

WYCHAVON DISTRICT COUNCIL

HOUSING LAND AVAILABILITY MONITOR AND FIVE YEAR HOUSING LAND SUPPLY UPDATE

Position Statement as at April 2012

Published January 2013

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Executive Summary

The Wychavon Housing Land Availability Monitor is the principal information source for annual housing supply updates in Wychavon. This report contains analysis of the housing land situation at 1st April 2012 in terms of both allocated and non allocated/windfall housing sites. This study examines the trend in housing completions, progress in the provision of affordable housing and the contributions towards the supply of housing on previously developed land.

This report examines the districts supply of available and deliverable housing land and provides an update on Wychavon's five year housing land supply. The status of each site is obtained from individual site checks carried out by planning officers in the April and May of each reporting year.

Part 1

Wychavon District Council Housing Completions 2011 to 2012

1.1 This section examines the number and make up of dwellings completed within Wychavon District in 2011/12. The section is split into two, firstly total annual new build completions and secondly demolitions, conversions and change of use. The combined result gives a net completion figure which along with previous years is used to monitor performance against housing targets.

Total New Build Completions in 2011/12

1.2 In the twelve months ending 31 March 2012 a total of **313 dwellings** (net) were built in Wychavon District. This is 122 dwellings less than the average of 435 completed dwellings over the last 16 years.

Table 1: Housing Completions April 1996 to March 2012

| Year | Total Annual New Build Completions | Demolitions | Conversion losses / gains | Change of use losses/gains | Total Net Completions* |
|--------------|------------------------------------|-------------|---------------------------|----------------------------|------------------------|
| 1996/7 | 660 | 0 | 0 | 0 | 660 |
| 1997/8 | 771 | 0 | 0 | 1 | 772 |
| 1998/9 | 713 | 2 | 0 | 0 | 711 |
| 1999/0 | 640 | 15 | 0 | 1 | 626 |
| 2000/1 | 671 | 3 | 0 | 0 | 668 |
| 2001/2 | 400 | 4 | 0 | 0 | 396 |
| 2002/3 | 479 | 13 | 0 | 1 | 467 |
| 2003/4 | 551 | 27 | 0 | 0 | 524 |
| 2004/5 | 419 | 4 | 0 | 2 | 417 |
| 2005/6 | 333 | 10 | 0 | 0 | 323 |
| 2006/7 | 220 | 10 | 5 | 31 | 246 |
| 2007/8 | 240 | 8 | 1 | 32 | 265 |
| 2008/9 | 188 | 4 | 2 | 23 | 209 |
| 2009/10 | 126 | 22 | 2 | 49 | 155 |
| 2010/11 | 186 | 10 | 9 | 26 | 211 |
| 2011/12 | 289 | 45 | 3 | 66 | 313 |
| TOTAL | 6886 | 177 | 22 | 232 | 6963 |

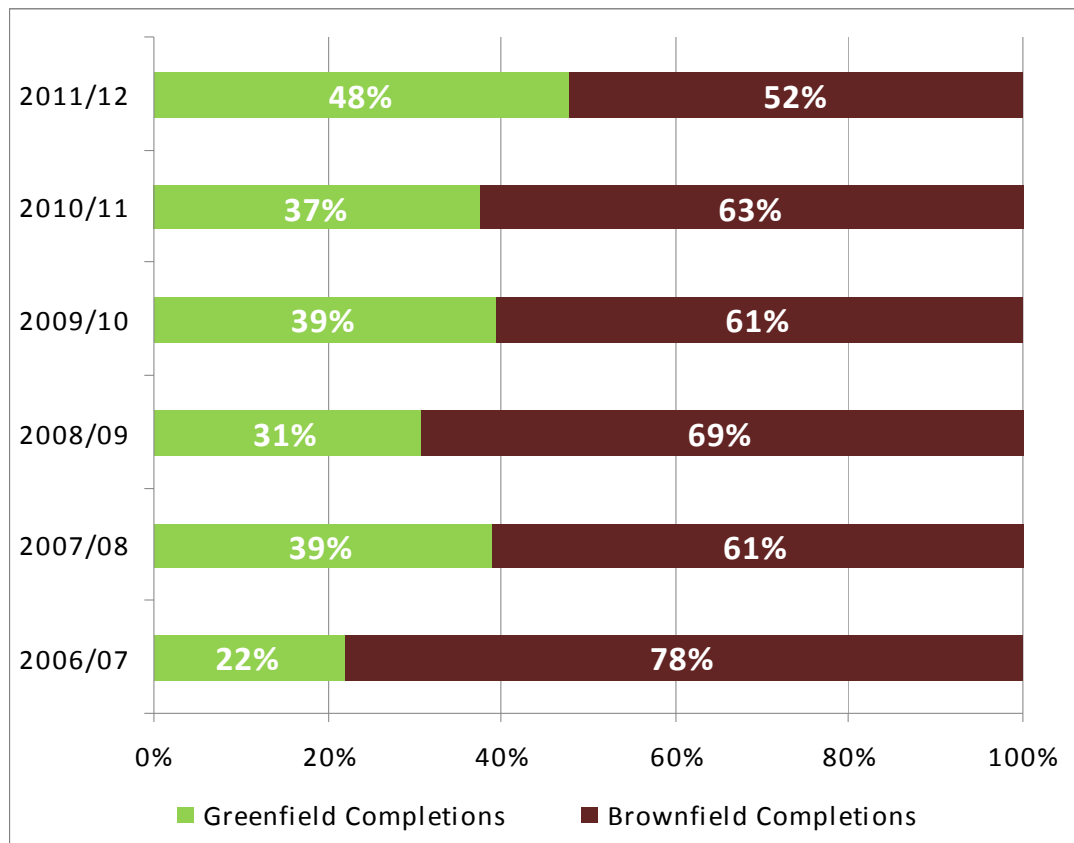
* The formula used to establish total net completions is as follows: Total annual new build completions + conversion losses and gains + change of use losses and gains – demolitions. (1 for 1 replacement dwellings are not monitored towards the Housing Land Supply at Wychavon District Council).

