conversion of former barn	13/07/16	13/07/19	1	1	0	1	1
17/0108/full	High Hobro Farm	Conversion of barn to dwelling	02/08/17	02/08/20	1	1	0	1	1
11/0181/full	Rockview Garage	Redevelopment for 2 dwellings	10/05/11	10/05/14	2	2	1	1	1
16/3039/PN	Shatterford Lane	Conversion of barn to dwelling	22/09/16	22/09/19	1	1	0	1	1
				Total:	703	659	102	601	557

NB 8 demolitions occurred outside of the plan period. (highlighted in red) Allowing for only demolitions undertaken since start of plan period, there have been 565 net completions

Appendix B: Sites under construction (UC) at 1st April 2019 OS = outstanding Comp = completed

Applicn. No.	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to April 2016	Net UC 1/4/19	Net comp. 1/4/16-1/4/19	Gross OS 1/4/19	Net OS 1/4/19	Demolished 1/4/16-1/4/19
10 + dws												
	Kidderminster											
17/0780/full	Blakebrook School site	Redevelopment of 41 dwellings	26/03/18	26/03/21	40	40	0	21	0	19	19	0
17/0269/full	Comberton Place	Redevelopment of 15 houses	24/10/17	24/10/20	15	15	0	6	0	9	9	0
	Wolverley & Cookley											
18/0163/full	Stourbridge Road, Kidderminster	Erection of dwellings	09/08/18	09/08/21	91	91	0	2	0	89	89	0
<10 dws												
	Bewdley											
15/0329/full	Former WRVS, Lax Lane	Redevelopment for housing	19/10/16	19/10/19	4	4	0	4	0	0	0	0
18/0490/full	Witchthorn, Patchetts Lane	Replacement dwelling	10/10/18	10/10/21	1	0	0	0	0	0	0	1
	Broome											
17/0764/full	H&H chilled foods, Hackman's Gate	Erection of 9 dwellings	27/04/18	27/04/21	9	9	0	4	0	5	5	0
	Churchill & Blakedown											
15/0691/full	The Kennels, Hurcott Lane	Conversion of hunt kennels	10/02/16	10/02/19	1	1	0	1	0	0	0	0
16/0703/full	Glebe Fields, Churchill Lane	Erection of dwelling	08/01/18	08/01/21	1	1	0	1	0	0	0	0

Applicn. No.	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to April 2016	Net UC 1/4/19	Net comp. 1/4/16-1/4/19	Gross OS 1/4/19	Net OS 1/4/19	Demolished 1/4/16-1/4/19
	Chaddesley Corbett											
10/0752/full	Rose Cottage, Clattercut Lane	Replacement dwelling	28/04/11	28/04/14	1	0	0	0	0	0	0	0 (to complete first)
15/0453/full	Drayton Road, Drayton	Change of use of agricultural building	18/12/15	18/12/18	1	1	0	1	0	0	0	0
	Kidderminster											
18/0483/full	Ukrainian Club, Sion Hill	Erection of dwelling	26/11/18	26/11/21	1	1	0	1	0	0	0	0
14/0648/full	r/o 5 Dudley St	Conversion of outbuilding to dwelling	30/01/15	30/01/18	1	1	0	1	0	0	0	0
18/0370/full	Corn Exchange, New Road	Conversion of upper floors	18/09/18	18/09/21	6	6	0	6	0	0	0	0
17/0200/full	Land at Mill Street	Erection of 5 dwellings	1/12/17	1/12/20	5	5	0	5	0	0	0	0
18/0189/full	Yew Tree PH, Chester Road North	Conversion to 2 dwellings and 7 new dwellings	05/06/18	05/06/21	9	9	0	9	0	0	0	0
16/0096/full	Eagles Nest, Coningsby Drive	Erection of 9 dwellings	14/03/17	14/03/20	9	9	0	3	5	1	1	0
13/0335/full	26 Middleton Rd	Proposed 3 bed house	15/08/13	15/08/16	1	1	0	1	0	0	0	0
15/0517/full	65 Spencer St	Erection of dwellings	04/11/15	04/11/18	2	2	0	2	0	0	0	0
15/0487/full	Former Polish Club	Conversion to flats	15/10/15	15/10/18	8	8	0	8	0	0	0	0
16/0200/full	Town Mills, Mill Street	Conversion of fourth floor	26/05/16	26/05/19	2	2	0	2	0	0	0	0
17/0023/full	Roundhead PH, Willowfield Drive	Redevelopment for 9 bungalows	10/03/17	10/03/20	9	9	0	0	8	1	1	0

