

WYRE FOREST DISTRICT COUNCIL

FIVE YEAR HOUSING LAND SUPPLY AT 1ST APRIL 2021



CONTENTS PAGE

Main report	page 1
Appendix A – Sites completed	page 6
Appendix B – sites under construction	page 18
Appendix C – sites not yet started	page 24
Appendix D – Sites subject to S106 agreement	page 29
Appendix E – Other Deliverable Sites	page 30

1. This report is to be read alongside the document ED48 dated 29th April 2021 'Wyre Forest District Council updated five year housing land supply'. [ed48-note-on-5yhls.pdf \(wyreforestdc.gov.uk\)](https://www.wyreforestdc.gov.uk/ed48-note-on-5yhls.pdf) It includes the final completion figures for the year ending 31st March 2021 together with details of all the sites feeding into the supply at 1st April 2021. The results of the Housing Delivery Test (January 2021) are also set out in detail. As a result of this, a 20% buffer has been applied to the housing requirement. Any shortfall in housing completions since the start of the Plan Period in April 2016 have also been taken into account when calculating the housing requirement.
2. A housing requirement of 276 dwellings per annum has been used in the calculations as this is the number of dwellings proposed in the emerging Local Plan 2016-36 which is undergoing examination.
3. The results of the Housing Delivery Test for 2020 were published in January 2021. This showed that Wyre Forest District had only achieved 84% of its housing requirement over the 3-year period 2017-20.

3 year rolling period	2017/18	2018/19	2019/20	Total
Number of homes required (using household projections)	201	246	227	674
Number of homes delivered	184	183	199	567
Housing Delivery Test Measurement (HDT) = 84%				

4. As the authority has achieved less than 85% in this latest HDT measurement, a 20% buffer will now be applied to the housing requirement going forward until such time that the result improves. The number of homes required for 2020/21 will also be based on the standard method as the Emerging Local Plan figure of 276 has yet to be adopted. This is likely to mean the authority has an improved HDT measurement as the number of completions in 2020/21 was higher.
5. Table 2 of ED48 set out details of the completed dwellings which had come through the Prior Notification process. Further details of those dwellings approved through this route but yet to be fully implemented by 1st April 2021 are shown in the following table.

Application number	Address	Parish	Decision Date	Description	No. dws	Progress at 1/4/21
15/3004/PN	Eastfield Farm, Butts Ln	Stone	04/03/15	Conversion to dwelling	1	Under construction
16/3070/PN	Oak Tree Farm. Pound Green	Upper Arley	15/02/17	Conversion to dwellings	2	Under construction
17/3051/PN	Towers Buildings	Kidderminster	16/10/17	Conversion to flats	22	Under construction
18/3039/PN	Barn at Bliss Gate Farm	Rock	21/06/18	Conversion to dwelling	1	Under construction
18/3038/PN	11 York Street	Stourport	04/07/18	Conversion to flats	2	Not yet started
15/3048/PN	Shortacre Nurseries, Butts Lane	Stone	12/08/18	Conversion to dwellings	2	Under construction
18/3064/PN	Towers Buildings	Kidderminster	27/11/18	Conversion to flats	7	Under construction
19/3017/PN	Fruit Farm Bournes Green	Chaddesley C	20/01/20	Conversion to dwelling	1	Not yet started
19/3061/PN	Barn at Shaw Hill Dunley Road	Rock	20/01/20	Conversion to dwelling	1	Not yet started
20/3002/PN	Coningswick Farm Barns	Rock	21/02/20	Conversion to dwellings	2	Not yet started
20/0123/PN	Barn adj. High Lea Pound Green	Upper Arley	06/04/20	Conversion to dwelling	1	Not yet started
20/0205/PN	Orchard Dunley Road	Rock	01/05/20	Conversion to dwelling	1	Not yet started
20/0507/PN	Barn at Wells Meadow	Stourport	06/08/20	Conversion to dwelling	1	Under construction
20/0827/PN	Horseley Hills Farm	Wolverley	11/01/21	Conversion to dwelling	1	Not yet started
20/1062/PN	75 Mill Street	Kidderminster	08/02/21	Conversion to flat	1	Not yet started
20/1061/PN	Old Hall Farm Tenbury Road	Rock	09/03/21	Conversion to dwellings	2	Not yet started
21/0037/PN	Moat House Farm	Wolverley	15/03/21	Conversion to dwelling	1	Not yet started

6. In 2020/21 there were 243 dwelling completions (238 net of demolitions) giving a total net completion figure for the first 5 years of the new Plan Period (2016-21) of 1,018. If the Plan requirement of 276 dwellings is used, this means there has been a shortfall of 362 dwellings. As of 1st April 2021, there were 474 dwellings under construction with a further 797 dwellings yet to start on active sites. Thus, it can be shown that the number of expected completions in 2021/22 far exceeds those seen in recent years.

7. There were 3 sites of 100+ dwellings under construction at 1st April 2021. 80% of the houses on Soapstones, the Taylor Wimpey site in Stourport-on-Severn (106 dwellings) are expected to be completed by the end of March 2022. The 600 dwellings on the former Lea Castle Hospital site are progressing well with up to 100 expected to complete by the end of 2021/22. As this site is 40% affordable, it is not so dependent on open market sales and is therefore expected to have a higher build rate. At Churchfields, only 40% are open market dwellings and completion numbers are also expected to be around the 100 mark in 2021/22. The detailed housing trajectory in ED48 (see Appendix 2 pages 22-24) shows that these two sites were expected to deliver 60 dwellings per annum (Churchfields) and 75 dwellings per annum (Lea Castle). It seems likely that completions will exceed this. The current trajectory for Lea Castle shows 222 of the 600 dwellings being delivered beyond the 5-year period 2021-26. This may not actually be the case. A further site in Kidderminster (57 dwellings) was also ready to start housing construction in April 2021 following drainage works at the start of the year. Thus, it can be shown that housing completions have bottomed out and are now likely to be at least double that seen in the first five years of the Plan Period. In April 2020 there were only 247 dwellings under construction whereas by 1st April 2021 this figure had almost doubled.
8. The following table shows a summary of the housing completions and commitments at 1st April 2021. Please note that these figures do not include sites approved subject to S106 agreement.

