

# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT UPDATE APRIL 2013



**Wyre Forest District Council**

## SHLAA Update

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## 1 Introduction

**1.1** This report provides an update to the Wyre Forest Strategic Housing Land Availability (SHLAA) Reports published in 2009, 2010 and 2012. It provides a snapshot at 1<sup>st</sup> April 2013 of the latest position on all sites with residential permission together with those sites in the SHLAA that were deemed to have housing potential. Specific sites for residential use will be allocated in the Council's Local Plans. The Site Allocations and Policies Local Plan and the Kidderminster Central Area Action Plan are both due to be adopted by Council in July 2013. Those sites with specific policies in these plans are cross referenced in the report. 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 the Residential land Availability Report. The latest available figures relate to the position at 1<sup>st</sup> April 2013.

**2.2** Net completions during 2012/13 (that is net of retained dwellings and demolitions) totalled 222 dwellings against an average of 211 per annum since 2006. Gross completions were 228 dwellings during 2012/13. The average annual number of gross completions has been 237 since 2006. Gross completions were similar to the previous year, but with only 5 demolitions as opposed to 49 in 2011/12, net completions were above the 200 dwelling target for the first time since 2008/09.

**2.3** There were 391 new residential permissions in 2012/13. Together with the 420 new permissions from 2011/12, the residential land supply is looking reasonably positive with a number of key sites coming forward. During 2012/13 an outline application for the former British Sugar site in Kidderminster gained approval. This mixed use proposal includes provision for up to 250 dwellings in phase 1.

**2.4** By the end of March 2013, 1,476 completions (net) had taken place in the District since 1<sup>st</sup> April 2006 with a further 1,315 dwellings (net of demolitions) with permission.

### Net Completions of Dwellings 2006-13

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
Total	1,476
Average for period	211

**2.5** Based on the housing requirement of 4,000 (net) new dwellings as set out in the Wyre Forest District Adopted Core Strategy (December 2010) and the assumption that all outstanding commitments are built, this would mean a net remaining requirement of 1,209 dwellings. Commitments at 1<sup>st</sup> April 2013 include 299 dwellings under construction, 757 (net of demolitions) with full or reserved matters approval and 259 with outline permission. 93% of these commitments are on previously developed land. Only 72% of completions during 2012/13 were on previously developed land mainly due to a large longstanding greenfield site being developed.

**Commitments by consent type**

<b>Consent type</b>	<b>Total number of committed dwellings</b>	<b>% of total commitments</b>	<b>% on pdl</b>
Under construction	299	23	83
Full/reserved matters	757	57	93
Outline	259	20	100
Total	1,315	100	93

### 3 Update on SHLAA sites

**3.1** The following table sets out the position as of 1<sup>st</sup> April 2013 on the SHLAA sites which were deemed to be suitable for housing. Twenty of the sites have now been completed with building work under way at a further 11 sites. The economic downturn has led to some schemes being revised during the course of construction with developers favouring houses over flats. A number of schemes are currently mothballed with developers in administration. A number of permissions have come up for renewal so implementation is now likely to slip. 27 of the SHLAA sites are due to be allocated for residential uses in the Site Allocations and Policies Local Plan (SAPLP) with another 14 being allocated within the Kidderminster Central Area Action Plan (KCAAP) for mixed uses with an element of residential. Policy references are given alongside the site reference where applicable.