Applicn. No.	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to April 2016	Net UC 1/4/19	Net comp. 1/4/16-1/4/19	Gross OS 1/4/19	Net OS 1/4/19	Demolished 1/4/16-1/4/19
15/0533/full	17 & 19 Neville Ave	Demolition and erection of flats	21/12/15	21/12/18	5	3	0	3	0	0	0	0
16/0457/full	The Chapel, Park Lane	Conversion to dwelling	19/10/16	19/10/19	1	1	0	1	0	0	0	0
16/0450/full	72-73 Mill Street	Conversion of outbuilding	21/11/16	21/11/19	1	1	0	1	0	0	0	0
16/0709/full	26 Chester Road South	Replacement dwelling	17/02/17	17/02/20	1	0	0	0	0	0	0	1
17/3006/PN	10-12 Bull Ring	Conversion of upper floors	22/03/17	22/03/20	6	6	0	6	0	0	0	0
18/0485/full	26 Oldnall Road, Kidderminster	Redevelopment for 2 dwellings	27/09/18	27/09/21	2	1	0	1	0	0	0	1
17/0797/full	MG Sportswear, Horsefair,	Conversion of upper floors	01/05/18	01/05/21	7	7	0	7	0	0	0	0
18/0484/full	60 Marlpool Place, Kidderminster	Erection of dwelling	20/09/18	20/09/21	1	1	0	1	0	0	0	0
18/0764/full	42 Broad St	Extension to provide 2 flats	04/02/19	04/02/22	2	2	0	2	0	0	0	0
19/0035/full	164 Chester Road North	Conversion to dwelling	01/03/19	01/03/22	1	1	0	1	0	0	0	0
19/0036/full	165 Chester Road North	Conversion to dwelling	01/03/19	01/03/22	1	1	0	1	0	0	0	0
17/0784/full	Cricketers Arms PH, Lorne Street	Conversion plus erection of house	08/02/18	08/02/21	4	4	0	4	0	0	0	0
18/0653/full	r/o Cricketers Arms, Lorne St	Erection of bungalow to rear	04/12/18	04/12/21	1	1	0	1	0	0	0	0
18/0675/full	Adjacent Little Oak, Comberton Road	Erection of dwelling to side	18/12/18	18/12/21	1	1	0	1	0	0	0	0
	Rock											
15/3031/PN	Coningswick Farm, Rock	Change of use of agricultural buildings	08/07/15	08/07/18	2	2	0	1	0	1	1	0

Applicn. No.	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to April 2016	Net UC 1/4/19	Net comp. 1/4/16-1/4/19	Gross OS 1/4/19	Net OS 1/4/19	Demolished 1/4/16-1/4/19
14/0604/full	Ebenezer House, Plough L, Far Forest	Erection of Live-work unit	14/01/15	14/01/18	1	1	0	1	0	0	0	0
15/0012/full	The Patches , Lye Head	Erection of live-work unit	04/03/15	04/03/18	1	1	0	1	0	0	0	0
	Stourport											
14/0358/full	Land at Mitton Street	Erection of 7 houses and 1 flat	02/10/14	02/10/17	8	8	0	3	5	0	0	0
08/0623/full	30 Wilden Lane, Wilden	Sub-division of dwelling	15/08/08	15/08/11	2	1	0	1	0	0	0	0
11/0724/full	28 Mitton Street	Conversion to dwelling	07/06/12	07/06/15	1	1	0	1	0	0	0	0
17/0400/full	17 New Street	Change of use to dwellings	17/08/17	17/08/20	3	3	0	3	0	0	0	0
12/0155/full	10 York St/31 High St.	Change of use to dwellings	07/06/12	07/06/15	5	5	0	5	0	0	0	0
16/0123/full	9 Brindley Street	Subdivision of dwelling	19/04/16	19/04/19	2	1	0	1	0	0	0	0
18/0659/full	Squirrel Inn, Areley Common	Conversion of PH, new build to rear	06/12/18	06/12/21	7	7	0	1	4	2	2	0
18/0336/full	Lucern, Rectory Lane, Areley Kings	Replacement dwelling	10/09/18	10/09/21	1	0	0	0	0	0	0	1
18/0371/full	105 Prospect Road	Erection of dwelling on garage site	31/07/18	31/07/21	1	1	0	1	0	0	0	0
	Stone											
15/3004/PN	Eastfield Farm, Butts Lane	Conversion of barn to dwelling	04/03/15	04/03/18	1	1	0	1	0	0	0	0
15/3048/PN	Shortacre Nurseries, Butts Lane	Conversion of barns to dwellings	12/08/15	12/08/18	2	2	0	2	0	0	0	0
18/0035/full	Stone Meadow, Butts Lane	Redevelopment for housing	25/06/18	25/06/21	6	6	0	4	2	0	0	0