	Number of dwellings (net)
Total net completions 1st April 2016-31st March 2021	1,018
Units on completed sites (Appendix A)	898
Units on sites under construction (Appendix B)	120
Total net under construction at 1st April 2021	474
Units on sites under construction (Appendix B)	474
Total net outstanding at 1st April 2021	966
Units on sites under construction (Appendix B)	797 – 222 at Lea Castle expected to complete beyond 5 years = 575
Units on outstanding sites (excluding replacement dwellings) (Appendix C)	391
Total net future commitments at 1st April 2021 (under construction and outstanding)	1440

9. A series of possible scenarios were set out in ED48. Those using a 20% buffer are reproduced below. Scenarios 2,4,6 & 8 set out in ED48 used a 10% buffer. The HDT result now means that a 20% buffer should be applied to any five-year housing land supply calculations. The figures have been slightly amended to reflect the final figures shown in the accompanying appendices. These various scenarios show that Wyre Forest District Council can demonstrate a five-year housing supply of at least 7.1 years. The figures for the projected commitments 2021-26 are taken from the housing trajectory in ED48 [ed48-note-on-5yhls.pdf](#) (wyreforestdc.gov.uk) (see page 24).

Scenario 1

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

	Number of Dwellings	Average per annum
Requirement 2021-26 plus 20% buffer	$(276 + 20\%) * 5 = 1,656$	331
Net completions 2016-21	$265 + 135 + 182 + 198 + 238 = 1,018$	
Projected shortfall 2016-21	$(276 * 5) \text{ minus } 1,018 = 362$	
Housing requirement 2021-26 taking account of shortfall	$(276 * 5) \text{ plus } 362 + 20\% = (1380 + 362) + 20\% = 2090$	418
Projected commitments 2021- 26 excluding windfall allowance and with no lapse rate applied	$618 + 519 + 635 + 746 + 465 = 2983$	
5-year Supply 2021-26	$2983/418 = \mathbf{7.14}$ years	

Scenario 3

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

	Number of Dwellings	Average per annum
Requirement 2021-26 plus 20% buffer	$(276 + 20\%) * 5 = 1,656$	331
Net completions 2016-21	$265 + 135 + 182 + 198 + 238 = 1,018$	
Projected shortfall 2016-21	$(276 * 5) \text{ minus } 1,018 = 362$	
Housing requirement 2021-26 taking account of shortfall	$(276 * 5) \text{ plus } 362 + 20\% = (1380 + 362) + 20\% = 2090$	418
Projected commitments 2021- 26 including windfall allowance and with no lapse rate applied	$618 + 519 + 635 + 746 + 465 = 2983$ Plus $72 * 2 \text{ windfalls} = 3127$	
5-year Supply 2021-26	$3127/418 = \mathbf{7.48}$ years	

Scenario 5

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

	Number of Dwellings	Average per annum
Requirement 2021-26 plus 20% buffer	$(276 + 20\%) * 5 = 1,656$	331
Net completions 2016-21	$265 + 135 + 182 + 198 + 238 = 1,018$	
Projected shortfall 2016-21	$(276 * 5) \text{ minus } 1,018 = 362$	
Housing requirement 2021-26 taking account of shortfall	$(276 * 5) \text{ plus } 362 + 20\% = (1380 + 362) + 20\% = 2090$	418
Projected commitments 2021- 26 including windfall allowance and with no lapse rate applied	$618 + 519 + 635 + 746 + 465 = 2983$ Plus $54 * 2 \text{ windfalls} = 3091$	
5-year Supply 2021-26	$3091/418 = \mathbf{7.39}$ years	

Scenario 7

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

	Number of Dwellings	Average per annum
Requirement 2021-26 plus 20% buffer	$(276 + 20\%) * 5 = 1,656$	331
Net completions 2016-21	$265 + 135 + 182 + 198 + 238 = 1,018$	
Projected shortfall 2016-21	$(276 * 5) \text{ minus } 1,018 = 362$	
Housing requirement 2021-26 taking account of shortfall	$(276 * 5) \text{ plus } 362 + 20\% = (1380 + 362) + 20\% = 2090$	418
Projected commitments 2021- 26 including windfall allowance and with no lapse rate applied	$618 + 519 + 635 + 746 + 465 = 2983$ Plus $36 * 2$ windfalls = 3055	
5-year Supply 2021-26	$3055/418 = \mathbf{7.31}$ years	

Scenario 9

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.

	Number of Dwellings	Average per annum
Requirement 2021-26 plus 20% buffer	$(276 + 20\%) * 5 = 1,656$	331
Net completions 2016-21	$265 + 135 + 182 + 198 + 238 = 1,018$	
Projected shortfall 2016-21	$(276 * 5) \text{ minus } 1,018 = 362$	
Housing requirement 2021-26 taking account of shortfall	$(276 * 5) \text{ plus } 362 + 20\% = (1380 + 362) + 20\% = 2090$	418
Projected commitments 2021- 26 including windfall allowance and with 4% lapse rate applied to sites not yet started at 31/03/21	$618 + 519 + 635 + 746 + 465 = 2983$ Plus $72 * 2$ windfalls = 3127 Less 72 dwellings on sites not yet started = 3055	
5-year Supply 2021-26	$3055/418 = \mathbf{7.31}$ years	

10. The following appendices set out the details of all the sites which feed into this supply. Appendix A lists all those sites which have been completed between 1st April 2016 and 31st March 2021 by parish. Appendix B lists all those sites which were under construction at 31st March 2021, including those partially completed. Appendix C lists all those sites at 31st March 2021 which have an extant unimplemented approval including those with prior approval for residential conversion and permission in principle approval. Appendix D lists the two sites which had approval subject to the signing of a Section 106 agreement. Appendix E lists other sites which have yet to gain planning approval but are expected to feed into the 5-year supply. These are all allocations in the emerging Local Plan 2016-36. For details of the housing trajectory, please see ED48.

Appendix A: Sites completed 1st April 2016-31st March 2021

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-21	Net comp. 2016-21
	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. 2016-21	Net comp. 2016-21
19/0748/full	Mill House (3 rd fl), Stourport Road	Subdivision of 3 rd floor flat (retrospective)	07/02/20	07/02/23	2	1	0	2	1
19/0235/full	Hole Farm, Tanners Hill	Conversion of agricultural building to dwellings	11/06/19	11/06/22	2	2	0	2	2
15/0329/full	Former WRVS, Lax Lane	Redevelopment for housing	19/10/16	19/10/19	4	4	0	4	4
	Broome								
17/0764/full	H&H chilled foods, Hackman's Gate	Erection of 9 dwellings	27/04/18	27/04/21	9	9	0	9	9
	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
15/0691/full	The Kennels, Hurcott Lane	Conversion of hunt kennels	10/02/16	10/02/19	1	1	0	1	1
16/0703/full	Glebe Fields, Churchill Lane	Erection of dwelling	08/01/18	08/01/21	1	1	0	1	1
18/0007/full	Sculthorpe Road	Redevelopment of garages	08/01/18	08/01/21	3	3	0	3	3
20/0313/full	Bringstye Honey Farm	Conversion of wholesale fruit and veg warehouse to dwelling (24/06/20	24/06/23	1	1	0	1	1
	Chaddesley Corbett								
15/0661/full	Throckmorton Hse, Mustow Green	Extension 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,	conversion of school building and erection of 11 houses	23/03/16	23/03/19	15	15	0	15	15

