WYRE FOREST LOCAL PLAN, APPENDICES Matter 3

Campaign to Protect Rural England (Worcestershire Branch)

November 2020

APPENDIX 3.1

Extract from Greater Birmingham HMA Strategic Growth Study , GL Hearn, Feb 2018

GL Hearn
Part of Capita Real Estate

wood.

Greater Birmingham HMA Strategic Growth Study

Greater Birmingham & the Black Country

A Strategic Growth Study into the Greater Birmingham and Black Country Housing Market Area

February 2018

Prepared by

GL Hearn
280 High Holborn
London WC1V 7EE

T +44 (0)20 7851 4900
glhearn.com

Wood Plc
Gables House
Leamington Spa CV32 6JX

T +44(0)1926 439000
woodplc.com

1.31 The analysis tests what densities could be achieved by applying the following minimum densities (floor thresholds):

- Rural Areas: 30 dwellings per hectare
- Suburban Locations: 40 dph
- Town and District Centres: 50 dph
- Birmingham City Centre: 100 dph

1.32 A sensitivity analysis quantifies the potential impact which this could have if applied to all sites, large and small, without planning consent.

1.33 Based on the analysis undertaken, **GL Hearn concludes that it would be reasonable to assume minimum densities of 40 dph are achieved in the conurbation (Birmingham and the Black Country urban area), with minimum densities of 35 dph in other parts of**

the HMA. This approach would yield additional supply of 13,000 dwellings, principally over the period to 2031. This is a significant contribution to meeting the housing shortfall. This is the working assumption on the contribution to supply which increasing densities could make.

APPENDIX 3.2

Extract from Birmingham Plan Inspector's Report, March 2016

The Planning Inspectorate

Report to Birmingham City Council

by Roger Clews BA MSc DipEd DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Date 11 March 2016

PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

Report on the Examination of the Birmingham Development Plan ("Birmingham Plan 2031")

The Plan was submitted for examination on 1 July 2014

The examination hearings were held between 21 October and 27 November 2014

File Ref: PINS/P4605/429/7

accommodation should be included in the monitoring of housing supply[25].

58. Alongside the identified sites, the 2014 SHLAA includes a windfall allowance for some 7,600 dwellings over the remainder of the BDP period. This figure is based on an annual allowance that is initially set some way below the lowest windfall completion rates of recent years, and then increases gradually over the period to reflect the expected recovery in the housing market. Nonetheless, the maximum annual allowance is less than a quarter of the highest level experienced before the 2008 financial crisis. The calculation of the allowance specifically excludes development of residential gardens. I am

[22] Sites for more than 100 dwellings in the city centre and 50 dwellings elsewhere
[23] The identified sites include two Green Belt sites which are allocated for around 5,000 and 350 dwellings respectively in the Plan period. The justification for those allocations, and for not allocating other Green Belt or greenfield sites, is considered under Issue E.
[24] See EXAM 6, paras 6.7-6.13.
[25] See EXAM 6, Appendix 3.

satisfied therefore that the overall windfall allowance is based on sound evidence and is realistic and achievable. Indeed, in practice it is likely to be exceeded.

59. Finally, the 2014 SHLAA makes a modest allowance of 800 additional dwellings from the Council's Empty Homes Strategy. There is clear evidence that the Strategy has succeeded in bringing well over 200 long-term empty homes back into use each year since 2011. The allowance of 800 assumes that 200 more will have been brought back into use each year until 2018, when current funding for the Strategy runs out. That is a realistic assumption.

60. Thus the figure of around 51,800 dwellings, derived from the 2014 SHLAA, represents a sound assessment of the potential overall housing land supply during the BDP period.

Meeting the overall need for housing – addressing the shortfall

APPENDIX 3.3

Extract from Birmingham SHLAA 2019, Dec 2019

BIRMINGHAM DEVELOPMENT PLAN

Strategic Housing Land Availability Assessment (SHLAA) 2019

December 2019

4.2 Although 25,149 windfall dwellings have been granted detailed planning permission since 2001 there have been large variations year to year from a high of over 3,500 in 2005/6 to a low of just under 200 in 2009/10. Generally the six years from 2001/2 to 2006/7 saw high levels of windfalls coming forward (2,450 per annum). Thereafter, the number of windfalls declined sharply with just 739 receiving detailed planning permission in the period 2008/9 to 2010/11, an average of 246 per annum. Since the beginning of the BDP plan period (2011/12) the annual supply of windfalls has varied considerably from 401 in 2013/14 to 2,789 in 2017/18.

Table A4.1: The Supply of Windfalls

Year	Windfalls Granted Detailed Permission	New build / Conversion		In / Out of City Centre		House / Apartment		Over / Under 0.06ha	
		New Build	Conv	In	Out	House	Apt	0.06>	<0.06
2001/2	2798	2637	161	777	2021	397	2401	2570	228
2002/3	807	713	94	453	354	105	702	649	158
2003/4	2698	2612	86	1725	972	224	2474	2528	170
2004/5	2452	1981	471	1639	813	249	2203	2306	146
2005/6	3522	3464	58	2407	1115	366	3156	3355	167
2006/7	2422	2380	42	1674	748	221	2201	2338	84
2007/8	822	748	74	368	454	134	688	698	124
2008/9	339	307	32	54	285	110	229	221	118
2009/10	185	192	-7	59	126	109	76	56	129
2010/11	215	171	44	28	187	38	177	118	97
2011/12	456	294	162	44	412	164	292	304	152
2012/13	545	260	285	41	504	188	357	417	128
2013/14	401	269	132	23	378	154	247	272	129
2014/15	1024	300	724	499	525	260	764	840	184
2015/16	936	770	166	301	635	229	707	787	149
2016/17	586	302	284	130	456	179	407	407	179
2017/18	2789	1987	802	1868	921	194	2595	2550	239
2018/19	2152	1698	454	1397	755	223	1929	1900	252
Total	25149	21085	4064	13487	11661	3544	21605	22316	2833

4.3 Of the 25,149 windfall dwellings granted detailed consent 2,833 were on sites below the SHLAA survey threshold. Small windfall sites typically include flats above shops, the sub division of existing housing, intensification – for instance where a single dwelling is replaced by two - and small self-build schemes. Occasionally high density apartment schemes also fall under the threshold. Previous uses of small sites coming forward as windfalls included retail, offices, and industrial. A breakdown of windfall completions by site size is at appendix B of this paper.