

Anticipated site delivery trajectory

Land at Low Habberley, Kidderminster, (WA/KF/3 – policy 30.21)

February 2021

1. This note has been prepared by Turley on behalf of Richborough Estates to inform and support the examination of the Draft Wyre Forest District Local Plan (2016-2036) in respect of the proposed allocation at land at Low Habberley (policy 30.21 - WA/KF/3).
2. **Table 1** below provides the anticipated delivery trajectory and key milestones for the site, based on **35 dwellings per annum**.

Table 1: Anticipated delivery of site WA/KF/3 – policy 30.21

Site delivery milestone	Date
Outline application submission	February 2021
Marketing commences	March 2021
Anticipated plan adoption	July 2021
Preferred housebuilder to be confirmed	July 2021
Outline planning permission granted	September 2021
Site sold to housebuilder partner following outline planning permission being granted	September 2021
Reserved matters submitted by housebuilder partner	December 2021
Anticipated reserved matters approval	March 2022
Site works commence	April 2022
First completion	January 2023
Full completion	March 2026

3. Richborough Estates has already commenced ‘soft marketing’ the site to potential house builders, this ensures that a preferred partner can be identified at the point the plan is adopted and the site sold within two months of this, as soon as planning permission is granted. Their preferred partner will then commence preparing the reserved matters submission July 2021 (when they are selected) before the outline permission is granted. This approach shortens the period between the granting of outline permission and the reserved matters submission.

4. To reflect the above we would propose the Council's delivery trajectory is updated as follows:

Annual monitoring date	Completions
April 2022	0
April 2023	15
April 2024	35
April 2025	35
April 2026	35

5. These timescales are based on Richborough Estates' significant experience in promoting residential development sites in this region. Indeed a similar approach was taken to two sites in the neighbouring district South Staffordshire. Their applications were submitted ahead of the Site Allocations Document being adopted. The timescales for these sites are summarised in **table 2** below.

Table 2: Delivery of Richborough Estates' sites in South Staffordshire

Site delivery milestone	Kinver (46 units)	Wombourne (90 units)
Outline application ref:	18/00543/OUT	18/00559/OUT
Reserved matters submission ref:	19/00444/REM	19/00212/REM
Housebuilder	Elan Homes	Bovis Homes
Outline application submission	June 2018	July 2018
Plan adoption	September 2018	September 2018
Outline planning permission granted	November 2018	December 2018
Site sold to housebuilder partner following outline planning permission being granted	April 2019	December 2018
Reserved matters submitted by housebuilder partner	May 2019	March 2019
Reserved matters approval	September 2019	July 2019
Site works commence	January 2020	August 2019
First completion	April 2021	September 2020
Anticipated full completion	September 2021	May 2022

6. On average, in both cases reserved matters approval was secured within **15 months** of the original outline planning application being submitted and construction commencing within **16 months** of the original outline application being submitted.

7. As of 31 April 2020 South Staffordshire’s housing monitoring and five year housing land supply report¹ confirms that 16 dwellings at the Kinver site and 36 dwellings at the Wombourne site were under construction.
8. The assumptions made for the delivery of site WA/KF/3 policy 30.21 are therefore robust and reasonable.

¹ <https://www.sstaffs.gov.uk/doc/181821/name/Housing%20Monitoring%20%26%205YHLS%202019-2020%20Final.pdf/>