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-21	Net comp. 2016-21
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
19/0299/full	20 Eastcote Cottages Brockencote	Replacement dwelling	11/07/19	11/07/22	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
15/0453/full	Drayton Road, Drayton	Change of use of agricultural building	18/12/15	18/12/18	1	1	0	1	1
	Kidderminster								
12/0002/full	Adj.32 Park Lane	2 dwellings	18/05/12	18/05/15	2	2	0	2	2
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

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-21	Net comp. 2016-21
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
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

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-21	Net comp. 2016-21
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/extension of public house to restaurant and flats	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
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 flats to ground floor	28/04/17	28/04/20	3	3	0	3	3
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

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-21	Net comp. 2016-21
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
18/0370/full	Corn Exchange, New Road	Conversion of upper floors	18/09/18	18/09/21	6	6	0	6	6
17/0200/full	Land at Mill Street	Erection of 5 dwellings	1/12/17	1/12/20	5	5	0	5	5
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	9
15/0517/full	65 Spencer St	Erection of dwellings	04/11/15	04/11/18	2	2	0	2	2
17/0784/full	Cricketers Arms PH, Lorne Street	Conversion plus erection of house	08/02/18	08/02/21	4	4	0	4	4
17/0269/full	Comberton Place	Redevelopment of 15 houses	24/10/17	24/10/20	15	15	0	15	15
17/0023/full	Roundhead PH, Willowfield Drive	Redevelopment for 9 bungalows	10/03/17	10/03/20	9	9	0	9	9
16/0450/full	72-73 Mill Street	Conversion of outbuilding	21/11/16	21/11/19	1	1	0	1	1
16/0709/full	26 Chester Road S	Replacement dwelling	17/02/17	17/02/20	1	0	0	1	0
17/3006/PN	10-12 Bull Ring	Conversion of upper floors	22/03/17	22/03/20	6	6	0	6	6
17/0797/full	MG Sportswear, Horsefair,	Conversion of upper floors	01/05/18	01/05/21	7	7	0	7	7

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-21	Net comp. 2016-21
18/0485/full	26 Oldnall Road, Kidderminster	Redevelopment for 2 dwellings	27/09/18	27/09/21	2	1	0	2	1
18/0484/full	60 Marlpool Place, Kidderminster	Erection of dwelling	20/09/18	20/09/21	1	1	0	1	1
18/0653/full	r/o Cricketers Arms, Lorne St	Erection of bungalow to rear	04/12/18	04/12/21	1	1	0	1	1
18/0764/full	42 Broad St	Extension to provide 2 flats	04/02/19	04/02/22	2	2	0	2	2
19/0035/full	164 Chester Road North	Conversion to dwelling	01/03/19	01/03/22	1	1	0	1	1
19/0036/full	165 Chester Road North	Conversion to dwelling	01/03/19	01/03/22	1	1	0	1	1
18/0531/full	56 Puxton Drive	Erection of dwelling	30/04/19	30/04/22	1	1	0	1	1
18/3084/PN	6 Lower Mill Street	Conversion of offices to flats	16/07/19	16/07/22	2	2	0	2	2
18/0728/full	School Shop, Prospect Hill	Conversion to dwelling	02/01/19	02/01/22	1	1	0	1	1
18/3067PN	School Shop, Prospect Hill	Conversion to dwellings	21/12/18	21/12/21	3	3	0	3	3
19/3018/PN	8 Turton Street	Conversion to dwelling	20/05/19	20/05/22	1	1	0	1	1
19/3033/PN	Former BT Building, Mill Street	Conversion to residential	09/07/19	09/07/22	13	13	0	13	13
18/0675/full	Adjacent Little Oak, Comberton Road	Erection of dwelling to side	18/12/18	18/12/21	1	1	0	1	1
19/0114/full	Ukrainian Club, Sion Hill	Erection of dwelling	24/05/19	24/05/22	1	1	0	1	1
17/0268/full	Comberton Place	Redevelopment for flats	21/07/17	21/07/20	8	8	0	8	8
16/0096/full	Eagles Nest, Coningsby Drive	Erection of 9 dwellings	14/03/17	14/03/20	9	9	0	9	9

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-21	Net comp. 2016-21
19/3016/PN	1 Hemming Street	Conversion of shop to dwelling	20/05/19	20/05/22	1	1	0	1	1
17/0780/full	Blakebrook School site	Redevelopment of 40 dwellings	26/03/18	26/03/21	40	40	0	40	40
17/0720/full	Eagles Place	Erection of dwelling	24/01/18	24/01/21	1	1	0	1	1
18/3012/PN	r/o 28 Worcester St. GF	Conversion of office	19/04/18	19/04/21	1	1	0	1	1
19/0211/full	Land Oak PH	Erection of dwellings on car park	30/05/19	30/05/22	8	8	0	8	8
20/0464/full	42 Broad St (extn)	Erection of flats to side	06/08/20	06/08/23	2	2	0	2	2
20/0143/PN	142 Walter Nash Road	Conversion of part of retail unit	15/04/20	15/04/23	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
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
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	0	1	1

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-21	Net comp. 2016-21
18/0361/full	Trimpley Farm Barn	Conversion of agricultural building to dwelling	24/08/18	24/08/21	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 R	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
14/0604/full	Ebenezer House, Plough Lane	Erection of Live-work unit	14/01/15	14/01/18	1	1	0	1	1
19/0203/full	Duke William Garage Callow Hill	Erection of bungalows	08/07/19	08/07/22	3	2	0	3	2
19/0080/full	Walnut Cottage, Bliss Gate	Erection of new dwellings	14/11/19	14/11/22	5	5	0	5	5
19/0751/full	Walnut Cottage, Bliss Gate	Erection of dwelling	20/01/20	20/01/23	1	1	0	1	1
20/0086/full	Rushmere	Replacement dwelling	01/05/20	01/05/23	1	0	0	1	0
15/0012/full	The Patches Lye Head	Live work unit	04/03/15	04/03/18	1	1	0	1	1
20/0059/full	Methodist Church Callow Hill	Conversion to dwelling	10/08/20	10/08/23	1	1	0	1	1

