

UPDATE TO FIVE YEAR LAND SUPPLY AT 1ST
APRIL 2021

WYRE FOREST DISTRICT COUNCIL

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Update to five-year housing land supply at 1st April 2021

Introduction

- 1.1 Following the hearing session for Matter 7, the Council has been requested to put together a note setting out the compelling evidence for the use of a windfall allowance, details of prior approvals and their implementation, justification for the application of a lapse rate and further information on C2 developments in Wyre Forest District. A revised calculation of the five-year housing land supply at 1st April 2021 has then been made.
- 1.2 As set out previously, the Council is looking to fix its housing land supply through the Local Plan process until 31st October 2022 and would therefore wish to apply a 10% buffer. However, the Council is aware that the recent Housing Delivery Test result (January 2021) of 84% now means that a 20% buffer should be applied. (ID:68-010-20190722) For this reason, the estimated five-year supply at 1st April 2021 will be calculated with both a 10% and a 20% buffer. For the purposes of this calculation, it is also assumed that the proposed Local Plan allocations will all be taken forward.

Justification for applying a windfall allowance

- 2.1 Table 10 of document ED10 (Five-year Housing Land Supply Report at April 1st 2020) sets out details of windfall completions on site of under 10 dwellings completed in the District since 2008. However, these sites are windfalls on previously developed sites as NPPF 2012 defined them and excludes development on gardens and barn conversions. Sites included in the Housing and Economic Land Availability Assessment were also excluded from this initial calculation. However, the latest NPPF 2018 and updated 2019 now defines windfalls sites as those that are not allocated in a local plan. Therefore, to give a more robust picture of recent development, a detailed analysis of all completions on non-allocated sites whether brownfield or greenfield has now been undertaken. This has resulted in a much higher number of windfalls.
- 2.2 Table 1 of this report shows the breakdown of windfall completions by year, type of site and size of site. Please note that this replaces the data shown at Table 10 in ED10. Further details of these windfall sites completions can be found at Appendix 1 to this report.

Table 1 Completions on non-allocated (windfall) sites since 2011

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
0-5 dws	26	38	54	47	50	75	45	36	43	33
6-9 dws	14	19	14	41	22	17	25	63	53	19
Total <10 dws	40	57	68	78	72	92	70	99	96	52
Total windfalls	145	128	180	212	117	107	95	111	96	52
Number of prior approvals included	0	0	0	47	12	15	12	34	9	9
Brownfield	84%	73%	84%	90%	93%	84%	86%	95%	93%	75%
Greenfield	16%	27%	16%	10%	7%	16%	14%	5%	7%	25%
Total gross completions	235	227	382	462	235	271	165	187	201	240

2.3 As the Local Plan proposes to allocate mainly sites over 10 dwellings, such sites have been excluded from the analysis. The table shows that windfalls have continued to make an important contribution to the housing supply alongside allocated sites. Since the start of the plan period in 2016, small site windfalls (<10 dwellings) have averaged 82 per year. Since 2013, the prior approval notification procedure has been available for the conversion of buildings to residential uses. Further details of these approvals can be found in this report at Table 2. This process has led to a marked increase in the supply of small flats especially in Kidderminster town centre where vacant offices have been converted into studio apartments by the private rented sector. These prior approval completions are included in the windfall totals. It should be noted though, that several of the schemes implemented within Kidderminster town centre have been much larger than 10 units.

2.4 The 10-year average for completions on small windfall sites of less than 10 dwellings is 72, whereas if only sites of 5 or fewer dwellings are included, this decreases to 45 dwellings. It is proposed to use 72 dwellings as the windfall allowance. Calculations of the 5-year housing land supply 2021-26 will also show the effect of only 75% or 50% of estimated windfalls coming forward in the future, that is 54 or 36 dwellings per annum. For the purposes of the 5YHLS calculations, the windfall allowance will not be applied to the first 3 years. This is because it is assumed that all windfall sites likely to be completed in the first 3 years will have already been through the planning process and would therefore result in double counting. As this windfall figure is based on actual completions and not approvals no lapse rate will be applied. A further discussion on lapse rates can be found at paragraph 4.1.

- 2.5 As discussed at the hearing sessions, the proposed allocations do include a small number of sites of less than 10 dwellings in the villages – a site at Wilden for 2 dwellings, a site in Upper Arley parish for 2 dwellings and 2 small sites in Caunsall for 3 and 4 dwellings and a site for 6 in Chaddesley Corbett. There is also an allocation for 10 dwellings in Upper Arley which may be too constrained to take this number of dwellings. These locations are in areas ‘washed over’ by Green Belt and it is possible that they may be able to come forward as windfalls rather than requiring allocation through the Local Plan. There is also an allocation for 3 dwellings on a garden plot in Kidderminster. Thus, the Council proposes to base its windfall allowance on the average number of windfall completions on sites under 10 dwellings.
- 2.6 The Council considers that small site residential windfalls will continue to come forward in the future in the form of small infill sites as envisaged under Policy 18B, together with conversions of former offices and agricultural buildings and sub-divisions of larger dwellings. Developments under Policy 18B will include garden infill sites subject to the design criteria set out in policy. As at 01/04/2021 there were 195 dwellings on windfall sites under construction with a further 244 on sites not yet started. Other than the 39 flat conversions at Towers Buildings in Kidderminster, those dwellings under construction were all on sites of less than 10 dwellings. This shows that windfalls are continuing to provide a substantial supply of dwellings and are expected to carry on doing so during the Plan period. The Council believes that a figure of 72 windfalls per annum going forward is justified by the evidence. This windfall allowance will not include large sites (the threshold for which is 10 or more dwellings).

Prior Notification Completions

- 3.1 The introduction of the Prior Notification route for certain types of conversion to residential use in May 2013 has had a significant impact on the housing supply, particularly in Kidderminster Town Centre. Table 2 lists residential completions via this process with total completions for each financial year shown in bold. Codes for the parishes can be found in Appendix 1.

Table 2 Residential Completions Via Prior Notification Process

Application number	Address	Parish	Decision Date	Expiry Date	Description	Number of dwellings	Year completed
13/3023/PN	Oxford House & Worcester House	K	15/10/13	30/05/16	Change of use from offices	28	14/15
13/3033/PN	99 Coventry Street	K	02/12/13	30/05/16	Change of use from offices	11	14/15
13/3040/PN	29a Worcester Street	K	14/01/14	14/01/17	Change of use from offices	2	14/15
14/3073/PN	Units A & B Oxford House	K	22/12/14	22/12/17	Change of use from offices	2	14/15

Application number	Address	Parish	Decision Date	Expiry Date	Description	Number of dwellings	Year completed
14/3074/PN	Units D & E Oxford House	K	22/12/14	22/12/17	Change of use from retail	2	14/15
14/3075/PN	Worcester House	K	22/12/14	22/12/17	Change of use from retail	2	14/15
						47	
14/3035	94-98 Kidderminster Road	B	15/07/14	30/05/16	Change of use from offices	8	15/16
14/3040/PN	Hundred Acre Farm	Br	15/09/14	15/09/17	Conversion of agricultural building	2	15/16
14/3029/PN	r/o 46 George Street	K	22/07/14	22/07/17	Change of use from offices	2	15/16
						12	
15/3082/PN	Station Yard, Blakedown	CB	26/01/16	26/01/19	Change of use from office	2	16/17
14/3023/PN	25-26 High Street	K	05/06/14	05/06/17	Change of use from office	3	16/17
14/3022/PN	25-26 High Street	K	17/06/18	17/06/17	Change of use from hairdressers	3	16/17
15/3036/PN	29 Worcester Street	K	15/07/15	15/07/18	Change of use from office	2	16/17
14/3069/PN	Brockstone House, Netherton Lane Dunley	Ri	24/12/14	24/12/17	Change of use from agricultural	1	16/17
14/3059/PN	Old Library Vale Road	S	14/11/14	14/11/17	Conversion to dwellings	3	16/17
14/3048/PN	Blakeshall Farm, Wolverley	W	16/09/14	16/09/17	Change of use from agricultural	1	16/17
						15	
14/3052/PN	Common Farm Barn, Crown Lane, Iverley	CB	03/11/14	03/11/17	Change of use of agricultural building	2	17/18
14/3020/PN	Coach House, Tanwood Lane	CC	24/06/14	24/06/17	Change of use from office	1	17/18
14/3060/PN	Drayton Barn, Barrow Hill Lane	CC	23/12/14	23/12/17	Change of use of agricultural building	1	17/18
15/3080/PN	The Croft, Deansford Lane	CC	15/01/16	15/01/19	Change of use of agricultural building	1	17/18
15/3070/PN	r/o 28-29 Worcester Street	K	03/11/15	03/11/18	Change of use from office	4	17/18
14/3051/PN	Sandy Lane Farm, Bridgnorth Road	KF	03/11/14	03/11/17	Change of use from agricultural	1	17/18
14/3062/PN	The Beeches, Heightington Road	Ri	02/12/14	02/12/17	Change of use from agricultural	1	17/18

