

WYRE FOREST DISTRICT COUNCIL

**STRATEGIC HOUSING LAND AVAILABILITY
ASSESSMENT UPDATE**

(AUGUST 2012)



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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 and 2010. It provides a snapshot at 1st April 2012 of the latest position on all sites with residential permission together with those sites in the SHLAA that were deemed to have housing potential. It then considers those sites which have been put forward for consideration since the SHLAA 2010 update which meet the minimum size criteria – a potential capacity of 10 dwellings in Kidderminster and Stourport-on-Severn or 5 or more in Bewdley and the rural areas. 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. The latest available figures relate to the position at 1st April 2012. Detailed tables show residential completions, demolitions, and retained dwellings in conversions as well as affordable completions.

2.2 Net completions during 2011/12 (that is net of retained dwellings and demolitions) totalled 185 dwellings against an average of 209 per annum since 2006. Gross completions were 234 dwellings during 2011/12. The average annual number of gross completions has been 235 since 2006. There was a 50% increase in the number of completions from the previous year with a number of long running developments finally completing.

2.3 There were 420 new residential permissions in 2011/12. This was much higher than the 193 new permissions the previous year, and was mostly due to 2 large sites in the Churchfields area of Kidderminster coming forward for redevelopment.

2.4 By the end of March 2012, 1,254 completions (net) had taken place in the District since 1st April 2006 with a further 1,245 dwellings (net of demolitions) with permission. Allocated sites in the Adopted Local Plan had the potential to provide another 136 dwellings.

Net Completions of Dwellings 2006-12

Year	Number of dwellings completed (net)
2006/07	297
2007/08	192
2008/09	239
2009/10	191
2010/11	150
2011/12	185
Total	1,254
Average for period	209

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 1,501 (including currently allocated sites). It should be noted that the initial SHLAA was based on the RSS Preferred Option housing target of 3,400 dwellings. However, following the Panel Report in September, the Council decided to incorporate the higher figure of 4,000 dwellings in the Core Strategy. Commitments include the 231 dwellings under construction at 1st April 2012. 84% of total commitments have full or reserved matters consent and therefore have no planning constraints to prevent their full implementation. 71% of these commitments are on previously developed land. 72% of completions during 2011/12 were also on previously developed land. It should be noted that, following revisions to PPS3 in June 2010, garden land is no longer classified as previously developed land.

3 Update on SHLAA sites

3.1 The following table sets out the position as of 1st April 2010 on the SHLAA sites which were deemed to be suitable for housing. Eight of the sites have been completed. 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. Several permissions have come up for renewal so implementation is now likely to slip.

Update on SHLAA Sites

Site ref	Location	Position at 01/04/12
B001	Load Street car park	Scheme unlikely to be brought forward in same format.
S005	Tan Lane School	School relocated to site of former Lickhill Middle School in January 2012. Site to be allocated for mixed uses in Site Allocations and Policies DPD.
S006	TP Toys	Much of site now vacant. Site to be allocated for mixed uses in Site Allocations and Policies DPD.
S008	Vale Road Garage	Sheltered housing scheme for 45 retirement flats due to complete summer 2012.
K011	Former Telephone Exchange	No extant permission but still developer interest. Site to be allocated in Site Allocations and Policies DPD.
S012	Martley Road	Site completed.
K015	78 Mill Street	Site currently vacant. Revised scheme for 13 dwellings on rear of site approved June 2010.
S017	Baldwin Road	Planning permission has now lapsed on this Adopted Local Plan allocated site. Forms part of wider site to be allocated in Site Allocations and Policies DPD.
B018	Blackstone Barns	Conversion works due to complete summer 2012.
S020	Carpets of Worth	Application for mixed use development to include 159 dwellings - delegated authority to approve April 2012.
K024	Sutton Reservoir	Renewal of outline approved September 2009 for 5 years. May be brought forward sooner.
K028	Hérons Nursing Home	24-bed dementia unit now complete so site site is no longer available.
B034	Bewdley Primary School	Scheme for 46 affordable units completed end of 2011.
R036	The Manor House Wolverley	Site completed
K041	Rifle Range shops	Site to be allocated for redevelopment in Site Allocations and Policies DPD.
K042	Hurcott Road maisonettes	Remaining maisonette blocks now demolished. Approval for 97 dwellings October 2011. On site Spring 2012.
K050	Chester Road Bowling Club	Appeal for 26 affordable dwellings allowed August 2011. Unlikely to proceed.
K054	Georgian carpets	Bellway Homes scheme approved for 223 dwellings December 2011. On site January 2012 with 2 showhomes complete by end of March.
K061	Harriers Trading Estate	Permission for 28 dwellings granted April 2009 - permission due to lapse.
R066	Butts Lane Depot	New owner looking to put in renewal application summer 2012.