#### Update on SHLAA Sites

Site ref	Local Plan ref	Location	Position at 01/04/13
B001	SAL.B1	Load Street Redevelopment Area	Site to be allocated in SAPLP for mixed uses including some housing.
S005	SAL.STC2	Tan Lane School	Site now cleared except for locally listed building on corner. No scheme submitted for redevelopment. Site to be allocated in SAPLP for mixed uses including some housing.
S006	SAL.EA2	TP Toys, Cheapside	Site to be allocated in SAPLP for mix of residential and business uses.
S008		Vale Road Garage	Sheltered housing scheme for 45 retirement flats now completed.
K011	KCA.EG8	Former Telephone Exchange	Revised scheme for 42 flats approved February 2013 and work has now started on site. Part of wider site to be allocated in KCAAP
S013	SAL.SSS1	Queens Road,	Application for demolition of garage blocks February 2013. Site to be allocated in SAPLP)
S016	SAL.STC3	Stourport Civic Centre	Site to be allocated in SAPLP for mix of uses with potential for some residential.
S017	SAL.EA5	Baldwin Road Local Plan site	Together with adjacent land,site to be allocated for predominantly residential uses in SAPLP.
B018		Blackstone Barns	Conversion works still not fully completed.
S020	SAL.EA1	Carpets of Worth	Reserved matters application for mixed uses including 159 dwellings now approved. Site to be allocated in SAPLP.
K024		Sutton Reservoir	David Wilson Homes started construction on site early 2013.
K026	KCA.WG1	Rock Works, Park Lane	Site to be allocated in KCAAP together with adjoining site 47 for mixed uses including residential.
K027	KCA.WG2	Timber Yard, Park Lane	Site to be allocated in KCAAP for mixed commercial and residential uses.
K029		Castle Road/Park Lane	Site up for sale at auction early 2013.
K030	SAL.KSS1	Chester Road South Service Station	Site to be allocated for residential development in SAPLP.
K041	SAL.KSS1	Rifle Range Shops	Site to be allocated in SAPLP for residential use with small retail element together with adjoining site K134.
K042	KCA.Ch2	Hurcott Road maisonettes	97 dwellings due to complete summer 2013. Site to be allocated in KCAAP.

Site ref	Local Plan ref	Location	Position at 01/04/13
K043	SAL.KSS1	Broadwaters Community Centre	Application to demolish centre approved October 2012. Site to be allocated for residential use in SAPLP.
S044	SAL.EA3	Parsons Chain, Hartlebury Road	Site to be allocated in SAPLP for mix of residential, business and community uses together with provision of section of Relief Road.
K047	KCA.WG1	Park Street Industrial Estate	Site to be allocated in KCAAP together with adjoining site 26 for mixed uses including residential.
K052	KCA.EG3	Market Auctions, Comberton Place	Site to be allocated in KCAAP for primarily residential uses.
K053	KCA.Ch5	Churchfields Business Park	Site to be allocated in KCAAP for a mix of uses including approximately 200 homes.
K054	KCA.Ch3	Georgian carpets	45 homes now completed. Being developed for total of 223 dwellings by Bellway and Barratts. Site to be allocated in KCAAP.
K055	KCA.MS1	BT Mill Street	Site to be allocated in KCAAP as part of a wider mixed use allocation to include residential.
K061		Harriers Trading Estate	Permission now lapsed.
S065		Morgan Matroc	Site being developed by Redrow for 98 homes. Expected to complete by early 2014.
R066		Butts Lane Depot	Permission now lapsed.
K070	KCA.Ch6	Lime Kiln Bridge	Site to be allocated in KCAAP for up to 120 apartments with potential cafe/restaurant use.
K073	KCA.HP2	Frank Stones, Green	Site to be allocated in KCAAP for mix of uses to include residential.
K074	SAL.WK1	Street Blakebrook School and County Buildings	School expected to relocate to new complex in September 2014 following grant of permission. Site to be allocated in SAPLP for mixed residential and community uses.
K075		Eagle's Nest, Coningsby Drive	Pub demolished but site not cleared. Small trench dug to keep permission live. No progress.
K076		Aylmer Lodge Surgery	Surgery relocated to new medical centre October 2012. Building up for sale.
K077	SAL.KSS1	Northumberland Avenue Surgery	Surgery relocated to new medical centre October 2012. Building up for sale. Site to be allocated in SAPLP.
S078	SAL.STC2	Tesco & Bedland Stores, Lombard Street	New Tesco store is now programmed to open in 2014 on Carpets of Worth site. Highway works complete. New river crossing opened late 2012. Future use of existing site unknown at this time. Site to be allocated in SAPLP for mixed uses including residential.
S082	SAL.STC2	County Buildings, Bewdley Road	Site to be allocated in SAPLP for mixed uses including residential.
S084	SAL.EA5	Units 3 & 4 Baldwin Road	Site to be allocated in SAPLP together with adjoining sites for mainly residential uses.
S086	SAL.EA4	Worcester Road Car Sales	Site to be allocated in SAPLP for mix of uses including residential and business.
K087		108/109 Bewdley Hill	13 dwellings being built by Bromford Homes - due to complete during 2013.
S088	SAL.WS1	Midlands Industrial Plastics	Site to be allocated for residential uses in SAPLP.