Application number	Address	Parish	Decision Date	Expiry Date	Description	Number of dwellings	Year completed
14/3017/PN	Arbour Farm, Pound Green	UA	24/06/14	24/06/17	Change of use from agricultural	1	17/18
						12	
14/3049/PN	Carlton House , Marlborough Street	K	30/10/14	30/10/17	Change of use from offices	9	18/19
17/3030/PN	4 Lion Street	K	07/07/17	30/05/19	Change of use from office	12	18/19
18/3081/PN	42 Broad Street	K	04/02/19	04/02/22	Change of use from office	5	18/19
13/3013/PN	Carlton House (1 st floor), Oxford Street	K	05/09/13	05/09/16	Change of use from office	4	18/19
18/3080/PN	42 Broad Street	K	04/02/19	04/02/22	Change of use from retail	1	18/19
15/3012/PN	Park Attwood Farm, Trimpley	KF	16/03/15	16/03/18	Change of use from agricultural	1	18/19
15/3029/PN	Keepers Cottage, Stanklyn	St	17/06/15	17/06/18	Change of use from agricultural	1	18/19
16/3039/PN	Shatterford Lane Wolverley	W	22/09/16	22/09/19	Change of use from agricultural	1	18/19
						34	
17/3006/PN	10-12 Bull Ring	K	22/03/17	22/03/20	Conversion of upper floors	6	19/20
18/3084/PN	6 Lower Mill Street	K	16/07/19	16/07/22	Change of use from offices	2	19/20
17/3012/PN	The Piggery Honeybrook Farm, Bridgnorth Road	KF	10/04/17	10/04/20	Change of use from agricultural	1	19/20
						9	
18/3067/PN	School Shop Prospect Hill	K	21/12/18	21/12/21	Conversion to dwellings	3	20/21
19/3018/PN	8 Turton Street	K	20/05/19	20/05/22	Change of use from hairdressers	1	20/21
19/3016/PN	1 Hemming Street	K	20/05/19	20/05/22	Change of use of shop	1	20/21
18/3012/PN	r/o 28 Worcester Street	K	19/04/18	19/04/21	Change of use from office	1	20/21
18/3001/PN	Beech Elm Farm Clattercut Lane	Ru	26/02/18	26/02/21	Change of use from agricultural	1	20/21
18/3005/PN	Lunnon Cottage Rushock	Ru	22/03/18	22/03/21	Change of use from agricultural	2	20/21
						9	

- 3.2 Table 2 shows that completions from Prior Notification approvals have played a significant role in the housing supply in Wyre Forest since 2014/15 when there were a total of 47 dwellings created in Kidderminster town centre across 3 sites with various conversions at Oxford & Worcester House (the former housing offices) accounting for 34 flats and the former Council Tax offices a further 11 flats. There are currently a further 52 Prior Notification approvals in the supply with 30 of these under construction, 29 of them being in Towers Buildings in the centre of Kidderminster where there are also a further 26 flats with full planning approval including a roof top extension for 9 flats. With uncertainty over whether office workers will continue to work from home, it is likely that more office to residential conversions will come forward in the future. For example, Elgar House (a former carpet manufactory on Green Street) has twice had approvals for residential conversion to up to 48 flats only for the building to be refurbished as office accommodation. In the Church Street Conservation Area in Kidderminster, many of the large Georgian buildings were converted into office accommodation during the 20th century but higher levels of residential use are now returning to the area; for example there are approvals for residential conversions at 27, 9A and 4 Church Street and 13 Bull Ring.
- 3.3 The Council considers it reasonable to assume that prior approvals will continue to play a role going forward in the Plan Period together with a steady stream of other windfall sites. Analysis of the completions data shows that such sites remain important to the supply alongside allocated sites. Within the town centres, conversions of commercial premises to residential use is likely to increase over the next few years. The vast majority of these will be through the prior notification process. There are also large numbers of listed buildings within the three town centres, several of which have recently been vacated and will need to be brought back into use. Several of these will be suitable for residential conversion, particularly of their upper floors. In the outlying rural areas, farms will continue to diversify with former agricultural buildings being brought forward for conversion, mainly to residential uses. Thus, the Council considers that there is compelling evidence to apply a windfall allowance to the 5-year housing land supply calculations.

Applying a Lapse Rate

Table 3 Lapse rates in Wyre Forest District for large and small sites 2002-2021

Year of expiry	Total outstanding commitments (net)	Number of dwellings expired on large sites (10+ dwellings)	Number of dwellings expired on small sites (< 10 dwellings)	Lapse rate for large sites	Lapse rate for small sites
2002/03	1103	0	8	0%	0.725%
2003/04	904	0	14	0%	1.549%
2004/05	550	13	5	2.364%	0.909%
2005/06	695	0	6	0%	0.863%
2006/07	864	0	15	0%	1.736%
2007/08	872	0	0	0%	0%

Year of expiry	Total outstanding commitments (net)	Number of dwellings expired on large sites (10+ dwellings)	Number of dwellings expired on small sites (<10 dwellings)	Lapse rate for large sites	Lapse rate for small sites
2008/09	876	21	7	2.397%	0.799%
2009/10	770	0	21	0%	2.727%
2010/11	974	11	24	1.129%	2.464%
2011/12	1023	0	5	0%	0.489%
2012/13	1118	10	27	0.894%	2.415%
2013/14	731	60	17	8.208%	2.326%
2014/15	590	40	10	6.780%	1.695%
2015/16	563	0	7	0%	1.243%
2016/17	518	159	8	30.695%	1.544%
2017/18	519	61	12	11.753%	2.312%
2018/19	343	0	3	0%	0.875%
2019/20	743	28	7	3.769%	0.942%
2020/21	1161	0	3	0	0.258%
Total over 19years	14917	403	199	2.702%	1.334%

4.1 If all the lapsed permission dwellings in Table 3 are totalled and that number is divided by the total number of dwellings with outstanding permission, an average lapse rate of **4.036%** is shown over the 19-year period. The above data demonstrates that the number of permissions lapsing on small sites has been below 3% throughout this period. The figures on larger sites (10 or more dwellings) have been skewed by a couple of very large schemes which have lapsed in 2013/14, 2016/17 and 2017/18. The Submission Local Plan looks to allocate mostly sites over 10 dwellings. Discussions with site promoters are documented in the Developer Engagement Statement (ED12). These demonstrate that the sites are both developable and deliverable and the site-specific hearing sessions have discussed individual sites in more detail. Thus, it could be argued that such lapses on large sites are less likely in the future and that a lapse rate should not be applied to any of the allocated sites. However, there is always the possibility of unforeseen issues arising on sites following the granting of planning permission which could delay a start on site being made within three years of the granting of permission. For this reason, the Council has decided to apply a lapse rate of 4% (rounded down from 4.036%) to all sites which have not yet started. This is perhaps erring on the side of caution and may not be considered necessary. However, if a windfall allowance is included, this will not have a lapse rate applied to it as the allowance is based on actual completions and not approvals.