Site ref	Location	Position at 01/04/12
K074	Blakebrook School and County Buildings	School expected to relocate to new complex in September 2014. Site to be allocated for mixed uses in Site Allocations and Policies DPD.
S078	Tesco & Bedland Stores, Lombard Street	Tesco redevelopment on Carpets of Worth site has detailed permission and highway works are underway prior to construction of store. Site to be allocated for mixed uses in Site Allocations and Policies DPD.
S085	Manor PH	Site cleared. Planning approval for 14 dwellings (June 2010) or care home (April 2012).
K087	108/109 Bewdley Hill	Site sold early 2012. Reserved matters application expected shortly.
S088	Midland Industrial Plastics	Site to be allocated in Site Allocations and Policies DPD.
K089	King Charles I School	Following withdrawal of BSF funding, site is likely to remain in educational use.
K090	Sutton Arms PH	Site cleared early 2010. Reserved matters application for 14 dwellings approved November 2010.
R095	Blakedown Nurseries	Planning application for 42 dwellings received early 2012.
R104	Land off Sebright Road, Fairfield	Planning now approved for 10 affordable houses - to start April 2012.
S106	Rear of 33 Baldwin Road	Site completed.
R115	Oxbine, Callow Hill	Revised scheme dismissed at appeal as not in conformity with Core Strategy. Up for sale.
K134	Muskateer PH	Site to be allocated in Site Allocations and Policies DPD.
K138	Land off Puxton Drive	71 dwellings under construction - due to complete end 2012.
R143	Garage site, The Green, Chaddesley Corbett	Permission granted for 4 affordable units December 2011.
K146	Cheshires, Coventry Street	Much of building now empty. Site to be allocated in Kidderminster Central Area Action Plan DPD.
K156	Zanzibars, Castle Road	Site completed end March 2012.
K157	Franchise Street	Revised scheme for 74 units approved. Site completed March 2011.
S159	Lichfield Basin	Site completed end March 2012.
R161	The Terrace, Clows Top	Site to be allocated in Site Allocations and Policies DPD together with adjoining site.
S208	Wilden Primary School	School continues to operate from this site with no immediate plans to relocate and release site.
K209	Sion Hill Middle School	Small area of site back in use as educational offices. Scheme to convert main school buildings to education training and conference centre not implemented.
K210	Former British Sugar Site	Outline planning application for phase 1 scheme for mix of uses including 250 dwellings received Spring 2012.
K211	Sladen School site	No detailed scheme drawn up for cleared site. Site to be allocated in Kidderminster Central Area Action Plan DPD.
K214	Brinton's Offices, Exchange Street	Offices vacated and up for sale. Site to be allocated in Kidderminster Central Area Action Plan DPD