1.3 The total amount of “**new builds**” in this monitoring period equates to 289 dwellings. This is a significant increase on recent years with an improvement of over 100 dwellings in the last monitoring period. This demonstrates that the increase in recent permissions granted is starting to have a positive impact on completions, although it must be stressed that completions are out of the authority’s control.

1.4 There were 3 completed dwellings (involving 3 sites) during the 2011/12 monitoring period which met the housing land monitor’s definition of residential subdivision.

Greenfield / Brownfield Development

Figure 1: The number of net dwellings being built on greenfield and brownfield land since 2006/07



1.5 The proportion of new housing completed on brownfield land had been relatively stable over the previous 5 years, however during the last monitoring year the number of greenfield completions has increased by 11% (71 dwellings). This is likely to be due to the number of speculative planning applications increasing on account of the deficient five year housing land supply position. Wychavon however continues to have a greater number of completions on brownfield land as required by policy GD1 of the adopted Local Plan (2006).

Table 2: Number of dwellings (net) completed on greenfield land since 2006/07.

| Year | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 |
|--|---------|---------|---------|---------|---------|---------|
| Number of dwellings completed on greenfield land | 54 | 103 | 64 | 61 | 79 | 150 |

Table 3: Breakdown of completions by type 2006 - 2012.

| Year | Small (1 to 9) Windfalls (not Greenfield or Garden Land) | Large (10 or more) Windfalls (not Greenfield or Garden Land) | Total Windfalls | No. of Previously Allocated Dwellings (Local Plan) | Small (1 to 9) Non Windfall = Greenfield & Garden Land (Wychavon now refer to this as "other supply") | Large (10 or more) Non Windfall = Greenfield & Garden Land (Wychavon now refer to this as "other supply") | No. of dwellings where Previous Use, Size of Site or Windfalls have not been monitored | Grand Total (= Net Completions per year figure) |
|---------|--|--|------------------|--|---|---|--|---|
| 2006/07 | 124 (50%) | 58 (24%) | 182 (74%) | 23 (9%) | 4 (2%) | 10 (4%) | 27 (11%) | 246 |
| 2007/08 | 86 (32%) | 64 (24%) | 150 (56%) | 62 (23%) | 4 (2%) | 12 (5%) | 37 (14%) | 265 |
| 2008/09 | 83 (40%) | 48 (23%) | 131 (63%) | 74 (35%) | 1 (0.5%) | 0 (0%) | 3 (1.5%) | 209 |
| 2009/10 | 53 (34%) | 11 (7%) | 64 (41%) | 40 (26%) | 2 (1%) | 0 (0%) | 49 (32%) | 155 |
| 2010/11 | 67 (32%) | 26 (12%) | 93 (44%) | 84 (40%) | 12 (6%) | 0 (0%) | 22 (10%) | 211 |
| 2011/12 | 78 (25%) | 32 (10%) | 110 (35%) | 128 (41%) | 36 (12%) | 32 (10%) | 7 (2%) | 313 |