Table 4 Details of Large site lapses

Planning application	Description	Location	Number of dwellings	comments
WF/619/01	Redevelopment of clubhouse and car park	Russell Road Kidderminster	13	Not progressed as relocation of clubhouse did not proceed
06/0295/RESE	Redevelopment of commercial garage transport yard and vacant land	Clows Top Garage	21	Most of site now has approval for 9 (19/0283/PIP) and 5 in 20/0013/FUL
07/0715/FULL	Erection of close care retirement dwellings	Hérons Park Nursing Home, Kidderminster	11	Site was redeveloped for 24 bed extension to nursing home
WF/1330/03	Conversion of ground floor and first floor to retail use and conversion of upper floors to create 10 flats	Piano building, Weavers Wharf, Kidderminster	10	Building converted to use for further education purposes.
08/0963/FULL	Alterations to provide extra care units with retail at ground floor	Brinton House Exchange Street Kidderminster	60	Building now extended and used for mix of offices and restaurants
10/0382/full	Erection of affordable dwellings	Chester Road Bowling Club	26	Allowed on appeal. Relocation of club to mixed use development did not proceed.
10/0558/full	Mixed redevelopment for offices, bistro and flats	Church Street car park Kidderminster	14	This was renewal of previous scheme. Archaeological investigation completed but scheme not considered viable
09/0588/outl and 11/0534/rese	Mixed use scheme to convert/redevelop for housing and some commercial uses in retained buildings	Former Carpets of Worth, Severn Road Stourport	159	Site now marketed and application by national developer being determined
14/3047/PNRES	Conversion of existing B1 offices to create 48 apartments	Elgar House Green Street Kidderminster	48	Decision taken to refurbish building as offices rather than convert to residential
13/0193/full	Conversion of existing workshop to dwellings and construction of 3 dwellings and 5 live-work units	78 Mill Street Kidderminster	13	Site has history of gaining approvals which lapse with no developer on board
14/0027/outl and 17/0662/rese	28 dwellings and associated works	Chichester Caravans, Vale Road, Stourport	28	Revised scheme now being worked up by Registered Provider for 100% affordable scheme

- 4.2 This lapse rate of 4% will be applied to any sites that are not under construction on 31st March 2021. This approach is considered to be robust based on the conclusions reached by the planning inspector examining the South Worcestershire Development Plan (SWDP, Inspector’s Report February 2016), which states:

“78. The Plan applies a non-delivery discount rate of 4% to all commitments – that is to say, sites with planning permission for housing – excluding dwellings under construction. That rate is supported by detailed evidence of lapsed planning permissions for each of the three districts (EX.214-217b). However, the information for each district covers a different period of time, ranging from 18 years at Worcester City to six at Wychavon. Moreover, the “average” lapse rate for each district appears to have been arrived at by calculating the mean of the percentage lapse rates for each year. This is mathematically inexact if the objective is to assess the overall percentage lapse rate over the period in question.

79. I also note that, in Malvern in particular and to a lesser extent in Worcester, there are much higher annual lapse rates in the years after 2007 compared with the period from 2000 to 2007. In order to achieve a robust discount figure that takes account of recent market conditions, and is reasonably consistent across all three districts, I therefore consider that it should be calculated by reference to figures from 2006/07 onwards – the earliest date for which figures for Wychavon were provided.

80. Summing all the available figures for lapsed permitted dwellings since 2006/07, and dividing that sum by the total number of dwellings with outstanding planning permissions over the same period, gives an average lapse rate of 4.8% across South Worcestershire. On this basis I conclude that a robust and sound non-delivery discount figure to be applied to commitments in SWDP Table 4e is 5%, rather than the 4% used in the Plan as submitted.”

Contribution of C2 Accommodation to Housing Supply

- 5.1 NPPG states that local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market. Further guidance is set out in [Housing for Older and Disabled People](#). (Paragraph: 035 Reference ID: 68-035-20190722)
- 5.2 The 2011 census for Wyre Forest records 77,768 adults living in 42,984 households giving an average of 1.8 adults per household. There is a requirement within the Plan period for 487 bed spaces (HOU01). Using the above calculation, this would equate to 271 dwellings. Appendix G to ED10 set out the total amount of C2 accommodation completed in the first 5 years of the plan period together with the outstanding approvals for C2 use. Please note that these figures have been updated to reflect the position at 31st March 2021 (see appendix 2). A total of 73 bed spaces have been provided (equivalent to 41 dwellings) with another 73 now under construction. An extension to an existing care home has approval for a further 5 bed spaces. These would total 151 bed spaces equivalent to 84 dwellings. The housing trajectory at Appendix 3 sets out how this C2 provision will come forward in the Plan Period. It will be noted that a total of 92 bedspaces are projected to come forward in the next 5 years, the equivalent of 51 dwellings. The final 10 years of the plan period are projected to deliver a further 322 C2 bedspaces, the equivalent of 179 dwellings.

- 5.3 It should be noted however, that the 2018 Housing Needs Study (HOU01) states that this requirement for bedspaces is in addition to the 276 housing requirement. The remaining C2 accommodation required would be equivalent to a further 185 dwellings. If the requirement for 487 bedspaces is added to the housing requirement, this would be equivalent to 271 dwellings, almost one year's supply.
- 5.4 It should also be noted that no C2 units have been lost from the existing stock during the course of the plan period. This has been confirmed by Worcestershire County Council following a query at the hearing sessions.
- 5.5 Wyre Forest District does not include extra care developments such as those provided at School Gardens on Tan Lane in Stourport and Berrington Court on Silverwoods in Kidderminster as C2 developments. These developments comprise of fully self-contained 1 and 2-bedroom apartments with their own kitchens and bathrooms together with some communal facilities on site including care packages and thus are classed as C3 and form part of the overall housing requirement.

Five-year land supply calculations

- 6.1 As discussed at the hearing session into Matter 7, various scenarios will be run to determine the 5-year supply going forward. Scenario 1 – 20% buffer, no windfall allowance, no lapse rate applied. Scenario 2 – same as scenario 1 but with 10% buffer. Scenario 3 – 20% buffer, windfall allowance for years 4 and 5. Scenario 4 – same as for scenario 3 but with 10% buffer. A net completion figure of 246 dwellings for 2020/21 is used in these calculations. This figure may change slightly once the final completion figures are confirmed. These figures have been updated from those in ED41 (see attached spreadsheet at Appendix 2).

Scenario 1

	Number of Dwellings	Average per annum
Requirement 2021-26 plus 20% buffer	$(276 + 20\%) * 5 = 1,656$	331
Net completions 2016-21	$265 + 135 + 182 + 198 + 236 = 1,016$	
Projected shortfall 2016-21	$(276 * 5) \text{ minus } 1,016 = 364$	
Housing requirement 2021-26 taking account of shortfall	$(276 * 5) \text{ plus } 364 + 20\% = (1380 + 364) + 20\% = 2093$	418.6 rounded up to 419
Projected commitments 2021-25 excluding windfall allowance and with no lapse rate applied	$618 + 519 + 635 + 746 + 465 = 2983$	
5-year Supply	$2983/419 = 7.12 \text{ years}$	

Estimated five-year supply at 1st April 2021 20% buffer, no windfall allowance, no lapse rate applied

Scenario 2

	Number of Dwellings	Average per annum
Requirement 2021-26 plus 10% buffer	$(276 + 10\%) * 5 = 1,518$	303.6 rounded up to 304
Net completions 2016-21	$265 + 135 + 182 + 198 + 236 = 1,016$	
Projected shortfall 2016-21	$(276 * 5) \text{ minus } 1,016 = 364$	
Housing requirement 2021-26 taking account of shortfall	$(276 * 5) \text{ plus } 364 + 10\% = (1380 + 364) + 10\% = 1918$	383.6 rounded up to 384
Projected commitments 2021-25 excluding windfall allowance and with no lapse rate applied	$618 + 519 + 635 + 746 + 465 = 2983$	
5-year Supply	$2983/384 = 7.77$ years	