4 New Sites put Forward for Consideration

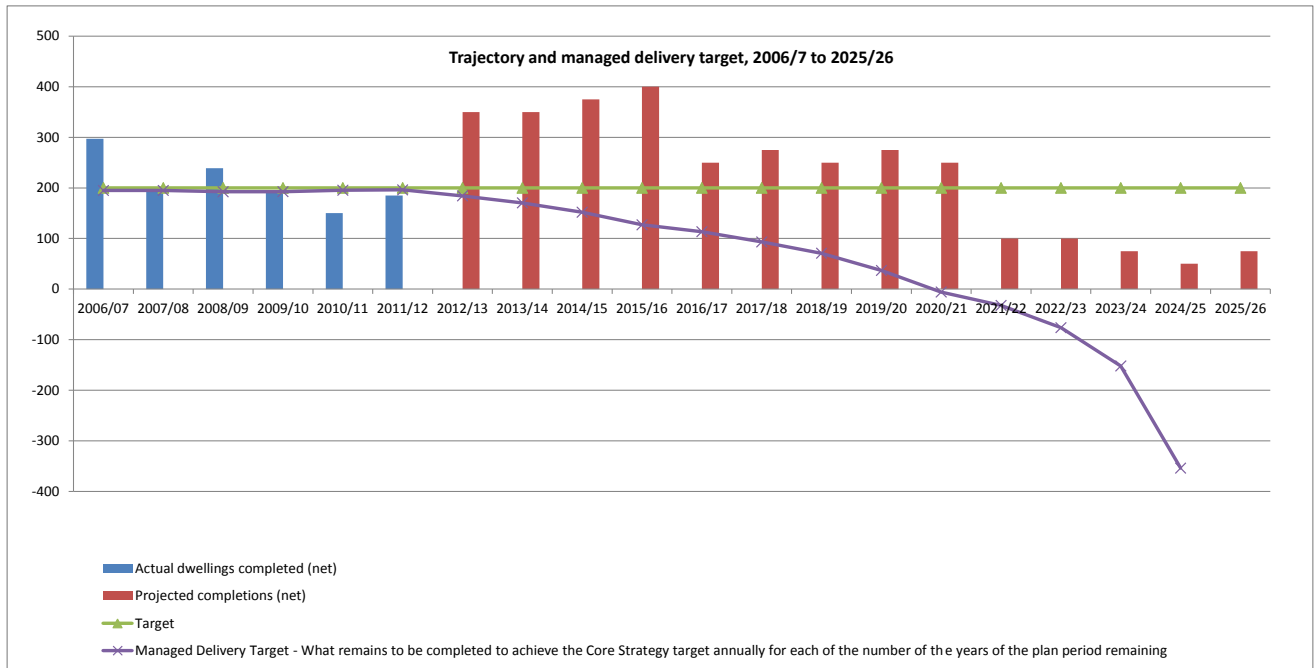
4.1 There have been no sites put forward by landowners for consideration since the last update other than to suggest that the haulage yard at Clows Top which adjoins site R161 be included as part of a larger site. The Site Allocations and Policies and the Kidderminster Central Area Action Plan Development Plan Document publication drafts contain a small number of sites which have not previously been assessed for their housing potential. The majority of these are proposed for allocation as mixed use sites with an element of housing.

4.2 In Kidderminster town centre there is the potential to bring further residential uses into Lion Street and Lion Square (see policies KCA.EG6/7 in the Kidderminster Central Area Action Plan) as part of a wider regeneration agenda. In Stourport-on-Severn, it is proposed to allocate the area around the Swan Hotel and Working Men's Club for a mix of uses including residential above ground floor level and there is developer interest in redeveloping the former Lucy Baldwin Hospital site for housing. In Bewdley, it is proposed to allocate two small sites in Lax Lane and the High Street to include residential uses. At Clows Top, it is proposed to enlarge site R161 in order to include the adjoining haulage yard.

4.3 Site assessment sheets for these sites can be found at Appendix A.

5 Revised Phasing and Housing Trajectory

5.1 The housing trajectory has been updated to take account of any revisions to existing residential permissions as well as new SHLAA sites. A number of housing sites have had their planning permissions renewed in the last 12 months and the expected completion dates have had to slip accordingly. The revised trajectory can be found below. Together with the 1,254 dwellings (net of demolitions) which have been completed since 1st April 2006, this gives a total capacity of approximately 4,400. The Adopted Core Strategy has a requirement for 4,000 dwellings (net of demolitions) 2006-2026



5.2 The housing trajectory demonstrates that the target of 4,000 dwellings could be reached during 2020/21 if all the sites come forward as predicted. A number of employment sites which are programmed to come forward for redevelopment later on in the plan period are currently occupied. Following the withdrawal of Building Schools for the Future funding, the redevelopment of the King Charles I School in Kidderminster for housing (capacity approximately 250) is now unlikely to proceed and this site has been removed from the trajectory calculations. Approximately 60% of dwellings will be in Kidderminster, 30% in Stourport-on-Severn and 10% in Bewdley and the rural areas.