Applicn. No.	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to April 2016	Net UC 1/4/19	Net comp. 1/4/16-1/4/19	Gross OS 1/4/19	Net OS 1/4/19	Demolished 1/4/16-1/4/19
	Upper Arley											
12/0089/full	Nash End Farm, Arley	Conversion of barns to dwellings	05/04/12	05/04/15	3	3	0	3	0	0	0	0
13/0050/full	Barn opposite Coldridge Farm	Change of use of rural building	05/07/13	05/0/16	1	1	0	1	0	0	0	0
	Wolverley /Cookley											
16/0281/full	Eleanor Harrison Drive, Cookley	Erection of dwellings	05/07/16	05/07/19	5	5	0	4	1	0	0	0
18/0178/full	Hillcrest, Wolverhampton Rd	Replacement dwelling	27/04/18	27/04/21	1	0	0	0	0	0	0	1
				Total:	304	294	0	142	25	127	127	5

Appendix C: Sites Not Yet Started (NYS) at 1st April 2019

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comments
10 + dwellings							
	Kidderminster						
17/0760/full	Tower Buildings, Blackwell St	Conversion to residential	24/04/18	24/04/21	17	17	Also PN for 7 dwellings
17/3051/PN	Tower Buildings, Blackwell St	Conversion to residential	16/10/17	30/05/19	22	22	
17/0511/outl *	Victoria Carpets sportsground, Spennells Valley Road	Development of 45 dwellings	01/05/18	01/05/21	45	45	reserved matters 19/0243/RES 23/04/19
17/0617/outl	Chester Road South Service Station	Redevelopment for residential	21/02/18	21/02/21	10	10	19/3024/DEM application received 20/05/19
	Kidderminster Foreign						
16/0325/full	Park Attwood Clinic, Trimpley Lane	Conversion of existing clinic to 5 apartments. Conversion of staff house to dwelling. 4 new dwellings	28/02/17	28/02/20	10	10	Revised scheme 19/0181/full approved 24/05/19 for demolition of clinic, conversion of staff house to dwelling and 6 new dwellings
	Stourport						
17/0662/res	Chichester Caravans, Vale Road	Redevelopment for 28 houses and apartments	18/01/18	18/01/20	28	28	Site being marketed. Interest from RPs.
05/0481/full	r/o 3 & 4 Baldwin Road	Development of 36 dwellings (site cleared – extant permission)	28/09/06	28/09/11	36	36	Part of larger development with multiple approvals
<10 dwellings							
	Bewdley						
17/0702/full	Old bakehouse r/o 66 High St.	Conversion to dwelling	08/01/18	08/01/21	1	1	Access being secured
18/0796/full	Bungalow at Winterdyne	Replacement bungalow	12/02/19	12/02/22	1	0	
16/0287/full	30 Gardners Meadow	Erection of detached dwelling	15/08/16	15/08/19	1	1	