Estimated five-year supply at 1st April 2021 10% buffer, no windfall allowance, no lapse rate applied

Scenario 3

	Number of Dwellings	Average per annum
Requirement 2021-26 plus 20% buffer	$(276 + 20\%) * 5 = 1,656$	331
Net completions 2016-21	$265 + 135 + 182 + 198 + 236 = 1,016$	
Projected shortfall 2016-21	$(276 * 5) \text{ minus } 1,016 = 364$	
Housing requirement 2021-26 taking account of shortfall	$(276 * 5) \text{ plus } 364 + 20\% = (1380 + 364) + 20\% = 2093$	418.6 rounded up to 419
Projected commitments 2021-25 including windfall allowance and with no lapse rate applied	$618 + 519 + 635 + 746 + 465 = 2983$ Plus $72 * 2$ windfalls = 3127	
5-year Supply	$3127/419 = 7.46$ years	

Estimated five-year supply at 1st April 2021 20% buffer, windfall allowance of 72 dwellings for years 4 and 5, no lapse rate applied

Scenario 4

	Number of Dwellings	Average per annum
Requirement 2021-26 plus 10% buffer	$(276 + 10\%) * 5 = 1,518$	303.6 rounded up to 304
Net completions 2016-21	$265 + 135 + 182 + 198 + 236 = 1,016$	
Projected shortfall 2016-21	$(276 * 5) \text{ minus } 1,016 = 364$	
Housing requirement 2021-26 taking account of shortfall	$(276 * 5) \text{ plus } 364 + 10\% = (1380 + 364) + 10\% = 1918$	383.6 rounded up to 384
Projected commitments 2021-25 including windfall allowance and with no lapse rate applied	$618 + 519 + 635 + 746 + 465 = 2983$ Plus $72 * 2$ windfalls = 3127	
5-year Supply	$3127/384 = \mathbf{8.14}$ years	

Estimated five-year supply at 1st April 2021 — 10% buffer, windfall allowance of 72 dwellings for years 4 and 5, no lapse rate applied

The same calculations can then be run but with a reduced windfall allowance of 54 dwellings (75%) for years 4 and 5 – Scenario 5 (20% buffer) and scenario 6 (10% buffer)

Scenario 5

	Number of Dwellings	Average per annum
Requirement 2021-26 plus 20% buffer	$(276 + 20\%) * 5 = 1,656$	331
Net completions 2016-21	$265 + 135 + 182 + 198 + 236 = 1,016$	
Projected shortfall 2016-21	$(276 * 5) \text{ minus } 1,016 = 364$	
Housing requirement 2021-26 taking account of shortfall	$(276 * 5) \text{ plus } 364 + 20\% = (1380 + 364) + 20\% = 2093$	418.6 rounded up to 419
Projected commitments 2021-25 including windfall allowance and with no lapse rate applied	$618 + 519 + 635 + 746 + 465 = 2983$ Plus $54 * 2$ windfalls = 3091	
5-year Supply	$3091/419 = \mathbf{7.38}$ years	

Estimated five-year supply at 1st April 2021– 20% buffer, reduced windfall allowance of 54 dwellings for years 4 and 5, no lapse rate applied

Scenario 6

	Number of Dwellings	Average per annum
Requirement 2021-26 plus 10% buffer	$(276 + 10\%) * 5 = 1,518$	303.6 rounded up to 304
Net completions 2016-21	$265 + 135 + 182 + 198 + 236 = 1,016$	
Projected shortfall 2016-21	$(276 * 5) \text{ minus } 1,016 = 364$	
Housing requirement 2021-26 taking account of shortfall	$(276 * 5) \text{ plus } 364 + 10\% = (1380 + 364) + 10\% = 1918$	383.6 rounded up to 384
Projected commitments 2021-25 including windfall allowance and with no lapse rate applied	$618 + 519 + 635 + 746 + 465 = 2983$ Plus $54 * 2$ windfalls = 3091	
5-year Supply	$3091/384 = \mathbf{8.05}$ years	

Estimated five-year supply at 1st April 2021 10% buffer, reduced windfall allowance of 54 dwellings for years 4 and 5, no lapse rate applied

The windfall allowance can then be reduced still further to 36 dwellings (50%) in scenario 7 (20% buffer) and scenario 8 (10% buffer).

Scenario 7

	Number of Dwellings	Average per annum
Requirement 2021-26 plus 20% buffer	$(276 + 20\%) * 5 = 1,656$	331
Net completions 2016-21	$265 + 135 + 182 + 198 + 236 = 1,016$	
Projected shortfall 2016-21	$(276 * 5) \text{ minus } 1,016 = 364$	
Housing requirement 2021-26 taking account of shortfall	$(276 * 5) \text{ plus } 364 + 20\% = (1380 + 364) + 20\% = 2093$	418.6 rounded up to 419
Projected commitments 2021-25 including windfall allowance and with no lapse rate applied	$618 + 519 + 635 + 746 + 465 = 2983$ Plus $36 * 2$ windfalls = 3055	
5-year Supply	$3055/419 = \mathbf{7.29}$ years	

Estimated five-year supply at 1st April 2021 20% buffer, reduced windfall allowance of 36 dwellings for years 4 and 5, no lapse rate applied

Scenario 8

	Number of Dwellings	Average per annum
Requirement 2021-26 plus 10% buffer	$(276 + 10\%) * 5 = 1,518$	303.6 rounded up to 304
Net completions 2016-21	$265 + 135 + 182 + 198 + 236 = 1,016$	
Projected shortfall 2016-21	$(276 * 5) \text{ minus } 1,016 = 364$	
Housing requirement 2021-26 taking account of shortfall	$(276 * 5) \text{ plus } 364 + 10\% = (1380 + 364) + 10\% = 1918$	383.6 rounded up to 384
Projected commitments 2021-25 including windfall allowance and with no lapse rate applied	$618 + 519 + 635 + 746 + 465 = 2983$ Plus $36 * 2$ windfalls = 3055	
5-year Supply	$3063/384 = 7.96$ years	

Estimated five-year supply at 1st April 2021 10% buffer, reduced windfall allowance of 36 dwellings for years 4 and 5, no lapse rate applied

Scenario 9

	Number of Dwellings	Average per annum
Requirement 2021-26 plus 20% buffer	$(276 + 20\%) * 5 = 1,656$	331
Net completions 2016-21	$265 + 135 + 182 + 198 + 236 = 1,016$	
Projected shortfall 2016-21	$(276 * 5) \text{ minus } 1,016 = 364$	
Housing requirement 2021-26 taking account of shortfall	$(276 * 5) \text{ plus } 364 + 20\% = (1380 + 364) + 20\% = 2093$	418.6 rounded up to 419
Projected commitments 2021-25 including windfall allowance and with 4% lapse rate applied sites not started at 31/03/21	$618 + 519 + 635 + 746 + 465 = 2983$ Plus $72 * 2$ windfalls = 3,135 Less 72 dwellings (see App.2) on sites not yet started = 3055	
5 year Supply	$3055/419 = 7.29$ years	

Estimated five-year supply at 1st April 2021 20% buffer, windfall allowance of 72 dwellings for years 4 and 5, 4% lapse rate applied to those sites not yet started by 31st March 2021.

- 6.2 Further scenarios could be run to include a lapse rate of 4% for any sites not yet under construction. As discussed earlier this lapse rate would also be applied to allocations that had not made a start on site by 31st March 2021. This would reduce the commitments over the period 2021-26 by approximately 72 dwellings. This would make a minimal impact on the above calculations. Thus it can be demonstrated that Wyre Forest District can show a 5-year housing land supply for the period 2021-26 of at least 7 years assuming that all of the proposed allocations are taken forward and starts are made on site as discussed at the hearing sessions.