Phasing of Housing Development

Phasing Period	Split Between Settlements	No. Of Dwellings (Net)
2012-16	Kidderminster 800 Stourport-on-Severn 400 Bewdley 75 Rural 200	1,475
2016-21	Kidderminster 850 Stourport-on-Severn 425 Bewdley 25	1,300
2021-26	Kidderminster 225 Stourport-on-Severn 175	400

5.3 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 5 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 annum. 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 just over 1,700 dwellings. The majority of these dwellings already have planning permission in place.

6 Viability Considerations

6.1 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.

6.2 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.

6.3 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 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.

6.4 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.

6.5 The Site Allocations and Policies DPD 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.

7 Conclusion

7.1 This report provides a snapshot picture of both the committed and potential supply as at 1st April 2012. 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.

7.2 The Annual Monitoring Report will also include an updated housing trajectory based on the situation as of October 1st. This is published at the end of December and will be available to view on the District Council's website.

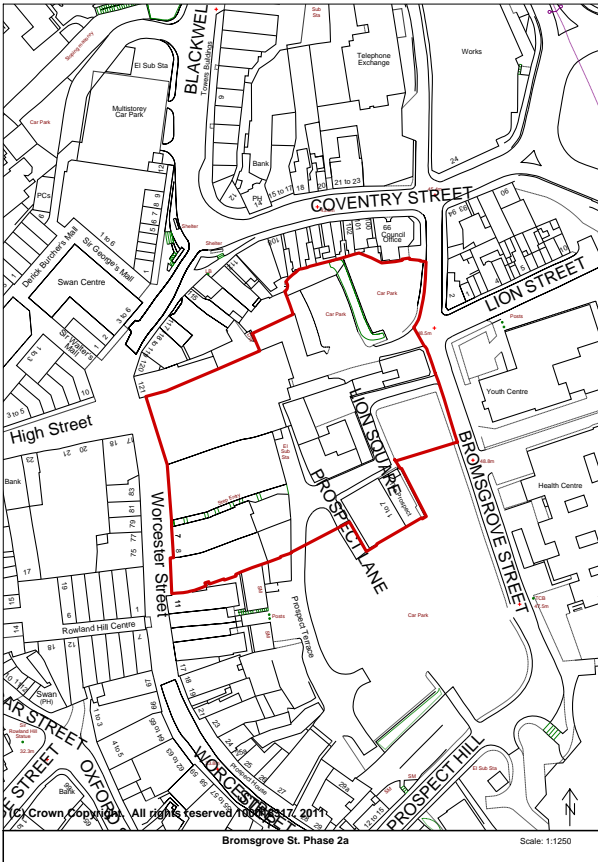
A Site Assessment Sheets

SITE REF: K300 LION STREET



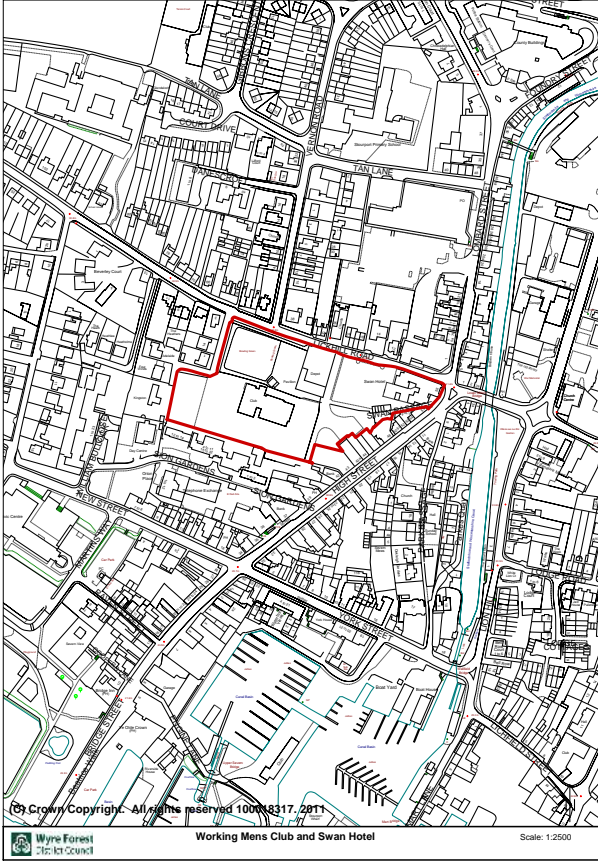
Settlement: Kidderminster	Site Ref: K300	Grid Ref: 383402 276755	Site Area: 0.76 Ha
Site Address: Lion Street, Kidderminster Ward: Greenhill			Within or adjoining settlement: Yes
Current or previous use: Small specialist shops , youth centre and car parking			Brownfield: Yes
Site Description: group of specialist shops, small hotel, youth centre and car park adjacent ring road; fire damaged shops on Coventry Street			
Ownership: private, WFDC and Worcestershire County Council			
Planning History: none of relevance - site to be allocated in KCAAP			
Physical Characteristics	Vehicular access	Reasonable - potential redevelopment of adjoining site would give direct access off ring road	
	Flood risk	No	
	Contamination	Unlikely	
	Topography	Flat	
Environmental impact	Character/visual impact	Would look to retain buildings to north of Lion Street. Redevelopment of remainder of site would improve street scene	
	Natural heritage	No adverse impact	
	Built heritage	A number of buildings are on the Local Heritage List	
	Other	N/A	
Infrastructure capacity		Suitable	
Access to local facilities		Good - site is in town centre	
Public transport accessibility		On bus route - high frequency	
Views on suitability for housing, potential capacity		Suitable for residential use as part of a mixed use scheme - 10 units	
Potential timescale for delivery		2021-26	
Constraints to delivery		Relocation of Youth House required	