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-21	Net comp. 2016-21
	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
14/3069/PN	Brockstone House,	Conversion of barn 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
18/3001/PN	Beech Elm Farm, Clattercut Lane	Conversion to dwelling	26/02/18	26/02/21	1	1	0	1	1
18/3005/PN	Lunnon Cottage	Conversion to dwellings	22/03/18	22/03/21	2	2	0	2	2
	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

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-21	Net comp. 2016-21
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
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
14/0358/full	Land at Mitton Street	Erection of 7 houses and 1 flat	02/10/14	02/10/17	8	8	0	8	8
16/0123/full	9 Brindley Street	Subdivision of dwelling	19/04/16	19/04/19	2	1	0	2	1
18/0659/full	Squirrel Inn, Areley Common	Conversion of PH, new build to rear	06/12/18	06/12/21	7	7	0	7	7
18/0371/full	105 Prospect Road	Erection of dwelling on garage site	31/07/18	31/07/21	1	1	0	1	1
18/0785/full	Lichfield St/Mart L	Conversion of former canal office	20/03/18	20/03/21	1	1	0	1	1
19/0325/full	1 Brindley Street	Conversion of HMO to 6 bedsits	22/08/19	22/08/22	6	6	0	6	6
18/0336/full	Lucern, Rectory Lane, Areley Kings	Replacement dwelling	10/09/18	10/09/21	1	0	0	1	0
17/0400/full	17 New Street	Change of use to dwellings	17/08/17	17/08/20	3	3	0	3	3
17/0724/full	40A Worcester Road, Titton	Redevelopment for housing	22/02/18	22/02/21	4	4	0	4	4
	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

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comp. prior to 04/2016	Gross comp. 2016-21	Net comp. 2016-21
17/0422/full	Butts Lane depot	Change of use to dwellings	15/09/17	15/09/20	3	3	0	3	3
18/0035/full	Stone Meadow	Redevelopment for housing	25/06/18	25/06/21	6	6	0	6	6
18/0689/full	Stone Meadow	Erection of dwelling	30/04/19	30/04/22	1	1	0	1	1
19/0238/full	Heathfield, Shenstone	Replacement dwelling	11/06/19	11/06/22	1	0	0	1	0
	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
16/0281/full	Eleanor Harrison Drive, Cookley	Erection of dwellings	05/07/16	05/07/19	5	5	0	5	5
18/0178/full	Hillcrest, Wolverhampton Rd	Replacement dwelling	27/04/18	27/04/21	1	0	0	1	0
18/0399/full	Starts Green Farm	Barn conversion	31/07/18	31/07/21	1	1	0	1	1
18/0163/full	Stourbridge Road	Erection of dwellings (Miller)	09/08/18	09/08/21	91	91	0	91	91
19/0667/full	Adj 1 Westhead Rd	Erection of dwelling	24/07/20	24/07/23	1	1	0	1	1
				Total:	1012	958	102	947	898

NB 8 demolitions occurred outside of the plan period. (highlighted in red)

Appendix B: Sites under construction (UC) at 1st April 2021 OS = outstanding

Applicn. No.	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Net UC 1/4/21	Net comp. 1/4/16-1/4/21	Gross OS 1/4/21	Net OS 1/4/21	Demolished 1/4/16-1/4/21
10 + dws											
	Kidderminster										
18/0446/full	Former British Sugar Site (Phase 2 Bovis)	Redevelopment of 58 dwellings	30/04/19	30/04/22	58	58	4	54	0	0	0
17/3051/PN	Towers Buildings, Blackwell St	Conversion to residential	16/10/17	30/05/19	22	22	22	0	0	0	0
17/0760/full	Towers Buildings, Blackwell St	Conversion to residential	24/04/18	24/04/21	17	17	17	0	0	0	0
19/0727/full	Former sportsground Spennells Valley Rd	Erection of 48 affordable dwellings	04/02/20	04/02/23	48	48	8	40	0	0	0
19/0127/full	Former British Sugar site	Erection of extra-care development (C3)	24/05/19	24/05/22	65	65	65	0	0	0	0
18/0285/outl	Churchfields Business Park	Redevelopment for residential	05/06/19	05/06/22	240	240	45	0	195	195	0
19/0366/full	Musketeer PH	Redevelopment for residential	07/04/20	07/04/23	13	13	13	0	0	0	0
	Stourport										
19/0150/full	Steatite Way	Redevelopment for residential	13/12/19	13/12/22	106	106	53	12	41	41	0
	Wolverley & Cookley										
18/0529/full	Sion Hill School, Kidderminster	Redevelopment of 56 dwellings	06/06/19	06/06/22	56	56	45	11	0	0	0
19/0724/rese	Lea Castle Hospital	Redevelopment of 600 dwellings	27/06/19	27/06/22	600	600	56	3	541	541	0

Applicn. No.	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Net UC 1/4/21	Net comp. 1/4/16-1/4/21	Gross OS 1/4/21	Net OS 1/4/21	Demolished 1/4/16-1/4/21
<10 dws											
	Bewdley										
18/0490/ full	Witchthorn, Patchetts Lane	Replacement dwelling	10/10/18	1010/21	1	0	0	0	0	0	1
17/0702/ full	Old Bakehouse r/o 66 High Street	Conversion to dwelling	08/01/18	08/01/21	1	1	1	0	0	0	0
17/3001/ PN	Tower Farm Cottage, Long Bank	Conversion of farm building	10/03/17	10/03/20	1	1	1	0	0	0	0
20/0453/ full	30 Gardners Meadow	Erection of dwelling	9/07/20	9/07/23	1	1	1	0	0	0	0
18/0423/ full	Adj. Highbank Cleobury Road	Erection of bungalow	29/10/18	29/10/21	1	1	1	0	0	0	0
	Chaddesley Corbett										
16/0368/ full	Chaddesley Driers Cakebole Ln	Erection of dwelling	23/11/16	23/11/19	1	1	1	0	0	0	0
17/0090/ full	Barrow Hill Farm Bournes Green	Replacement dwelling	23/05/17	23/05/20	1	0	0	0	0	0	0(to complete first)
19/0306/ full	Old Grammar School The Village	Conversion to dwelling	19/03/20	19/03/23	1	1	1	0	0	0	0
19/0182/ full	Cefn Lea Farm Egg Lane	Replacement dwelling	21/05/19	21/05/22	1	0	0	0	0	0	0 (to complete first)
	Kidderminster										
13/0335/ full	26 Middleton Rd	Erection of dwelling	15/08/13	15/08/16	1	1	1	0	0	0	0
14/0648/ full	r/o 5 Dudley St	Conversion of to dwelling	30/01/15	30/01/18	1	1	1	0	0	0	0
15/0487/ full	Former Polish Club	Conversion to flats	15/10/15	15/10/18	8	8	8	0	0	0	0
15/0533/ full	17 & 19 Neville Ave	Demolition and erection of flats	21/12/15	21/12/18	5	3	3	0	0	0	2