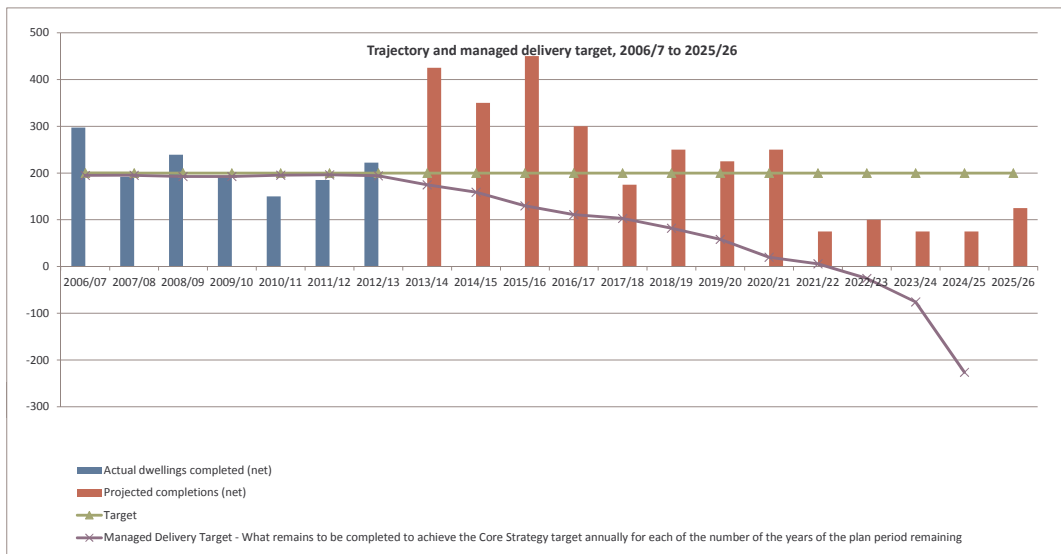
Site ref	Local Plan ref	Location	Position at 01/04/13
K090		Sutton Arms PH	Miller Homes hope to start construction summer 2013.
R092		Lea Castle Hospital Site	Site to be allocated in SAPLP for mix of uses including an element of residential.
R095	SAL.RS1	Blakedown Nurseries	Barratts currently building 42 homes. Site to be allocated in SAPLP.
K098	KCA.CW1	Carters, Tram Street	Site to be allocated in KCAAP for mix of residential and B1 office/workshops
K102	SAL.SK3	Reilloc Chain, Stourport Road	Application for 56 affordable homes received February 2013. Site to be allocated in SAPLP.
K103		Opposite 40 Park Lane	Site currently being developed for flats
R104		Land off Sebright Road, Fairfield	10 affordable homes now complete.
S107		Depot, Manor Road	Site to be allocated for residential use in SAPLP.
R115		Oxbine, Callow Hill	Building work started.
R117		Land at Orchard Close, Bliss Gate	Owners are drawing up potential scheme for affordable housing.
K134	SAL.KSS1	Muskateer PH	Site to be allocated in SAPLP for residential use with small retail element together with adjoining site K041.
K135	KCA.CW1	Bed City/MCF Complex, New Road	Site to be allocated in KCAAP for mix of residential and B1 office/workshops.
K138		Land off Puxton Drive	Site now complete.
R143		Garage site, The Green, Chaddesley Corbett	4 affordable dwellings under construction.
K146	KCA.EG8	Cheshires site, Coventry Street	Site to be allocated in KCAAP for mixed uses including residential.
R161	SAL.RS2	Clows Top Garage	Site to be allocated for residential use in SAPLP.
K210	SAL.SK2	Former British Sugar Site	Outline planning permission granted for mixed use development including 250 dwellings. First reserved matters applications now received. Site to be allocated for mixed uses in SAPLP.
S303	SAL.WS2	Lucy Baldwin Unit	Planning application received for 41 dwellings from Taylor Wimpey. Site to be allocated in SAPLP.