SITE REF: K301 LION SQUARE



Settlement: Kidderminster	Site Ref: K301	Grid Ref: 383304 276704	Site Area: 1.15 Ha
Site Address: Lion Square, Kidderminster Ward: Greenhill			Within or adjoining settlement: Yes
Current or previous use: retail and car parking			Brownfield: Yes
Site Description: large retail units fronting Worcester Street connected by steep steps to small number of historic buildings in area of surface car parking			
Ownership: Multiple			
Planning History: none of relevance - site to be allocated in KCAAP for mixed retail and residential uses - residential uses on eastern part of site			
Physical Characteristics	Vehicular access	Good	
	Flood risk	N/A	
	Contamination	Unlikely	
	Topography	Split level site connected by steep steps	
	Character/visual impact	Would look to retain historic buildings for residential use and redevelopment the retail frontage	
	Natural heritage	N/A	
	Built heritage	Propose to add former Freemasons Arms (The Barrel) and the former warehouse building (The Prospect) to Local Heritage List	
	Other	N/A	
Infrastructure capacity		Available	
Access to local facilities		Good - within town centre	
Public transport accessibility		Good - on bus route	
Views on suitability for housing, potential capacity		Consider that former Freemasons Arms (The Barrel) would be suitable for a residential conversion - 10 units	
Potential timescale for delivery		2021-26	
Constraints to delivery		Multiple land ownerships may hinder implementation of overall scheme	

