

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT UPDATE APRIL 2014



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1 Introduction

1.1 This report provides an update to the Wyre Forest Strategic Housing Land Availability Assessment Reports published previously. The report provides a snapshot at 1st April 2014 of the latest position on all sites with residential permission together with those sites in the SHLAA that were deemed to have housing potential. Finally, a revised housing trajectory has been developed which shows the potential phasing of completions up to 2026.

2 Current Housing Land Provision

2.1 Housing completions and commitments are now published twice a year in April and October in a Residential Land Availability Report. The latest available figures relate to the position at 1st April 2014.

2.2 Net completions during 2013/14 (that is net of retained dwellings and demolitions) totalled 379 dwellings against an annual average of 232 since 2006. Gross completions were 381 dwellings during 2013/14 with only 2 demolitions during the year. As shown in the table below, this last year has seen a turn around in the construction industry with by far the highest number of housing completions since the start of the plan period in 2006.

2.3 There were 246 new residential permissions in 2013/14 which is far lower than the numbers coming forward in the previous 2 years. With the Site Allocations and Policies Local Plan and the Kidderminster Central Area Action Plan both being adopted during the year, many of the allocated sites are now starting to come forward and should gain permission over the next 12 months.

2.4 By the end of March 2014, 1,855 completions (net) had taken place in the District since 1st April 2006 with a further 1,165 dwellings (net of demolitions) with permission.

Number of Dwellings Completed 2006-14

Year	Number of Dwellings Completed (net)
2006/07	297
2007/08	192
2008/09	239
2009/10	191
2010/11	150
2011/12	185
2012/13	222
2013/14	379
Total	1,855
Average for period	232

2.5 Based on the housing requirement of 4,000 (net) new dwellings set out in the Wyre Forest Adopted Core Strategy (December 2010) and the assumption that all outstanding commitments are built, this would mean a net remaining requirement of 980. Commitments include the 418 dwellings under construction at 1st April 2014. 81% of total commitments have full or reserved matters consent and therefore have no planning constraints to prevent their full implementation. 95% of these commitments are on previously developed land. 92% of completions during 2013/14 were also on previously developed land. Since May 2013, developers have been able to convert offices into dwellings without applying for permission (Prior Notification only required). A total of 52 dwellings (all within Kidderminster town centre) have been added to the potential housing supply via this route. As yet there have been no completions.

Committed Dwellings

Consent Type	Total No. Committed Dwellings	% total commitments	% on pdl
Under Construction	418	36	93
Full / reserved matters	526	45	95
Outline	169	15	99
Prior Notification	52	4	100
Total	1165	100	95

3 Update on SHLAA sites

3.1 The following table sets out the position as of 1st April 2014 on the SHLAA sites which were deemed to be suitable for housing. 22 of these sites have now been completed with building work under way at a further 10 sites. A number of schemes are currently mothballed with no further progress since initial site clearance. However, with some sites on the edge of Kidderminster town centre now being developed, revised schemes are being drawn up for neighbouring sites which have been vacant for a number of years following initial clearance. Revised schemes tend to favour houses over flats.