SAPLP Site Allocations and Policies Local Plan. KCAAP Kidderminster Central Area Action Plan



## 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 trajectory can be found below. Together with the 1,476 dwellings (net of demolitions) which have been completed since 1<sup>st</sup> April 2006, this gives a total capacity of 4,351 whereas the Adopted Core Strategy has a requirement for 4,000 dwellings (net of demolitions) 2006-2026. This capacity is around 9% above the Core Strategy requirement which is a minimum requirement.



4.2 The housing trajectory demonstrates that the minimum target of 4,000 dwellings could be reached during 2021/22 if all the sites come forward as predicted. The following table shows the distribution of housing sites across the remaining phasing periods of the Adopted Core Strategy. Approximately 62% of dwellings will be in Kidderminster, 30% in Stourport-on-Severn and 8% in Bewdley and the rural areas. This is in line with the suggested distribution in the Adopted Core Strategy of 60:30:10.

### Phasing of Housing Development

Phasing Period	Split Between Settlements	No. Of Dwellings (Net)
2013-16	Kidderminster 800 Stourport-on-Severn 300 Bewdley 50 Rural 100	1,250

Phasing Period	Split Between Settlements	No. Of Dwellings (Net)
2016-21	Kidderminster 725 Stourport-on-Severn 400 Bewdley 25  Rural 50	1,200
2021-26	Kidderminster 275 Stourport-on-Severn 175	450

**4.3** The National Planning Policy Framework (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%. (For those authorities with persistent under delivery of housing, a buffer of 20% is required). The Adopted Core Strategy has a requirement for 200 dwellings per annum. Delivery over the first 7 years of the plan period has averaged 211 dwellings per annum (net of demolitions). A five-year supply with an additional 5% would equate to 1,050 dwellings. As can be seen from the above trajectory, the predicted housing supply for Wyre Forest District over the next 5 years is around 1,700 dwellings. Almost 80% of these dwellings had a planning permission in place by 1st April 2013.

**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 housing delivery for the next three years together with the lower than projected delivery for the last two years would give an average of 326 dwellings per annum. The last few years have seen a very difficult housing market. It is to be hoped that completion figures will recover to the levels seen at the start of the plan period.

### 5 Viability Considerations

**5.1** The National Planning Policy Framework (NPPF), published in March 2012, calls for a balance to be struck between sustainable development which benefits the local community, and realistic returns for landowners and developers in so much that a development is commercially viable.

**5.2** An individual development can be said to be viable if, after taking account of all costs, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered.

**5.3** All sites in the SHLAA have been assessed to ensure that they are suitable, available and achievable. As part of the evidence base for the Adopted Core Strategy, the District Council commissioned GVA Grimley to undertake viability assessment on a sample of SHLAA sites. This study was published in November 2009. A number of issues were looked at including contamination, flooding and housing density. 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 benefits to the local community of bringing such sites forward for redevelopment are high. However, the viability of such sites is often quite marginal for the developer and landowner.

**5.4** The NPPF stresses the need to ensure that the sites and scale of development identified in a Local Plan should not be subject to such a scale of obligations, standards and policy burdens that cumulatively this threatens the plan's overall ability to be developed viably. The NPPF also requires that Local Plans are deliverable and realistic.

**5.5** 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 provides a snapshot picture of both the committed and potential supply as at 1<sup>st</sup> April 2013. At this point in time, the Council have a healthy housing land supply and continue to deliver against adopted 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.