SITE REF: S302 SWAN HOTEL AND WORKING MEN'S CLUB



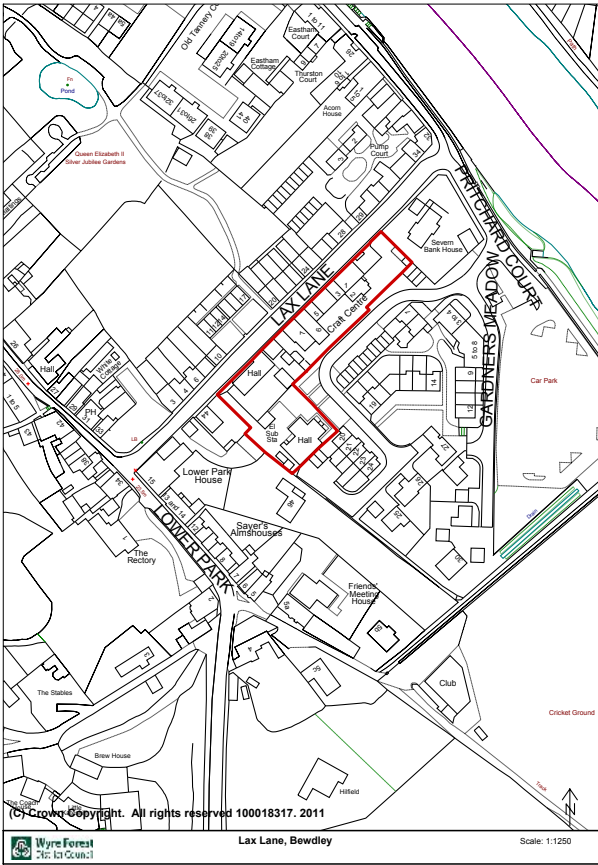
Settlement: Stourport-on-Severn	Site Ref: S302	Grid Ref: 381025 271425	Site Area: 1.52 Ha
Site Address: Swan Hotel and Working Men's Club Ward: Mitton			Within or adjoining settlement: Yes
Current or previous use: vacant hotel, private car parking, club, bowling greens and garage			Brownfield: Yes
Site Description: leisure uses surrounded by retail and residential uses adjacent town centre			
Ownership: private - multiple ownerships			
Planning History: none of relevance but propose to allocate in Site Allocations and Policies DPD for mixed uses including residential			
Physical Characteristics	Vehicular access	Good	
	Flood risk	N/A	
	Contamination	Unlikely	
	Topography	Flat	
	Character/visual impact	Potential to improve street scene and bring heritage asset back into viable use	
	Natural heritage	No potential adverse impact	
	Built heritage	Swan Hotel is a Local Heritage Asset which needs bringing back into economic use again	
	Other	N/A	
Infrastructure capacity		Good	
Access to local facilities		Immediately adjacent to town centre	
Public transport accessibility		Good - on high frequency bus route	
Views on suitability for housing, potential capacity		Potential for conversion of upper floors of Swan Hotel plus some new build; capacity of 20 dwellings	
Potential timescale for delivery		2021-26	
Constraints to delivery		Land owners	

SITE REF: S303 LUCY BALDWIN UNIT



Settlement Stourport-on-Severn	Site Ref: S303	Grid Ref: 308681 272032	Site Area: 1.14 Ha
Site Address: Lucy Baldwin Unit, Olive Grove, Stourport-on-Severn Ward: Lickhill			Within or adjoining settlement: Yes
Current or previous use: Former maternity hospital and mental health unit			Brownfield: Yes
Site Description: vacant hospital buildings in residential area overlooking parkland			
Ownership: NHS			
Planning History: Application received for redevelopment for 37 dwellings plus conversion of lodge to 4 flats; site to be allocated for residential use in SALP DPD			
Physical Characteristics	Vehicular access	Reasonable - access is along narrow road	
	Flood risk	N/A	
	Contamination	Unknown	
	Topography	Flat	
	Character/visual impact	Potential adverse impact on views across parkland	
	Natural heritage	Potential to improve green infrastructure links through site	
	Built heritage	Potential adverse impact on Local Heritage Assets on site with loss of most of the buildings	
	Other	N/A	
Infrastructure capacity		Good	
Access to local facilities		Reasonable - local shops or town centre within 10 minutes walk	
Public transport accessibility		Reasonable - bus stops within 10 minutes walk	
Views on suitability for housing, potential capacity		Suitable for housing - potential capacity 40 dwellings	
Potential timescale for delivery		2011-16	
Constraints to delivery		None	