Appendix 1 Details of windfall completions

K	Kidderminster	CB	Churchill & Blakedown	RI	Ribbesford
S	Stourport-on-Severn	CC	Chaddesley Corbett	RU	Rushock
B	Bewdley	KF	Kidderminster Foreign	ST	Stone
BR	Broome	R	Rock	UA	Upper Arley
W	Wolverley & Cookley				

Planning application	Site Location	parish	No. of Dws	Gfd/bfd	Year
05/0840	Adj. 14 Briar Hill	CC	1	G	2011/12
09/0690	Timberdyne Farm	R	1	B	2011/12
06/1242	Former Club Castle St	K	42	B	2011/12
08/0662	r/o 33 Baldwin Rd	S	4 (+ 7 in 2010)	G	2011/12
07/0041	r/o 2 Load St	B	1	B	2011/12
07/0117	56-58 Woodland Ave	K	2 (+4 in 2010)	B	2011/12
03/0391	r/o Shrubbery Street	K	8	G	2011/12
07/0375	Brockton Place	S	1 (+1 in 2010)	B	2011/12
10/0297	The Bungalow Long Bank	B	1	B	2011/12
10/0287	Adj. 71 Beechfield Drive	K	2	G	2011/12
07/0593	Bakehouse 15 High Street	B	1	B	2011/12
09/0167	Kingsford Stores	W	1 (+1 in 2010)	B	2011/12
10/0554	Ideal Buildings Mill Street	K	6	B	2011/12
07/0917	Hillfields Fm Shatterford Ln	W	1	B	2011/12
07/1003	Land at East Street	K	2	B	2011/12
08/0099	Adj.78 Coningsby Drive	K	1	G	2011/12
11/0424	Cookley Methodist Church	W	1	B	2011/12
10/0505	Briars Hotel Car Park	K	13	B	2011/12
09/0372	Adj 2 Husum Way	K	1	G	2011/12
09/0584	Blakemore Farm Clows Top	R	1	G	2011/12
09/0604	32 High Street	S	1	B	2011/12
09/0620	23 Farfield	K	2	B	2011/12
10/0081	Former Post Office	W	1	B	2011/12
10/0537	Adj. 51 Beechfield Drive	K	2	G	2011/12
09/0292	Wribbenhall First School	B	46	B	2011/12
10/0731	13 New Street	S	1	B	2011/12
09/0509	Vale Road Garage	S	45	B	2012/13
07/0776	Deansford Farm	CC	1	G	2012/13
11/0703	Morgan Advanced Ceramics	S	14 (of 98)	B	2012/13
11/0471	Client Avenue	K	7	B	2012/13
10/0239	Patchetts Lane	B	1	G	2012/13
08/0493	Light Marsh Fm Crundalls Ln	KF	2	G	2012/13
09/0759	Sebright Farm Cookley	W	1	G	2012/13
08/0970	200 Park Lane	K	1	B	2012/13
11/0636	Hodge Hill Farm Barns	CB	5	G	2012/13
11/0541	Areley Common First School	S	6	B	2012/13
09/0109	Hobro Lodge Barn	W	1	G	2012/13
09/0188	13 The Croft	CB	1	G	2012/13
12/0099	Fernhalls Farm Greenway	R	2	G	2012/13
12/0312	108/9 Bewdley Hill	K	2 (of 13)	G	2012/13
09/0370	58 Load Street	B	3	B	2012/13
09/0336	84 Stourbridge Road	K	1	B	2012/13

Planning application	Site Location	parish	No. of Dws	Gfd/bfd	Year
10/0159	60 Aggborough Crescent	K	1	G	2012/13
10/0430	37 Northumberland Avenue	K	1	B	2012/13
10/0586	Common Farm Barn	CB	2	G	2012/13
10/0147	Grove Farm Dry Mill Lane	B	4	G	2012/13
11/0442	Common Farm Barn	CB	1	G	2012/13
11/0409	Briars Hotel Habberley Road	K	1	B	2012/13
11/0591	Grand Turk Sutton Toad	K	6	B	2012/13
11/0676	6 Adam Street	K	2	B	2012/13
11/0751	9 Tower Buildings	K	1	B	2012/13
12/0032	36 Leswell Street	K	5	B	2012/13
10/0550	Land off Sebright Road	W	10	G	2012/13
09/0501	4 Welch Gate	B	1	B	2012/13
04/0521	Old Lye Farm Barns	R	1	G	2013/14
04/1220	Duck House, Elford	R	1	G	2013/14
07/1272	3 Long Acre	K	1	B	2013/14
12/0528	Sutton Reservoir	K	10 (of 14)	B	2013/14
09/0103	Cornerways Lakes Road	B	4	G	2013/14
07/0229	Blackstone Farm Barns	B	6	G	2013/14
08/0347	127 Park Lane	K	10	B	2013/14
07/0776	Deansford Farm	CC	1	G	2013/14
11/0703	Morgan Advanced Ceramics	S	61(of 98)	B	2013/14
11/0469	Richmond Road	B	5	B	2013/14
08/0398	18 Load Street	B	3	B	2013/14
08/0770	r/o 44 Coventry Street	K	1	B	2013/14
08/0451	Roxall Close	CB	2	B	2013/14
13/0186	Sutton Arms Sutton Park Rd	K	1 (of 14))	B	2013/14
09/0112	r/o 11 Load Street	B	1	B	2013/14
12/0312	108/109 Bewdley Hill	K	11 (of 13)	G	2013/14
09/0604	32 High Street	S	1	B	2013/14
09/0681	r/o 35 Load Street	B	2	B	2013/14
10/0091	25/6 Habberley Street	K	2	B	2013/14
10/0350	Upper House Farm	R	1	G	2013/14
09/0732	29 Bridge Street	S	1	B	2013/14
11/0037	Birchlands Fm Shatterford	W	1	G	2013/14
10/0477	Bromsgrove Street	K	19	B	2013/14
11/0082	Bluntington Farm	CC	1	G	2013/14
09/0816	9 Broach Meadow	S	1	B	2013/14
11/0644	The Green	CC	4	B	2013/14
11/0676	Adam Street	K	1	B	2013/14
12/0081	Millbridge Barn	CC	2	G	2013/14
12/0067	409 Stourport Road	K	2	B	2013/14
12/0488	28 New Road	K	1	B	2013/14
12/0629	135 Park Lane	K	8	B	2013/14
12/0584	8A Bewdley Hill	K	1	B	2013/14
12/0624	Purcell Hse Westminster R	K	5	B	2013/14
12/0422	4 Talbot Street	K	2	B	2013/14
13/0154	409 Stourport Road	K	1	B	2013/14
13/0182	232 Westbourne Street	K	1	B	2013/14
13/0290	Layamon Walk	S	2	B	2013/14
13/0533	22 Lionfields Road	W	1	B	2013/14
13/0585	110 Lickhill Road	S	1	B	2013/14
00/0650	Franche Road Garage	W	4	B	2014/15
03/0688	94 Wood Street	K	1	B	2014/15