Applicn. No.	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Net UC 1/4/21	Net comp. 1/4/16-1/4/21	Gross OS 1/4/21	Net OS 1/4/21	Demolished 1/4/16-1/4/21
16/0200/full	Town Mills, Mill Street	Conversion of fourth floor	26/05/16	26/05/19	2	2	2	0	0	0	0
16/0457/full	The Chapel, Park Lane	Conversion to dwelling	19/10/16	19/10/19	1	1	1	0	0	0	0
19/0210/full	78 Cherry Orchard	Conversion to and erection of flats;	31/05/19	31/05/22	7	7	3	0	4	4	0
17/0034/full	Adj.7 Long Acre	Erection of dwelling	08/03/17	08/03/20	1	1	1	0	0	0	0
18/0683/full	140 Bewdley Hill	Erection of dwelling in garden	13/12/18	13/12/21	1	1	1	0	0	0	0
18/0291/full	r/o 115 Habberley Road	Erection of dwelling	27/09/18	27/09/21	1	1	1	0	0	0	0
19/0125/full	Adj 1 Firs Close	Erection of dwelling	24/05/19	24/05/22	1	1	1	0	0	0	0
19/0050/full	37 Northumberland Ave	Erection of dwelling	30/05/19	30/05/22	1	1	1	0	0	0	0
19/0062/full	24 Whitehill Road	Erection of dwelling	12/07/19	12/07/22	1	1	1	0	0	0	0
17/0416/full	27 Church Street	Conversion of offices	05/02/18	05/02/21	8	8	8	0	0	0	0
18/0374/full	Cotswold Close Garages	Erection of dwellings	26/07/18	26/07/21	3	3	3	0	0	0	0
19/055/full	31 Middleton Road	Erection of dwelling	19/03/19	19/03/22	1	1	1	0	0	0	0
19/0063/full	166 Sutton Park Road	Redevelopment of dwellings	30/04/19	30/04/22	2	1	1	0	0	0	1
18/3064/PN	Towers Buildings	Conversion to flats	27/11/18	27/11/21	7	7	4	0	3	3	0
18/0743/full	Adj. 46 Barnetts Lane	Erection of dwelling	25/02/19	25/02/22	1	1	1	0	0	0	0
20/0290/full	35 Oldnall Road	Erection of dwelling	17/07/20	17/07/23	1	1	1	0	0	0	0

Applicn. No.	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Net UC 1/4/21	Net comp. 1/4/16-1/4/21	Gross OS 1/4/21	Net OS 1/4/21	Demolished 1/4/16-1/4/21
20/0585/ full	Off Broad Street	Erection of dwellings	04/12/20	04/12/23	6	6	6	0	0	0	0
19/0139/ full	Leswell Court, Leswell Street	Conversion of top floor to flat	11/06/19	11/06/22	1	1	1	0	0	0	0
20/0158/ full	Towers Buildings (roof extension)	Additional storey on building	22/05/20	22/05/23	9	9	9	0	0	0	0
20/0021/ full	Home Farm Franchecourt Drive	Erection of dwelling	25/11/20	25/11/23	1	1	1	0	0	0	0
20/1032/ full	Waterloo Street	Erection of flats	22/02/21	22/02/24	4	4	4	0	0	0	0
	Kidderminster Foreign										
19/0181/ full	Park Attwood	Conversion plus 6 new dwellings	24/05/19	24/05/22	7	7	3	0	4	4	0
	Rock										
16/0171/ full	Blakemore Farm	Change of use of farm building	09/05/16	09/05/19	4	4	4	0	0	0	0
20/0276/ full	The Drive Bliss Gate Road	Demolition and erection of dwellings	29/07/20	29/07/23	2	1	1	0	0	0	1
20/0120/ full	The Drive Bliss Gate Road	Erection of dwelling	08/09/20	08/09/23	1	1	1	0	0	0	0
18/3039/ PN	Barn at Bliss Gate Farm	Conversion to dwelling	21/06/18	21/06/21	1	1	1	0	0	0	0
19/0162/ full	Haymit, Clows Top	Erection of dwellings	14/06/19	14/06/22	2	2	2	0	0	0	0
19/0703/ full	Chapel Paddock, Callow Hill	Erection of dwellings	20/04/20	20/04/23	2	2	2	0	0	0	0
19/0612/ full	High Clows Bungalow Clows Top	Demolition and erection of dwellings	20/05/20	20/05/23	2	1	1	0	0	0	1
20/0059/ full	Methodist Church Callow Hill	Conversion to dwelling	10/08/20	10/08/23	1	1	1	0	0	0	0

Applicn. No.	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Net UC 1/4/21	Net comp. 1/4/16-1/4/21	Gross OS 1/4/21	Net OS 1/4/21	Demolished 1/4/16-1/4/21
	Rushock										
19/0670/ full	Clattercut House	Replacement dwelling	08/01/20	08/01/23	1	0	0	0	0	0	1
	Stourport										
08/0623/ full	30 Wilden Lane, Wilden	Sub-division of dwelling	15/08/08	15/08/11	2	1	1	0	0	0	0
11/0724/ full	28 Mitton Street	Conversion to dwelling	07/06/12	07/06/15	1	1	1	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	5	0	0	0	0
15/0716/ full	25 Baldwin Road	Erection of dwellings	04/10/16	04/10/19	7	7	3	0	4	4	0
18/0447/ full	Units 1-4 Baldwin Road	Erection of dwellings	09/07/20	09/07/23	7	7	2	0	5	5	0
20/0507/ PN	Barn at Wells Meadow	Conversion to dwelling	06/08/20	06/08/23	1	1	1	0	0	0	0
16/0603/ full	25 Baldwin Road	Erection of dwellings	14/02/17	14/02/20	4	4	4	0	0	0	0
17/0516/ full	St.Wulstans Community Centre	Conversion to dwellings	15/02/18	15/02/21	7	7	7	0	0	0	0
18/0613/ full	34 Lower Lickhill Rd	Erection of dwelling	29/11/18	29/11/21	1	1	1	0	0	0	0
19/0516/ full	131 Redstone Lane	Erection of dwellings	13/12/19	13/12/22	2	2	2	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	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	2	0	0	0	0
20/0184/ full	The Granary Hotel	Conversion to dwellings	20/05/20	20/05/23	7	7	7	0	0	0	0