SITE REF: B304 LAX LANE



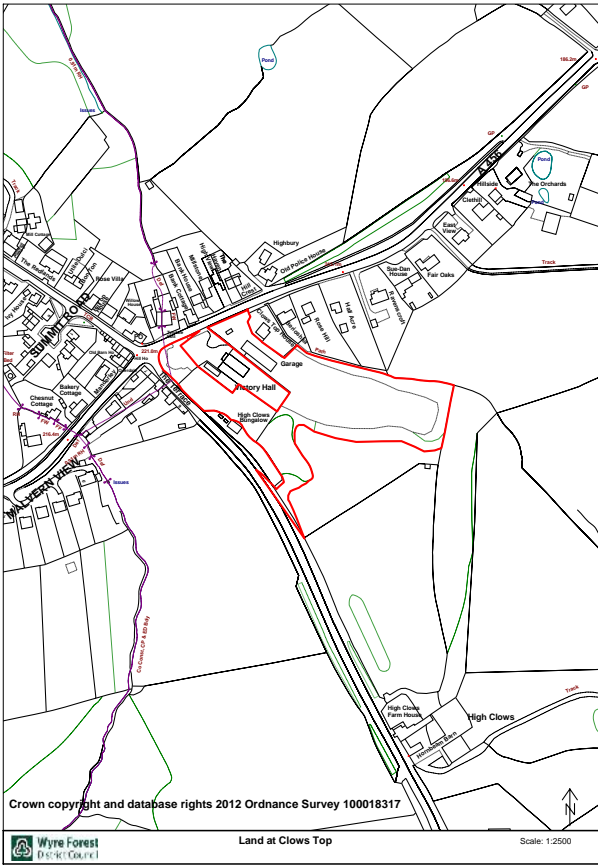
Settlement: Bewdley	Site Ref: B304	Grid Ref: 378850 275114	Site Area: 0.26 Ha
Site Address: Lax Lane, Bewdley Ward: Bewdley and Arley			Within or adjoining settlement: Yes
Current or previous use: Craft Centre, former WRVS building and Red Cross building			Brownfield: Yes
Site Description: row of craft units with two community buildings surrounded by residential development			
Ownership: Private and County Council			
Planning History: outline application for residential redevelopment on site of WRVS building in 2005 - withdrawn - access issues. Site to be allocated in SALP DPD			
Physical Characteristics	Vehicular access	Reasonable	
	Flood risk	Within flood zone 3	
	Contamination	Unknown	
	Topography	flat	
	Character/visual impact	Potential to improve area with redevelopment of community halls	
	Natural heritage	N/A	
	Built heritage	Craft units are on local heritage list and houses opposite are statutorily listed	
	Other	N/A	
Infrastructure capacity		Good	
Access to local facilities		Adjacent town centre	
Public transport accessibility		Bus route and town centre within 5 minutes walk	
Views on suitability for housing, potential capacity		Southern part of site suitable for housing - up to 10 dwellings	
Potential timescale for delivery		2021-26	
Constraints to delivery		Access from Lax Lane only	

SITE REF: B305 FORMER WORKHOUSE, 66 HIGH STREET



Settlement: Bewdley	Site Ref: B305	Grid Ref: 378609 275218	Site Area: 0.08 Ha
Site Address: Former workhouse, 66 High Street, Bewdley Ward: Bewdley and Arley			Within or adjoining settlement: Yes
Current or previous use: former workhouse			Brownfield: Yes
Site Description: Listed building on Buildings at Risk register - site has been in dilapidated state since 1960s			
Ownership: private			
Planning History: none of relevance - site to be allocated in SALP DPD			
Physical Characteristics	Vehicular access	Good	
	Flood risk	N/A	
	Contamination	N/A	
	Topography	Slightly sloping	
	Character/visual impact	Renovation and conversion scheme will have positive impact on street scene	
	Natural heritage	N/A	
	Built heritage	Positive impact on conservation area	
	Other	N/A	
Infrastructure capacity		Good	
Access to local facilities		Adjoining town centre	
Public transport accessibility		Bus stop with frequent service within 5 minutes walk	
Views on suitability for housing, potential capacity		Suitable for conversion to residential use - up to 6 units	
Potential timescale for delivery		2016-21 or sooner if at all possible	
Constraints to delivery		Funding	

SITE REF: R161 LAND AT CLOWS TOP



Settlement: Clows Top	Site Ref: R161	Grid Ref: 371561 271812	Site Area: 1.45 Ha
Site Address: Cleobury Road, Clows Top Ward: Rock			Within or adjoining settlement: Yes
Current or previous use: site of public house and operational haulage yard			Brownfield: Yes
Site Description: area of scrubland and haulage yard in village centre adjacent village hall and shop			
Ownership: private - two different owners			
Planning History: previous permission for 21 houses not implemented; application for 12 affordable houses not determined			
Physical Characteristics	Vehicular access	Good	
	Flood risk	N/A	
	Contamination	possibly	
	Topography	sloping	
	Character/visual impact	Potential to remove unsightly development from village centre	
	Natural heritage	Much of site has naturally regenerated	
	Built heritage	N/A	
	Other	Public rights of way	
Infrastructure capacity		Mains drainage will be required	
Access to local facilities		Local shop opposite	
Public transport accessibility		Adjacent bus stop - infrequent service	
Views on suitability for housing, potential capacity		Suitable for up to 30 dwellings	
Potential timescale for delivery		2011- 21	
Constraints to delivery		Mains sewerage required	