Planning application	Site Location	parish	No. of Dws	Gfd/bfd	Year
04/1222	Drake House Elford	R	1	G	2014/15
12/0528	Sutton Reservoir	K	4 (of 14)	B	2014/15
11/0703	Morgan Advanced Ceramics	S	23 (of 98)	B	2014/15
08/0398	18 Load Street	B	1(of 4)	B	2014/15
11/0360	r/o 60 Stourbridge Road	K	2	G	2014/15
13/0186	Sutton Arms Sutton Park Rd	K	13 (of 14)	B	2014/15
09/0506	Adj Oxbine Callow Hill	R	1	G	2014/15
12/0028	Adj 2 Park Lane	B	1	B	2014/15
13/0329	Church Farm Churchill	CB	2	G	2014/15
11/0069	Holbeache House	KF	1(of 3)	G	2014/15
11/0069	Holbeache House	KF	1	B	2014/15
11/0312	Stone School	ST	2	B	2014/15
10/0533	Ponderosa	R	1	B	2014/15
11/0705	High Hobro Farm	W	1	G	2014/15
11/0383	21 Castle Road	K	1 (of 3)	B	2014/15
13/0028	Blunton Methodist Ch	CC	1	B	2014/15
12/0429	Rowland Hill House	K	42	B	2014/15
13/0058	Ice Alpines Lye Head	R	1	G	2014/15
12/0667	Red Cross House Park St	K	5	B	2014/15
13/0174	Willaim Bullock Close	S	4	B	2014/15
13/3040	29A Worcester Street	K	2	B	2014/15
12/0321	Greenacres Lane	B	1	B	2014/15
13/0278	Hitterhill Dry Mill Lane	B	1	B	2014/15
13/0192	Old Bear Close	K	3(of 6)	B	2014/15
13/0311	9-11 Power Station Road	S	1	B	2014/15
13/3023	Oxford & Worcester House	K	28	B	2014/15
14/0189	Manor Court, Stone Manor	ST	8	B	2014/15
13/0299	Bredon Avenue	K	6	B	2014/15
13/0337	Mill Bank Court	K	1	B	2014/15
13/3033	99 Coventry Street	K	11	B	2014/15
14/0090	Park Lane	K	8	B	2014/15
13/0528	Harvington Hall Farm	CC	1	G	2014/15
13/0608	Pewterers Alley	B	1	B	2014/15
13/0657	Orchard Close Bliss Gate	R	6	B	2014/15
14/0056	Sebright Road	W	12	G	2014/15
13/0620	28 Middleton Road	K	2	B	2014/15
14/3073	Units A&B Oxford House	K	2	B	2014/15
14/3074	Units D&E Oxford House	K	2	B	2014/15
14/3075	Worcester House	K	2	B	2014/15
14/0679	Cantecler Austcliffe Road	W	1	B	2014/15
15/0343	r/o 138 Sutton Road	K	1	B	2015/16
01/0423	r/o Woodseaves Callow Hill	R	1	G	2015/16
10/0150	186 Comberton Road	K	4	B	2015/16
11/0330	Deansford Farm	CC	1	G	2015/16
10/0742	12 Brindley Street	S	1	B	2015/16
11/0383	21 Castle Road	K	2(of 3)	B	2015/16
11/0675	10 Adam Street	K	4	B	2015/16
12/0041	11 Load Street	B	2	B	2015/16
12/0198	71 Coventry Street	K	1	B	2015/16
12/0201	166 Bewdley Hill	K	2	B	2015/16
12/0353	1 Lichfield Street	S	2	B	2015/16
13/0671	136 Park Lane	K	3	B	2015/16
12/0433	Caunsall Farm	W	2	G	2015/16

Planning application	Site Location	parish	No. of Dws	Gfd/bfd	Year
13/0069	r/o 32 Load Street	B	1	B	2015/16
13/0563	Amblecote Road	K	3	B	2015/16
14/0029	Plimsoll Street	K	1	B	2015/16
14/0101	Tallet Barn New Road	R	1	G	2015/16
14/0226	20 Lionsfield Road	W	1	B	2015/16
14/0110	90 George Street	K	7	B	2015/16
13/0465	Stadium Close	K	31	B	2015/16
14/3035	94-8 Kidderminster Road	B	8	B	2015/16
14/0437	18 Wyre Hill	B	2	B	2015/16
14/0505	83 Bewdley Road North	S	2	B	2015/16
14/0683	Sion Hill garage site	K	2	B	2015/16
14/3040	Hundred Acre Farm	BR	2	G	2015/16
14/0706	Birchfield Road	K	2	B	2015/16
14/3029	46 George Street	K	2	B	2015/16
15/0064	The Mount Trimpley	KF	1	G	2015/16
15/0204	Hitterhill Dry Mill Lane	B	1	B	2015/16
15/0237	Stourport Wharf	S	1	B	2015/16
15/3070	r/o 28-29 Worcester Street	K	2(of 4)	B	2015/16
15/0119	Market House New Road	K	7	B	2015/16
15/0470	r/o 22 Bishop Street	S	1	G	2016/17
08/0425	Former Rock Garage	R	2	B	2016/17
14/0296	Adj 13 Telford Drive	B	1	G	2016/17
10/0001	52-53 Cloughton Street	K	2	B	2016/17
10/0544	7 & 8 The Crescent	W	2	B	2016/17
10/0748	Gabbs Farm Clattercut Lane	RU	1	G	2016/17
11/0069	Holbeache House	KF	2 (of 3)	G	2016/17
11/0298	Unity Inn Park Street	K	4	B	2016/17
11/0634	Barn at Grey Green Lane	B	1	G	2016/17
12/0012	149 Greatfield Road	K	13	B	2016/17
12/0420	Wrens Nest Stourport Road	K	3	B	2016/17
13/0192	Old Bear Close	K	1(of 6)	B	2016/17
13/0504	Trimpley Green Farm	KF	1	G	2016/17
14/0230	Five Acres Heightington Rd	R	1	G	2016/17
14/0064	The Barn Heightington Rd	R	1	G	2016/17
13/0676	r/o Royal Forester PH	R	1	B	2016/17
14/3023	25-26 High Street	K	3	B	2016/17
14/0238	The Old School Abberley Ave	S	1	B	2016/17
14/3022	25-26 High Street	K	3	B	2016/17
14/0270	Kingsford PH	W	3	B	2016/17
14/0458	27 Holman Street	K	1	B	2016/17
14/0363	4 & 5 Queen Street	K	2	B	2016/17
14/0569	r/o 36 Leswell Street	K	4	B	2016/17
14/3069	Brockstone House	RI	1	G	2016/17
16/0291	Blakeshall Farm	W	1	G	2016/17
14/0682	Drake Crescent	K	2	B	2016/17
16/3020	Old Library Vale Road	S	3	B	2016/17
15/0607	Broad Street car park	K	5	B	2016/17
14/0674	Blakeshall Farm Barns	W	5	G	2016/17
15/0158	King William St.John Street	K	1	B	2016/17
15/0214	Keats Place	K	7	B	2016/17
15/0208	93 Wood Street	K	1	B	2016/17
15/0271	The Barrel Bromsgrove St	K	9	B	2016/17
15/0255	Shaw Hedge Road	B	4	B	2016/17