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comments
18/0423/full	Adj.Highbank, Cleobury Road	Erection of bungalow	29/10/18	29/10/21	1	1	Rear garden of recently completed bungalow
17/3001/PN	Tower Farm Cottage, Long Bank	Conversion of agricultural building to residential	10/03/17	10/03/20	1	1	
	Churchill & Blakedown						
08/0839/full	Adj.5 Mill Lane	Erection of 3 dwellings	14/12/09	14/12/12	3	3	Appeal agreed start made
16/0479/full	Gateways, Belbroughton Road	Replacement dwelling	14/10/16	04/10/19	1	0	
18/0007/full	Sculthorpe Road	Redevelopment of garages	08/01/18	08/01/21	3	3	On site April 19. Due to complete by March 20
17/0358/full	Stakenbridge Lane	Replacement dwelling	25/05/18	25/05/21	1	0	
18/0543/full	Court Farm, Churchill Lane	Barn conversion	22/10/18	22/10/21	1	1	
	Chaddesley Corbett						
16/0368/full	Chaddesley Driers Cakebole Ln	Erection of dwelling	23/11/16	23/11/19	1	1	Initial notice received Sept 18
18/0276/full	The Orchard, Worcester Road,	Conversion of farm building	03/08/18	03/08/21	1	1	
17/0090/full	Barrow Hill Farm Bournes Green	Replacement dwelling	23/05/17	23/05/20	1	0	
	Kidderminster						
16/3028/PN	21-26 Vicar Street	Change of use from offices	01/07/16	01/07/19	8	8	
15/0171/full	17-20 Vicar Street	Proposed residential conversion	10/08/16	10/08/19	8	8	
16/0706/full	78 Cherry Orchard	Erection of 5 flats	17/02/17	17/02/20	5	5	Revised scheme 19/0210
17/0048/full	93 Spencer Street	Subdivision of existing apartment	02/03/17	02/03/20	2	1	
17/0034/full	Adj.7 Long Acre	Erection of dwelling	08/03/17	08/03/20	1	1	Site sold Spring 2019
17/0268/full	Comberton Place	Redevelopment for flats	21/07/17	21/07/20	8	8	Developers on site – see 17/0269 appendix B
17/0416/full	27 Church Street	Conversion to dwellings	06/02/18	06/02/21	8	8	New build scheme also approved to rear
176/0720/full	Eagles Nest, Coningsby Drive	1 dwelling	24/01/18	24/01/21	1	1	Ground levelled May 19
18/3012/PN	r/o 28 Worcester Street	Conversion to residential	19/04/18	19/04/21	1	1	
18/0179/full	25/26 High Street	Penthouse flats on roof	23/04/18	23/04/21	2	2	

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comments
18/0374/full	Cotswold Close garages	Redevelopment for housing	26/07/18	26/07/21	3	3	
18/0683/full	140 Bewdley Hill	Erection of dwelling in garden	13/12/18	13/12/21	1	1	
18/0649/outl	164 & 165 Sutton Park Road	Erection of dwellings in rear gardens	13/12/18	13/12/21	3	3	
18/0425/outl	31 Middleton Road	Erection of dwelling	20/09/18	20/09/21	1	1	
18/3064/PN	Tower Buildings, Blackwell St	Conversion to flats	27/11/18	27/11/21	7	7	
18/0291/full	r/o 115 Habberley Road	Erection of dwelling	27/09/18	27/09/21	1	1	Extra plot at Knoll School site – see Appendix A
18/0728/full	School Shop, Prospect Hill	Conversion to dwelling	02/01/19	02/01/22	1	1	Business now relocated
18/3067PN	School Shop, Prospect Hill	Conversion to dwellings	21/12/18	21/12/21	3	3	Business now relocated
18/0743/full	46 Barnetts Lane	Erection of dwelling in garden	25/02/19	25/02/22	1	1	
19/0047/full	r/o 27 Church Street	Erection of 4 flats	14/03/19	14/03/22	4	4	
	Kidderminster Foreign						
17/3012/PN	The Piggery, Honeybrook Farm, Bridgnorth Road	Change of use of agricultural building to dwelling	10/04/17	10/04/20	1	1	Initial notice received Sept 18
	Rock						
16/0171/full	Blakemore Farm	Change of use of farm building	09/05/16	09/05/19	4	4	
18/0413/full	Alton Nurseries, Long Bank	Erection of dwellings	02/10/18	02/10/21	4	4	Discharge of conditions requested May 19
17/676/full	The Drive, Bliss Gate Road	Demolition and development of 2 dwellings	29/01/18	29/01/21	2	1	Revised scheme received 19/0216/full – no demolition – extend existing dwelling
18/0657/full	Gybhouse Farm	Conversion of barns to dwellings	11/12/18	11/12/21	3	3	
18/3039/PN	Barn at Bliss Gate Farm, Rock	Conversion to dwelling	21/06/18	21/06/21	1	1	
	Rushock						
18/3001/PN	Beech Elm Farm, Clattercut Lane	Conversion to dwelling	26/02/18	26/02/21	1	1	
18/3005/PN	Lunnon Cottage	Conversion to dwellings	22/03/18	22/03/21	2	2	
	Stourport						
17/3026/PN	12 & 13 York Street	Change of use from office to dwellings	15/06/17	15/06/20	3	3	