Applicn. No.	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Net UC 1/4/21	Net comp. 1/4/16-1/4/21	Gross OS 1/4/21	Net OS 1/4/21	Demolished 1/4/16-1/4/21
	Upper Arley										
12/0089/full	Nash End Farm, Arley	Conversion of barns to dwellings	05/04/12	05/04/15	3	3	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	1	0	0	0	0
16/3070/PN	Oak Tree Farm. Pound Green	Conversion of barn to dwellings	15/02/17	15/02/20	2	2	2	0	0	0	0
19/0418/full	The Hollies Pound Green	Replacement dwelling	12/08/19	12/08/22	1	0	0	0	0	0	1
19/0240/full	Farthings Lion Lane	Conversion to dwelling	13/03/20	13/03/23	1	1	1	0	0	0	0
	Wolverley /Cookley										
15/0169/full	Rock Tavern Caunsall	Redevelopment of pub site	19/06/15	19/06/18	2	2	2	0	0	0	0
18/0004/full	Elan Close	Redevelopment of garages	28/02/18	28/02/21	4	4	4	0	0	0	0
19/0731/full	Sion Hill School (additional plot)	Erection of dwelling	10/12/19	10/12/22	1	1	1	0	0	0	0
19/0292/full	63 Austcliffe Road	Erection of dwellings	11/07/18	11/07/21	2	2	2	0	0	0	0
20/0217/full	Brown Westhead Park	Redevelopment for housing	23/07/20	23/07/23	4	4	4	0	0	0	0
19/0667/full	Adj 1 Westhead Rd	Erection of dwelling	24/07/20	24/07/23	1	1	1	0	0	0	0
20/0029/full	Wyre Mill Cottage	Erection of dwelling	10/09/20	10/09/23	1	1	1	0	0	0	0
				Total:	1402	1391	474	120	797	797	8

Appendix C: Sites Not Yet Started (NYS) at 1st April 2021

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comments
10 + dwellings							
	Kidderminster						
20/0289/full	Chester Road South Service Station	Redevelopment for residential	04/02/21	04/02/24	15	15	Site cleared and up for sale
20/0134/full	17-20 Vicar Street	Conversion of upper floors	23/07/20	23/07/23	12	12	
20/146/full	21-26 Vicar Street	Conversion of upper floors	24/09/20	24/09/23	12	12	
19/0521/full	Stourminster School	Redevelopment for residential	08/09/20	08/09/23	57	57	Drainage works early 21. Dwelling construction to start late April 21
	Stourport						
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 now under construction
18/0160/full	Land north of Baldwin Road	Development of 18 dwellings	28/11/19	28/11/22	18	18	As above
<10 dwellings							
	Bewdley						
18/0796/full	Bungalow at Winterdyne	Replacement bungalow	12/02/19	12/02/22	1	0	
18/0746/full	The Loft, 24-5 Load Street	Conversion of small office	20/12/19	20/12/22	1	1	
19/0402/outl	Adj. 60 The Racks, Bark Hill	Erection of 2 dwellings	10/10/19	10/10/22	2	2	Renewal of lapsed permission
19/0383/full	Culver House, Dowles Road	Replacement dwelling	14/08/19	14/08/22	1	0	
19/0268/full	Adj.55 Highclere	Erection of dwelling	24/09/19	24/09/22	1	1	Side garden
19/0704/full	Redthorne House, High Street	Basement conversion	24/01/20	24/01/23	2	2	Currently used as storage
19/0263/full	4 Telford Drive	Erection of dwelling	19/08/20	19/08/23	1	1	Garden land
20/0154/full	Dog House (FF) Dog Lane	Conversion to dwellings	13/10/20	13/10/23	2	2	Office conversion
20/0519/outl	Rose Crown Hse Cleobury Rd	Erection of dwelling	12/11/20	12/11/23	1	1	Garden land

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comments
20/0709/full	11 Severnside South	Subdivision of large dwelling	09/02/21	09/02/24	2	1	
20/0573/full	Thurston Court, Severn Side S	Erection of dwelling	16/10/20	16/10/23	1	1	Part of parking court
	Broome						
20/0250/full	Hackmans Gate Lane	Redevelopment for housing	02/07/20	02/07/23	4	4	Redundant glasshouses
	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
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						
19/0221/full	Winterfold Lane, Mustow Gn	Conversion from B1c to dwelling	11/06/19	11/06/22	1	1	Previously approved for live-work unit
18/0276/full	The Orchard, Worcester Road,	Conversion of farm building	03/08/18	03/08/21	1	1	
19/3017/PN	Fruit Farm Bournes Green	Conversion of agricultural building	20/01/20	20/01/23	1	1	
20/0571/full	Adj. 14 Briar Hill	Erection of dwelling	27/10/20	27/10/23	1	1	Side garden
20/0503/full	Grove Farm Drayton	Redevelopment for dwellings	10/11/20	10/11/23	2	2	Site of garage block
20/0047/full	The Coach House Tanwood Ln	Replacement dwelling	08/12/20	08/12/23	1	1	Previously converted
	Kidderminster						
19/0467/outl	93/94 New Road	Erection of 8 flats over new shops	26/09/19	26/09/22	8	8	Renewal of lapsed scheme
19/0485/full	Woodfield House, Bewdley Rd	Conversion to 9 flats	24/09/19	24/09/22	9	9	Previously lapsed scheme
18/0179/full	25/26 High Street	Penthouse flats on roof	23/04/18	23/04/21	2	2	
18/0649/outl	164 & 165 Sutton Park Road	Erection of dwellings in rear gardens	13/12/18	13/12/21	3	3	
19/0047/full	r/o 27 Church Street	Erection of 4 flats	14/03/19	14/03/22	4	4	
19/0097/full	23 Silver Birch Drive	Erection of dwelling	24/04/19	24/04/22	1	1	Side garden
19/0033/full	37 Park Lane (Parkers Arms)	Redevelopment for 7 townhouses	10/06/19	10/06/22	7	2	Former pub was converted to 5 flats. Now demolished
19/0230/full	Old Coach House, Bewdley Rd	Conversion to residential	11/06/19	11/06/22	6	6	Former PRU - listed
19/0282/full	150 Greatfield Road	Conversion of shop to dwelling	09/07/19	09/07/22	1	1	Rear part of shop fronting Sutton Road
19/0435/full	32 Cloughton Street	Erection of dwelling	19/09/19	19/09/22	1	1	Side garden development
19/0697/full	19A Comberton Road	Conversion of HMO to flats	03/01/20	03/01/23	8	8	Up for sale