Planning application	Site Location	parish	No. of Dws	Gfd/bfd	Year
15/3036	28/29 Worcester Street	K	2	B	2016/17
16/0007	Woodcolliers Arms	B	3	B	2016/17
15/0661	Throckmorton House	CC	1	B	2016/17
15/0264	Chaddesley School	CC	15	B	2016/17
16/3082	Station Yard	CB	2	B	2016/17
16/0268	7 & 9 Galahad Way	S	2	B	2016/17
15/0564	Woodside Farm	CC	1 (of 4)	G	2016/17
11/0181	Rockview Garage	W	1 (of 2)	B	2017/18
03/0517	Grove End Barn	R	1	G	2017/18
12/0402	The Riddings Crundalls Lane	KF	1	G	2017/18
12/0028	Adj 32 Park Lane	K	2	B	2017/18
17/0092	Costcutter Willowfield Drive	K	4	B	2017/18
16/0089	Castle Road / Park Lane	K	8	B	2017/18
12/0760	20-22 Horsefair	K	3	B	2017/18
13/0192	Old Bear Close	K	1 (of 6)	B	2017/18
15/0235	Yew Tree Lane	B	1 (of 2)	B	2017/18
14/0212	The Lodge Park Attwood	KF	1	B	2017/18
14/3052	Common Farm Barn Iverley	CB	2	G	2017/18
14/3020	Coach House Tanwood Lane	CC	1	G	2017/18
14/3017	Arbour Farm Pound Green	UA	1	G	2017/18
16/0269	Coopers Arms Canterbury R	K	10	B	2017/18
14/3060	Drayton Barn Barrow Hill Ln	CC	1	G	2017/18
15/3080	The Crofft Deansford Lane	CC	1	G	2017/18
15/0111	Organshill Fm The Greenway	R	1	G	2017/18
14/3062	The Beeches Heightington R	RI	1	G	2017/18
15/3070	28/29 Worcester Street	K	2 (of 4)	B	2017/18
15/0294	24 Kidderminster Road	B	3	B	2017/18
15/0705	Stone Meadow	ST	1	B	2017/18
17/0104	Vale Road car park	S	6	B	2017/18
16/0205	Royal Exchange New Road	K	4 (of 9)	B	2017/18
16/0090	25 Mitton Street	S	15	B	2017/18
14/3051	Sandy Lane Farm	KF	1	G	2017/18
17/0422	Stone Depot	ST	2 (of 3)	B	2017/18
16/0276	Abberley Avenue garages	S	3	B	2017/18
15/0564	Woodside Farm	CC	3 (of 4)	G	2017/18
17/0003	Roundhead PH	K	6 (of 9)	B	2017/18
17/0175	The Barrel (additional)	K	1 (of 3)	B	2017/18
17/0144	Keepers Cottage Sandy Lane	KF	1	B	2017/18
17/3030	4 Lion Street	K	3	B	2017/18
18/0236	19 Hillary Road	S	3	B	2017/18
11/0747	Site of Bluntington Garage	CC	1	B	2018/19
14/0358	Mitton Street	S	5 (of 8)	B	2018/19
16/0096	Eagles Place	K	5 (of 9)	B	2018/19
16/0281	Eleanor Harrison Drive	W	1(of 5)	B	2018/19
13/0612	26-28 Leswell Street	K	6	B	2018/19
13/0192	Old Bear Close	K	1 (of 6)	B	2018/19
14/3049	Carlton House	K	9	B	2018/19
15/0235	Yew Tree Lane	B	1 (of 2)	B	2018/19
15/0082	92 Lea Street	K	2	B	2018/19
15/3029	Keepers Cottage Stanklyn Ln	ST	1	G	2018/19
15/3007	Park Attwood Farm	KF	1	G	2018/19
16/0607	155 Kidderminster Road	B	2	B	2018/19
16/0205	Royal Exchange New Road	K	5 (of 9)	B	2018/19

Planning application	Site Location	parish	No. of Dws	Gfd/bfd	Year
17/0422	Stone Meadow	ST	1 (of 3)	B	2018/19
16/0275	Westminster Road	K	3	B	2018/19
16/3039	Shatterford Lane	W	1	G	2018/19
16/0688	Dowles Road CC	K	12	B	2018/19
16/0744	St.Pius Church Habberley	K	9	B	2018/19
17/0023	Roundhead PH	K	2 (of 9)	B	2018/19
16/0428	Church View	B	1	B	2018/19
18/3081	42 Broad Street	K	5	B	2018/19
17/0213	Knoll School Manor Avenue	K	6	B	2018/19
17/3030	4 Lion Street	K	9	B	2018/19
17/0317	St.Johns Hall Habberley	K	6	B	2018/19
17/0108	High Hobro Farm	W	1	G	2018/19
18/0659	Squirrel Inn Areley Common	S	4 (of 7)	B	2018/19
18/0112	171 Comberton Road	K	1	B	2018/19
18/0169	Carlton House	K	2	B	2018/19
18/0035	Stone Meadow	ST	2 (of 6)	B	2018/19
16/0181	The Oaklands Callow Hill	R	1	G	2018/19
18/3080	42 Broad Street	K	1	B	2018/19
13/3013	Carlton House	K	4	B	2018/19
19/0748	Mill House Stourport Rd	B	1	B	2019/20
17/0764	Hackmans Gate Lane	GR	5 (of 9)	B	2019/20
16/0703	Glebe Fields Churchill Lane	CB	1	G	2019/20
18/0007	Sculthorpe Road	CB	3	B	2019/20
15/0691	The Kennels Hurcott Lane	CB	1	G	2019/20
15/0453	Drayton Road	CC	1	G	2019/20
19/0036	165 Chester Road North	K	1	B	2019/20
18/3084	6 Lower Mill Street	K	2	B	2019/20
18/0485	26 Oldnall Road	K	2	B	2019/20
19/0035	164 Chester Road North	K	1	B	2019/20
17/3006	10-12 Bull Ring	K	6	B	2019/20
17/0200	Venture Court Mill Street	K	5	B	2019/20
18/0484	Adj 60 Marlpool Place	K	1	G	2019/20
17/0023	Roundhead PH	K	1(of 9)	B	2019/20
18/0189	Yew Tree Inn	K	9	B	2019/20
16/0450	72-3 Mill Street	K	1	B	2019/20
18/0764	42 Broad Street	K	2	B	2019/20
17/0797	M & G Sportswear	K	7	B	2019/20
16/0096	Eagles Place	K	1 (of 9)	B	2019/20
18/0370	Former Corn Exchange	K	6	B	2019/20
17/0784	Cricketers Arms	K	4	B	2019/20
15/0517	65 Spencer Street	K	2	B	2019/20
18/0531	56 Puxton Drive	K	1	G	2019/20
18/0653	r/o Cricketers Arms	K	1	G	2019/20
17/0175	The Barrel (former Deli)	K	2	B	2019/20
17/3012	Honeybrook Farm	KF	1	G	2019/20
18/0361	Trimpley Farm	KF	1	G	2019/20
14/0604	Plough Lane Far Forest	R	1	B	2019/20
18/0659	The Squirrel Areley Common	S	3 (of 7)	B	2019/20
18/0371	105 Prospect Rd	S	1	B	2019/20
18/0785	Mart Lane/Lichfield Street	S	1	B	2019/20
16/0123	9 Brindley Street	S	1	B	2019/20
19/0325	1 Brindley Street	S	6	B	2019/20
14/0358	Mitton Street	S	3 (of 8)	B	2019/20

Planning application	Site Location	parish	No. of Dws	Gfd/bfd	Year
17/0400	r/o 17 New Street	S	1 (of 3)	B	2019/20
18/0035	Stone Meadow	ST	4 (of 6)	B	2019/20
16/0281	Eleanor Harrison Drive	W	4 (of 5)	B	2019/20
19/0235	Hole Farm Tanners Hill	B	2	G	2020/21
15/0329	Former WRVS Lax Lane	B	4	B	2020/21
17/0764	Hackmans Gate	BR	4 (of 9)	B	2020/21
20/0313	Bringstye Honey Farm	CB	1	B	2020/21
18/0728	School Shop Prospect Hill	K	1	B	2020/21
18/3067	School Shop Prospect Hill	K	3	B	2020/21
19/3018	8 Turton Street	K	1	B	2020/21
18/0675	Adj Little Oak Comberton R	K	1	G	2020/21
19/0114	Ukranium Cluib Sion Hill	K	1	B	2020/21
16/0096	Eagles Place	K	1 (of 9)	B	2020/21
17/0720	Eagles Place (additional)	K	1	B	2020/21
19/3016	1 Hemming Street	K	1	B	2020/21
20/0464	42 Broad Street (extension)	K	2	B	2020/21
19/0211	Land Oak car park	K	8	B	2020/21
19/0751	Walnut Cottage Bliss Gate	R	1	G	2020/21
19/0080	Walnut Cottage Bliss Gate	R	5	G	2020/21
19/0203	Duke William Garage	R	3	B	2020/21
18/3001	Beech Elm Farm Clattercut L	RU	1	G	2020/21
18/3005	Lunnon Cottage Barns	RU	2	G	2020/21
17/0724	40A Worcester Rd Titton	S	4	B	2020/21
17/0400	17 New Street	S	2 (of 3)	B	2020/21
18/0689	Stone Meadow plot 11	ST	1	B	2020/21
18/0399	Starts Green Farm	W	1	G	2020/21