Application Number	Address	Description		Expiry Date	Gross units	Net units	Comments
15/0716/full	25 Baldwin Road	Demolition of existing building and erection of 7 dwellings	04/10/19	04/10/19	7	7	Pre-start conditions discharged Sept 18. Refers to start being made Apr. 18
15/0429/full	Units 1-4 Baldwin Road	Construction of 9 dwellings	04/10/16	04/10/19	7	7	Conditions discharged Sept.18
16/0603/full	25 Baldwin Road	Demolition of garage/workshop and construction of 4 dwellings	14/02/17	14/02/20	4	4	Pre-start conditions discharged Sept 18. Refers to start being made Apr. 18
17/3056/PN	37 Lombard Street	Conversion of upper floors above shops	02/11/17	30/05/19	4	4	
17/0516/full	St. Wulstan's Church Hall, Vale Road	Conversion to flats	15/02/20	15/02/21	7	7	Site sold STC Spring 19
17/0724/full	40A Worcester Road Titton	Redevelopment for housing	22/02/18	22/02/21	4	4	Due to start Aug 19
18/0008/full	Layamon Walk, Areley Kings	Redevelopment for housing	24/04/18	24/04/21	4	4	
18/0172/full	125 Brindley Street	Erection of dwelling in side garden	05/06/18	05/06/21	1	1	
18/3038/PN	11 York Street	Conversion of upper floors	04/07/18	04/07/21	2	2	
18/0344/full	Areley Centre, Abberley Ave	Conversion to residential	26/07/18	26/07/21	3	3	
18/0400/full	48 High Street	Conversion of upper floor to flats	14/08/18	14/08/21	2	2	
18/0512/outl	30 Burlish Close	Erection of dwelling in garden	24/10/18	24/10/21	1	1	Site sold STC April 19
18/0613/full	34 Lower Lickhill Road	Erection of dwelling in garden	29/11/18	29/11/21	1	1	
	Stone						
17/0490/full	Harvington Hall Farm	Conversion of storage building	14/02/18	14/02/21	1	1	
	Upper Arley						
16/3069/PN	Barn at Pound Green	Conversion of barn to dwelling	15/02/17	15/02/20	1	1	
16/3070/PN	Oak Tree Farm. Pound Green	Conversion of barn to dwellings – prior approval not required	15/02/17	15/02/20	2	2	
18/0408/full	The Hollies, Trimpey Lane	Conversion of stable to bungalow	23/11/18	23/11/21	1	1	
	Wolverley & Cookley						
17/0501/full	Bluntington House Blakeshall	Agricultural worker's dwelling	16/10/17	16/10/20	1	1	
18/0004/full	Elan Close	Redevelopment for housing	28/02/18	28/02/21	4	4	

Application Number	Address	Description		Expiry Date	Gross units	Net units	Comments
15/0169/full	Rock Tavern Caunsall	Demolition of pub and erection of dwellings	19/06/15	19/06/18	2	2	Public house demolished; cliff face made good
18/0310/outl	63 Austcliffe Road	Development of 4 dwellings	11/07/18	11/07/21	2	2	19/0292/RESE received 16/05/19
17/0709/full	Former Red Lion, Castle Road	Extension to rear of former pub	20/04/18	20/04/21	6	6	
18/0233/full	Brown Westhead Park	Conversion of building to dwelling	22/05/18	22/05/21	1	1	Site tidying started
				Total	342	336	

Appendix D: Sites with resolution to grant planning permission subject to legal agreement at 1st April 2019

Application Number	Address	Parish	Committee Date	Gross units	Net units	Position at 01/ 04/2019
17/0205/outl	Lea Castle Hospital	Wolverley & Cookley	21/11/17	600	600	Draft Section 106 with Homes England for approval. Demolition of site well advanced. Awaiting outcome of tendering process with housing developers. Not all will be delivered within 5 years – remove 250 dwellings
17/0001/outl	Alton Works	Rock	21/11/17	21	21	Draft Section 106 in circulation. Public open space contribution of £23,242; education contribution of £48,282; affordable housing
18/0285/outl	Churchfields	Kidderminster	20/11/18	231	231	Section 106 drafted – to provide affordable Housing (18 units). Funding for link road now secured. Final tenants have now vacated site. Site owner expected to sell onto housing developer in 2019. Link road due to start summer 2019. Approval issued 05/06/2019 for up to 240 dwellings
18/0446/full	British Sugar	Kidderminster	11/12/18	58	58	Section 106 being drafted – Public Open Space contribution of £56,651.40 plus affordable Housing (7 units). NHS objection now withdrawn – decision issued 30/04/2019. Expected on site mid 2019
18/0529/full	Sion Hill School site	Wolverley & Cookley	11/12/18	56	56	Section 106 drafted and in circulation – to provide Affordable Housing (46 units) and Highway contribution of £22,000 towards improvement of 3 bus stops – NHS objection now withdrawn. Drainage plans submitted April 2019. Expected start on site July 2019
Total				966	966	