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comments
19/0466/full	16 The Serpentine	Erection of dwelling	13/12/19	13/12/22	1	1	Side garden
19/0713/full	78 Marlpool Lane	Subdivision of dwelling	20/12/19	20/12/22	2	1	
19/0265/full	27 Perrin Avenue	Erection of dwelling	02/12/19	02/12/22	1	1	Side garden
19/0219/full	Margaret Thatcher Hse Mill St	Conversion to retail with flats over	21/02/20	21/02/23	9	9	4 retail units on gf
18/0568/full	13 Bull Ring	Conversion of upper floors to flats	08/11/18	08/11/21	4	4	
18/0568/full	26 Whitehill Road	Erection of dwelling	16/10/20	16/10/23	1	1	Garden land
20/0417/full	218 Chester Road North	Conversion /extension to flats	06/08/20	06/08/23	5	5	
20/0390/full	23-4 Blackwell Street	Conversion to flats	06/08/20	06/08/23	2	2	
20/0429/full	9A Church Street	Conversion of offices to flats	25/08/20	25/08/23	2	2	
20/0705/PIP	Kidderminster Ambulance Station	Redevelopment for residential	09/10/20	09/10/23	8	8	Technical details applied for
20/0500/full	14 Lenchville	Erection of dwelling	22/10/20	22/10/23	1	1	Side garden
20/0678/full	Adj. 8 Mallory Drive	Erection of dwelling	22/10/20	22/10/23	1	1	Side garden
20/0700/full	150 Greatfield Road	Conversion to dwelling	05/11/20	05/11/23	2	2	Conversion at r/o shop
20/0621/full	r/o 151 Bewdley Hill	Erection of dwelling	10/11/20	10/11/23	1	1	Garden land
20/0752/full	Rays Court Offmore Road	Extension to provide additional flats	20/11/20	20/11/23	4	4	
20/0694/full	Former Horsefair PH	Subdivision and conversion	20/11/20	20/11/23	5	3	
19/0115/full	207 Sutton Road	Extension to provide additional flats	25/04/19	25/04/22	3	3	Former Grand Turk PH
20/1062/PN	75 Mill Street	Additional flat	08/02/21	08/02/24	1	1	Former BT offices
19/0816/full	r/o 20 Sutton Park Road	Erection of dwellings	20/12/20	20/12/23	3	3	Garden land – on appeal
20/0306/full	4 Church Street	Conversion of offices to HMO	29/01/21	29/01/24	2	2	7 bed HMO – retail at GF
21/0126/full	33 Horsefair	Conversion of outbuilding	26/03/21	26/03/24	2	2	Studio flats
20/0033/full	The Grange, Sutton Park Road	Redevelopment for housing	08/12/20	08/12/23	8	8	Site of respite care home
	Kidderminster Foreign						
20/0567/full	Highlands Trimpley Lane Shatterford	Replacement dwelling	16/10/20	16/10/23	1	0	Pre-start conditions discharged Feb 21
	Rock						
20/3002/PN	Coningswick Farm Barns	Conversion of barns	21/02/20	21/02/23	2	2	Revised scheme as new owner
18/0657/full	Gybhouse Farm	Conversion of barns to dwellings	11/12/18	11/12/21	3	3	

Application Number	Address	Description	Decision Date	Expiry Date	Gross units	Net units	Comments
18/0413/full	Alton Nurseries, Long Bank	Erection of dwellings	02/10/18	02/10/21	4	4	
19/0140/full	Old Hall Farm Tenbury Road	Erection of dwellings	04/06/19	04/06/22	2	2	Garden land along drive
19/0356/full	Old Hall Farm Tenbury Road	Erection of dwelling	21/08/19	21/08/22	1	1	Garden land
19/0448/outl	Shaw Hill Dunley Road	Conversion plus replacement dwelling	22/10/19	22/11/22	2	1	
19/3061/PN	Shaw Hill Dunley Road	Conversion of agricultural building	20/01/20	20/01/23	1	1	Prior notification
19/0762/full	2 Alton Nurseries Long Bank	Erection of dwelling	25/02/20	25/02/23	1	1	Garden land/garage
19/0613/outl	Adj. Duke William PH	Erection of dwellings	24/03/20	24/03/23	6	6	Rear of pub
20/0205/PN	Orchard Dunley Road	Barn conversion	01/05/20	01/05/23	1	1	
20/0013/full	Adj. Victory Hall Clows Top	Erection of 5 dwellings	25/08/20	25/08/23	5	5	Existing allocated site
19/0798/full	r/o Royal Forrester PH	Erection of 3 dwellings	04/06/20	04/06/23	3	3	
20/0308/full	Barn off Bine Lane Bliss Gate	Conversion to dwelling	05/06/20	05/06/23	1	1	
20/0846/res	Adj. Baytrees Callow Hill	Erection of dwellings	08/02/21	08/02/24	2	2	
20/0534/full	Heightington Road Bliss Gate	Erection of dwelling	13/10/20	13/10/23	3	3	
18/0585/full	Adj. Treacle Hall Lye Head Rd	Erection of dwelling	25/06/19	25/06/22	1	1	Live work unit
20/1061/PN	Old Hall Farm Tenbury Road	Conversion of agricultural building	09/03/21	09/03/24	2	2	Prior notification
20/1075/full	Old Williams Cottage	Replacement dwelling	03/03/21	03/03/24	1	0	
19/0283/PIP	Land at Clows Top Garage	Redevelopment for dwellings	13/12/20	13/12/23	9	9	Permission in Principle
20/1065/full	Pensax Parish Hall	Conversion to dwelling	11/02/21	11/02/24	1	1	
	Stourport						
19/0329/full	4A Mitton Street	Conversion of small repair shop	12/08/19	12/08/22	1	1	Previously lapsed. New ownership
18/0008/full	Layamon Walk, Areley Kings	Redevelopment for housing	24/04/18	24/04/21	4	4	Expected on site April 2021
18/0172/full	125 Brindley Street	Erection of dwelling	05/06/18	05/06/21	1	1	Garden land
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
19/0518/outl	Adj. 28 Martley Road	Erection of dwelling	11/10/19	11/10/22	1	1	Additional plot
19/0484/full	Mayflower Close	Erection of dwellings	08/01/20	08/01/23	4	4	Site up for sale
20/0388/full	23/24 Bridge Street	Conversion and erection of mews	19/08/20	19/08/23	6	6	Reuse of empty building