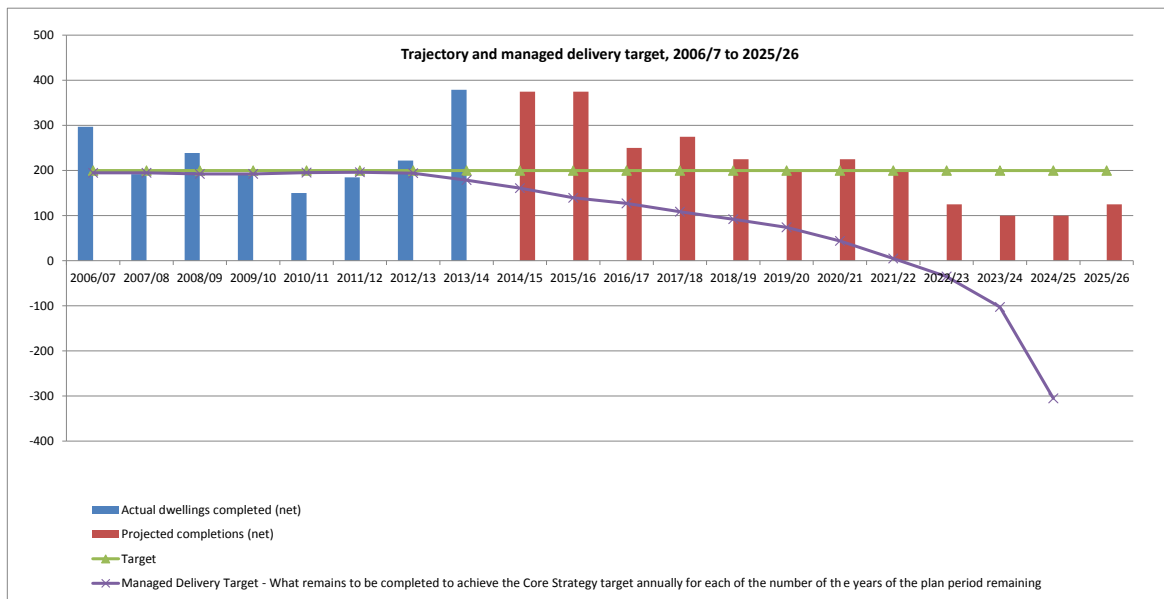
Update on SHLAA sites

Site Ref.	Location	Position at 1st April 2014
S004	Chichester Caravans	Outline approval for 28 dwellings subject to S106 agreement
S005	Tan Lane School	Site currently being marketed. Residential use most likely
K011	Former telephone exchange	Conversion/extension to provide 42 flats expected to complete mid 2014
S013	Queens Road shops and garages	Garage blocks demolished - awaiting redevelopment
B018	Blackstone Farm	Works now completed
S021	Bridge Street garage	Permission granted for demolition and temporary car park
K024	Sutton Reservoir	David Wilson building 14 executive homes. 10 completed
K029	Castle Road / Park Lane	Revised permission for 8 town houses instead of flats over commercial uses. Site up for sale

Site Ref.	Location	Position at 1st April 2014
R033	Rock Tavern Caunsall	Application received to demolish and redevelop with 2 dwellings
K042	Hurcott Maisonettes	Redevelopment completed - 97 flats and houses
K043	Broadwaters Community Centre	Site cleared and approval for 19 dwellings subject to S106 agreement
K054	Georgian Carpets	105 homes now completed. Site being developed by Bellway and Barratts
K061	Harriers Trading Estate	Approval for 31 affordable homes subject to S106 agreement
S065	Morgan Matroc	75 dwellings now completed by Redrow. Final 23 dwellings to complete 2014
K074	Blakebrook School	Work on new school complex progressing well and school due to relocate Autumn 2014. Registry Office also likely to move off site.
K076	Aylmer Lodge	Permission granted for change of use to care home
K077	Northumberland Avenue	Building now used as child care facility
S078	Tesco and Bedland Stores	Work now started on new supermarket on former Carpets of Worth site
K087	108/109 Bewdley Hill	Site completed
K090	Sutton Arms PH	Miller Homes on site building 14 homes
R095	Blakedown Nurseries	Site almost complete
K102	Reilloc Chain	Site cleared and being redeveloped for 56 affordable dwellings
K103	Opposite 40 Park Lane	8 flats already completed with another 8 under construction
R104	Sebright Road	Phase 2 now approved for 12 affordable dwellings subject to S106 agreement
R109	Chaddesley Corbett School	Site now up for sale
R117	Garage site Bliss Gate	Application submitted for 6 affordable houses
R143	Garage site Chaddesley Corbett	4 affordable houses completed
K210	British Sugar site	Reserved matters approval for 82 dwellings with 8 completed. Bovis and Taylor Wimpey on site
S303	Lucy Baldwin Hospital	Taylor Wimpey building 41 homes. 24 now complete.