All of the above sites are allocated sites in the Draft Submission Local Plan except Alton Works. Only 350 dwellings are expected to be delivered at Lea Castle Hospital 2019-24.

Appendix E: Other Deliverable sites included in 5 year housing land supply

HELAA ref	Location	Status at April 2019	Site Status	Land type	2019-2020	2020-2021	2021 - 2022	2022 - 2023	2023 – 2024	Total in 5 years	Total capacity
FPH/23	Former British Sugar site Kidderminster	Application for 65 C3 units received March 2019 19/0127/full (38 x 2bf 27 x 1bf). Approved May committee. Expected to start on site August 2019	Allocated in existing local plan	Brownfield		65				65	65
OC/11	Stourminster School, Comberton Rd, Kidderminster	Site sold to national housebuilder. Pre-app discussions held. Full application expected late summer 2019.	Proposed allocation in emerging local plan	Brownfield			28	28		56	56
MI/5	Baldwin Road, Stourport	Additional 18 dwellings 18/0160 Approved April subject to S106	Allocated in existing local plan	Brownfield			18			18	18
AKR/20	Former Carpets of Worth site, Severn Road, Stourport	Pre-application meeting held with potential developer. Scheme proposed for approximately 100 dwellings. Full planning application expected late summer with intention of starting on site early 2020	Allocated in existing local plan	Brownfield		20	40	40		100	100
MI/6	MIP site, Bewdley Road, Stourport	Site sold to Taylor Wimpey and application submitted for 106 dwellings March 2019	Allocated in existing local plan	Brownfield		26	40	40		106	106
AKR/14	Land west of Pearl Lane, Areley Kings	Pre-application received. Detailed discussions being held	Proposed allocation in emerging local plan	Green field				50	50	100	400
Totals						111	126	158	50	445	745

APPENDIX F WYRE FOREST HOUSING SITES DELIVERY INFORMATION REQUEST 2019

1. Please enter details below for each individual site.

Site Address	
Reference number (planning application, SAPLP/KCAAP/WFDLP/BLR)	
Indicative capacity as identified in Local Plan or planning application	
Proposed use (residential or mixed use)	
Name of landowner	
Name of agent (if applicable)	
Name of developer (if known)	

2. Commencement – Where appropriate, please indicate if and when development of site has commenced.

Start date for development commencement on site	
Progress of build to date	

3. Delivery Rates – Please provide an indication of the number of units you anticipate coming forward per year over the next 5 years on the site. These figures should be realistic and, where necessary, should be informed by previous delivery rates and necessary lead-in times. Please note that monitoring dates run from 1st April to 31st March for each year.

Monitoring year	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	After year 5 (number of units remaining to be built after April 2024)
Number of units						

4. Further information – Please provide further information, where applicable, in the box below.

What progress has been made towards submission of a planning application? eg. has there been formal pre-app, have reserved matters been submitted,	
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preparation of concept statement, master plan, any other relevant information	
What progress has been made with site assessment work?	
Any relevant information about site availability, viability, ownership constraints or infrastructure provision, such as: Is the site available for development? Are there any legal or ownership constraints? Is the site viable for the proposed use?	
Any other relevant information related to the implementation of the site	

Supplementary Question for large sites requiring a phased approach:

How many phases will be required?	
Estimate of total number of years from start on site to final completion	

Data Protection

The information provided on this form will be used by Wyre Forest District Council Planning Policy team to inform the 5 Year Housing Land Supply Report. The purpose of the report is to demonstrate housing site deliverability. Only data relating to site capacity and delivery timeframes will be published as part of this report. No details of land ownership or developers will be used in this report. However, we may use this data to contact you regarding information submitted on this form. Further details regarding data privacy can be found at <http://www.wyreforestdc.gov.uk/the-council/data-protection-and-privacy.aspx>

Please return completed forms to Wyre Forest Planning Policy by Friday 31st May 2019