APPENDIX 2

C3 HOUSING TRAJECTORY AT 1ST APRIL 2021

Location	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
<i>Kidderminster Town</i>																
Comberton Place	8															
Chester Road S Service Station		15														
Victoria Carpets Sports Ground	40	8														
Lea St School				24												
N of Bernie Crossland Walk								9								
Bromsgrove St							35									
Timber Yard								50	50							
Rock Works					22											
Blakebrook Sch	18															
Fire Station			20													
Boucher Building							10									
Churchfields		60	60	60	60	6										
Limekiln Bridge					30		50									
Sladen					36											
Stourbridge Road	50															
BT building Mill St	13															
Ambulance Stn			8													
Silverwoods ph 2	29	4														
Severn Grove Shops					12											
Naylors Field									35							
164/5 Sutton Pk Rd			3													
Silverwoods extra care		65														
Stourminster		26	31													
Sion Hill School	11	46														
Land at Low Habberley			19	35	35	35										
<i>Lea Castle Village</i>																
Lea Castle Hospital site	3	75	75	75	75	75	75	75	72							

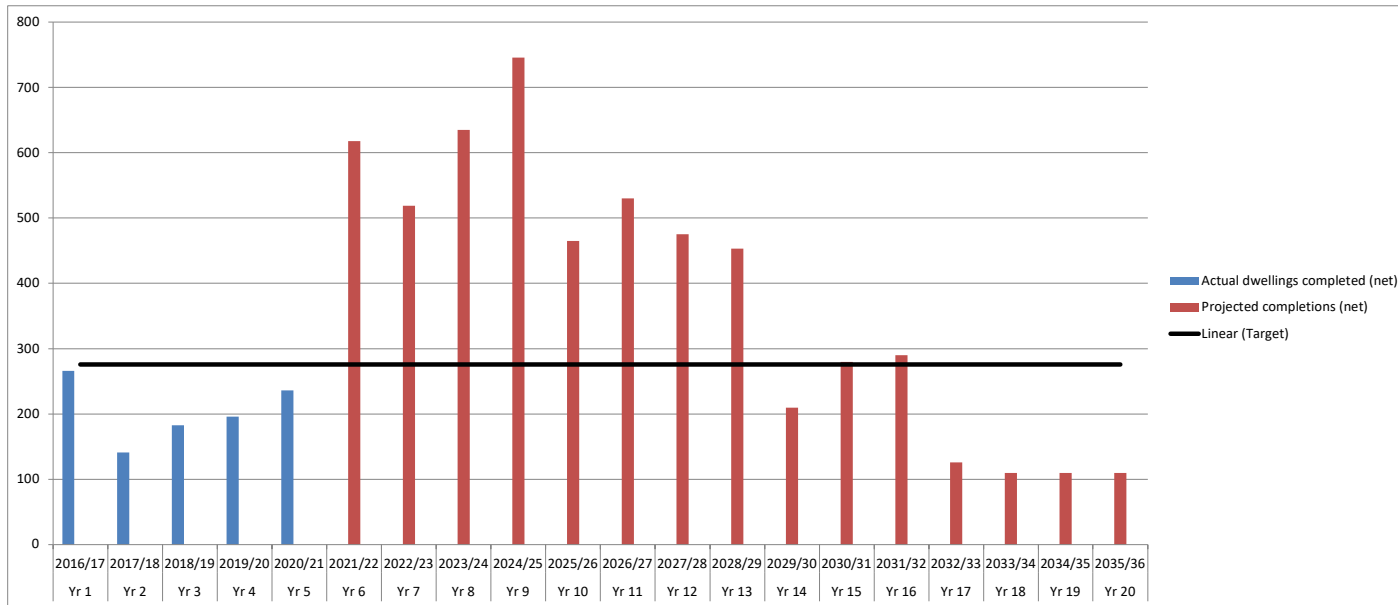
Location	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
Lea Castle east/west/north				30	80	90	100	100	100	100	100	100				
<i>Kidd. Eastern Extension</i>																
Husum Way												30				
Comberton Lodge Nursery			9													
Land at Comberton Road			15	65	110	110	110	110	110	110	110	110	110	110	110	110
<i>Stourport</i>																
Cheapside								36	36							
Swan Hotel											20					
Queens Road Shops			12													
Pearl Lane				50	75	75	50									
Carpets of Worth site			29	50	50											
west of former school site						50	50	50	50							
County Buildings					20	20										
Parsons Chain											50	50				
Baldwin Road		18	18	18	18											
MIP Bewdley Road	12	75	19													
Worcester Road Car Sales							15									
Sandy Lane Titton			10													
Adj. Rock Tavern			2													
School Site Coniston Crescent			9	50	50											
<i>Bewdley</i>																
Fire Station, Load Street			6													
Stourport Road Triangle				50	50											
Catchem's End			5	60	15											
Land S of Habberley Road			44													
<i>Rural</i>																
Bill White Nurseries								20								
Alton Nurseries		4														
Bellman's Cross													16			
Allotments							10									
Red Lion Car Park					2											
Station Drive							25	25								

Location	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
Fold Farm					6											
Rock Tavern Car Park			3													
Caunsall Rd						4										
<i>Total Local Plan Allocations</i>	<i>184</i>	<i>396</i>	<i>397</i>	<i>567</i>	<i>746</i>	<i>465</i>	<i>530</i>	<i>475</i>	<i>453</i>	<i>210</i>	<i>280</i>	<i>290</i>	<i>126</i>	<i>110</i>	<i>110</i>	<i>110</i>
<i>other sites in supply</i>																
Bewdley sites	6	6	7	4												
Broome sites	4	0	4													
Churchill & Blakedown	1	1	3													
Chaddesley Corbett	0	5	3													
Kidderminster	21	122	65	32												
Kidderminster Foreign	0	4	3													
Rock	9	11	17	16												
Ribbesford	0	0	0	1												
Rushock	3	0	0													
Stourport-on-Severn	6	35	4	12												
Stone	1	13	1													
Upper Arley	0	10	3													
Wolverley	1	15	12	3												
<i>total other supply</i>	<i>52</i>	<i>222</i>	<i>122</i>	<i>68</i>												
<i>Projected completions net</i>	<i>236</i>	<i>618</i>	<i>519</i>	<i>635</i>	<i>746</i>	<i>465</i>	<i>530</i>	<i>475</i>	<i>453</i>	<i>210</i>	<i>280</i>	<i>290</i>	<i>126</i>	<i>110</i>	<i>110</i>	<i>110</i>
Projected completions less 4% lapse rate where site not already under construction at 31/03/21		615	507	615	720	450										

Figures as at 01/04/2021 – red numbers reflect either site capacity updates following Matter 7 hearing session or final completion figures for 2020/21. Lapse rate has not been applied to windfalls. Residential allocations now shown for Rock Works Kidderminster and Parson Chain Stourport

C3 HOUSING TRAJECTORY 2016-36

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17	Yr 18	Yr 19	Yr 20
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Actual dwellings completed (net)	266	141	183	196	236															
Projected completions (net)						618	519	635	746	465	530	475	453	210	280	290	126	110	110	110
Cumulative completions	266	407	590	786	1,022	1,640	2,159	2,794	3,540	4,005	4,535	5,010	5,463	5,673	5,953	6,243	6,369	6,479	6,589	6,699
Target	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276
Cumulative target	276	552	828	1,104	1,380	1,656	1,932	2,208	2,484	2,760	3,036	3,312	3,588	3,864	4,140	4,416	4,692	4,968	5,244	5,520
Monitor - difference between cumulative completions and	-10	-145	-238	-318	-358	-16	227	586	1,056	1,245	1,499	1,698	1,875	1,809	1,813	1,827	1,677	1,511	1,345	1,179
Number of years left in plan	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0



APPENDIX 3 C2 BEDSPACES TRAJECTORY 2016-36

	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
Actual bedspaces completed	0	0	67	6	0															
Projected bedspaces						73	5	0	7	7	70	7	7	7	70	7	70	7	7	70
Cumulative completions	0	0	67	73	73	146	151	151	158	165	235	242	249	256	326	333	403	410	417	487
Target	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24
Cumulative target	24	48	72	96	120	144	168	192	216	240	264	288	312	336	360	384	408	432	456	480