Application Number	Address	Description		Expiry Date	Gross units	Net units	Comments
19/0805/full	Kingdom Hall Lickhill Road	Conversion to dwellings	19/08/20	19/08/23	3	3	Former church building
20/0715/full	43 Lickhill Road	Demolition & erection of dwellings	17/12/20	17/12/23	3	2	
20/0953/full	35 Mitton Street	Conversion to dwellings	05/03/21	05/03/24	2	2	Groundfloor only
	Stone						
20/1009/full	Stone Court Farm	Bungalow	23/03/21	23/03/24	1	1	replacement for barn
	Upper Arley						
18/4408/full	Hollies Trimpley Lane Shatterford	Barn conversion	23/11/18	23/11/21	1	1	
20/0123/PN	Barn adj. High Lea Pound Green	Conversion of barn to dwelling	06/04/20	06/04/23	1	1	
20/0035/rese	Arley Lane Pound Green	Erection of dwelling	09/04/20	20/06/22	1	1	
20/0370/full	Dowles Manor, Dowles Road	Replacement dwelling	04/09/20	04/09/23	1	0	Fire damaged building
19/0572/full	Dowles Barns Dowles Road	Conversion of barns	08/06/20	08/06/23	3	3	
	Wolverley & Cookley						
17/0709/full	Former Red Lion, Castle Road	Extension to rear of former pub	20/04/18	20/04/21	6	6	
20/0881/rese	29/31 Kimberlee Avenue	Redevelopment for affordable housing	23/03/21	23/03/23	5	3	Due on site April 21
18/0748/PIP	Wolverley Lodge Lea Lane	Erection of dwellings	27/02/19	27/02/22	4	4	Permission in Principle
20/0827/PN	Horseley Hills Farm	Conversion of agricultural building	11/01/21	11/01/24	1	1	Prior notification
21/0037/PN	Moat House Farm	Conversion of agricultural building	15/03/21	15/03/24	1	1	Prior notification
20/0073/full	The Shortyard	Erection of dwelling	05/03/21	05/03/24	1	1	Within walled garden
				Total	410	391	

Appendix D: Sites with resolution to grant planning permission subject to legal agreement at 1st April 2021

Application Number	Address	Parish	Committee Date	Gross units	Net units	Position at 01/ 04/2021
20/0875/full	Bewdley Fire Station, Load Street	B	16/03/21	6	6	Agreement being drawn up for payment of £9k towards maintenance of flood defences and continued operation of flood warning system
20/0077/full	Rock Works Park Lane	K	20/10/20	22	22	Agreement being drawn up for payment of £11.6k towards improvements to play area at Brinton Park
Total				28	28	

Appendix E: Other Deliverable sites included in 5-year housing land supply at 1st April 2021

Location	Status at April 1 st 2021	Site Status	Land type	2021 - 2022	2022 - 2023	2023 – 2024	2024- 2025	2025- 2026	Total in 5 years	Total capacity
Lea Street School	Still partly in use. Availability linked to provision of school on Sladen site. County Council will dispose of site once new school is ready	Proposed allocation in emerging local plan	Brownfield			24			24	24
Lime Kiln Bridge, Clensmore St	Looking to bring forward southern part in WFDC ownership	Allocated in existing local plan	Brownfield				30		30	80
Sladen School site, Hurcott Rd	Western part of site to be released for affordable housing development. Pre-applications discussions held	Allocated in existing local plan	Brownfield/ Greenfield				36		36	36
Kidderminster Fire Station	Vacant building. Being marketed for residential use	Proposed allocation in emerging local plan	Brownfield		20				20	20
Severn Grove Shops	Redevelopment likely to follow on after neighbouring development on site of Musketeer PH	Allocated in existing local plan	Brownfield				12		12	12
Land at Low Habberley	Pre-application meetings held. Outline application expected April 2021	Proposed allocation in emerging local plan	Greenfield		19	35	35	35	124	124
Wider Lea Castle site	Masterplanning underway. Formal pre-application expected April 2021	Proposed allocation in emerging local plan	Greenfield			30	80	90	200	800
Comberton Lodge Nursery	Pre-application discussions held – surveys completed. Application expected 2021	Proposed allocation in emerging local plan	Brownfield		9				9	9
Land at Comberton Road	Pre-application meetings held. Formal pre-application expected May 2021	Proposed allocation in emerging local plan	Greenfield		15	65	110	110	300	1400
Queens Road Shops	Informal pre-application meetings held	Allocated in existing local plan	Brownfield		12				12	12
Land west of Pearl Lane, Areley Kings	Full application submitted January 2021 for 331 dwellings. Pending decision	Proposed allocation in emerging local plan	Greenfield			50	75	75	200	250
Carpets of Worth	Full application submitted November 2020 pending decision	Allocated in existing local plan	Brownfield		29	50	50		129	129

Location	Status at April 1 st 2021	Site Status	Land type	2021 - 2022	2022 - 2023	2023 – 2024	2024- 2025	2025- 2026	Total in 5 years	Total capacity
Land west of former school site Coniston Crescent	Potential to bring site forward as phase 2 of neighbouring development on school site at Coniston Crescent	Proposed allocation in emerging local plan	Greenfield					50	50	200
Sandy Lane Titton	Informal pre-application discussions	Proposed allocation in emerging local plan								
School site Coniston Crescent	Full application submitted January 2021 pending decision	Proposed allocation in emerging local plan	Brownfield/ Greenfield		9	50	50		109	109
County Buildings Stourport	Majority of site is now vacated. County Council to then market site	Allocated in existing local plan	Brownfield				20	20	40	40
Bewdley Triangle site Stourport Road	Outline application submitted January 2021. Decision pending	Proposed allocation in emerging local plan	Greenfield			50	50		100	100
Catchem's End Bewdley	Detailed pre-application discussions held. Application expected summer 2021	Proposed allocation in emerging local plan	Greenfield		5	60	15		80	80
Land South of Habberley Road	Detailed pre-application discussions held	Proposed allocation in emerging local plan	Greenfield		44				44	44
Car park at former Red Lion, Bridgnorth Road	Pre-application discussions	Proposed allocation in emerging local plan	Brownfield				2		2	2
Fold Farm Chaddesley Corbett	Application submitted August 2020. Withdrawn March 2021	Proposed allocation in emerging local plan	Greenfield				4		4	4
Rock Tavern Car Park Caunsall	Part of site to be used for car parking under 20/0103. This site will then follow	Proposed allocation in emerging local plan	Brownfield		3				3	3
Caunsall Road	Outline application 19/0636 refused 13/01/20 as contrary to Green Belt policy	Proposed allocation in emerging local plan	Greenfield					4	4	4
TOTAL				0	165	414	569	384	1532	3332