4 Revised Phasing and Housing Trajectory

4.1 The housing trajectory has been updated to take account of any revisions to existing residential permissions. The revised housing trajectory can be found below. Together with the 1,855 dwellings (net) completed since 1st April 2006, this gives a total dwellings capacity of 4,430 whereas the Adopted Core Strategy has a requirement for 4,000 dwellings in Wyre Forest District. This is approximately 11% over the Core Strategy housing figure.



4.2 The housing trajectory shows that a minimum of 4,000 dwellings could be reached in 2021/22 if all the sites come forward as predicted. The following table shows the approximate distribution of housing sites across the remaining phasing periods of the Adopted Core Strategy.

Phasing of Housing Development

Phasing period	Split between settlements	Number of Dwellings (net)	Total number of dwellings (net)
2014-16	Kidderminster	525	750
	Stourport-on-Severn	125	
	Bewdley	25	
	Rural	75	
2016-21	Kidderminster	650	1,175
	Stourport-on-Severn	425	
	Bewdley	25	
	Rural	50	
2021-26	Kidderminster	375	650
	Stourport-on-Severn	250	
	Bewdley	25	

4.3 The National Planning Policy Framework (NPPF March 2012) states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5%. The Adopted Core Strategy has a requirement for 200 dwellings per year. Delivery over the first eight years of the plan period has averaged 232 dwellings. The latest housing

trajectory demonstrates a projected supply of around 1,500 dwellings for the next 5 years. 76% of these dwellings already have planning permission. Based on the Core Strategy requirement of 200 dwellings a year, a 5 year supply plus an additional 5% would equate to 1,050 dwellings. Thus a projected supply of 1,500 dwellings more than satisfies this.

4.4 Policy DS05 of the Adopted Core Strategy gives a suggested annual net housing delivery of 326 dwellings per annum between 2011/12 and 2015/16, falling back to an average of 196 per annum in the following quarter. The projected delivery for the next 2 years together with the lower than expected delivery in the first 2 years of this quarter would give an average of 307 dwellings per annum which is 94% of the delivery suggested in the Core Strategy. Completion figures for the last year have shown a marked rise, actually surpassing those of the pre-credit crunch years and being not far short of the figure of 425 dwellings projected in the housing trajectory in the 2013 SHLAA update report.

5 Viability Considerations

5.1 The NPPF calls for a balance to be struck between sustainable development of local benefit and realistic returns for landowners and developers. A development is said to be viable if it provides a competitive return to the developer and a land value higher enough to persuade the landowner to sell. This will ensure delivery of a scheme.

5.2 All of the SHLAA sites have been assessed to ensure that they are suitable, available and achievable. A detailed viability assessment was also undertaken on a sample of sites. A number of the sites in the SHLAA are likely to be not only contaminated but also lie within flood zone 2 and a few within flood zone 3. This is especially true of those sites within the town centres. The benefit of redevelopment to the local community is high but site viability is often marginal for the developer and landowner.

5.3 The Site Allocations and Policies Local Plan (SAPLP) contains a specific viability policy, SAL.DPL3. This policy provides for negotiation over the proportion and type of affordable housing, to take account of any particular costs associated with the development and other viability considerations; the relative priority of other planning considerations; and the need to achieve mixed and balanced communities.

6 Conclusion

6.1 This report looks at both committed and potential housing supply as at 1st April 2014. At this point in time, the Council has a reasonably healthy housing land supply and continues to deliver against adopted Core Strategy targets.

6.2 The housing trajectory will be updated annually in April when completion figures and new planning applications for residential development will be fed into the trajectory model and phasing of sites will be adjusted if required. As circumstances change, it is possible that more sites will come forward for alternative uses including residential. The housing trajectory will be fed into an Annual Monitoring Report (AMR) which will look at the implementation of all the policies contained in the Development Plan, not just those relating to housing. This AMR will be published later in the year.

6.3 During 2014, it is intended to undertake a completely new Strategic Housing Land Availability Assessment in accordance with the recently published National Planning Policy Guidance. This will in turn feed into the new evidence base for the Local Plan Review which will commence in 2015.