N.B Updated post publication of HLA to exclude greenfield and garden land sites from windfalls. (Prior to 09/06/2010 windfalls were not monitored in this way at Wychavon)

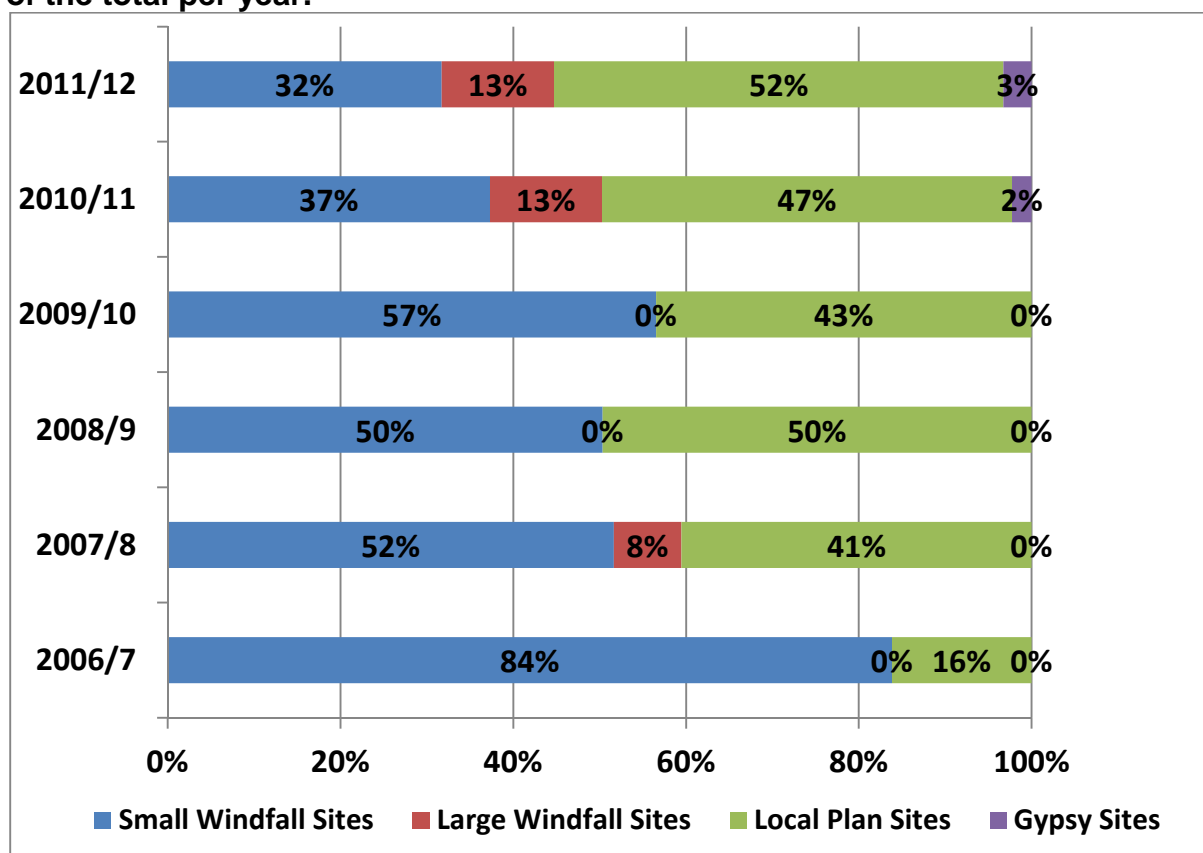
1.6 Table 3 indicates that allocated Local Plan sites have been an increasingly important component of housing land supply over the last two years. Wychavon District Council recorded a significant increase on the previous year from 84 completions on allocated sites in 2010/11 to 128 in 2011/12.

1.7 The percentage of completions on windfall sites has decreased in 2011/12 on both small and large sites, despite an increase in both large and small windfall completions. Small windfall sites continue to provide the larger percentage of windfall completions.

1.8 Almost a quarter of completions were provided through greenfield and garden land completions. The increase in greenfield sites as percentage of overall completions is likely to continue until the South Worcestershire Development Plan has been adopted and published in 2013.

1.9 Figure 2, overleaf, adds a further dimension by including the number of Gypsy pitches (pitches that are not included in the small windfall figures) as a percentage of the total housing supply completions. These have only been recorded for the last three monitoring periods, however as shown overleaf do contribute towards the overall housing supply in Wychavon. There are no Gypsy pitches allocated in the Local Plan.

Figure 2: Relationship between small windfall sites (1 to 9 dwellings), large windfall sites (10 or more dwellings), local plan allocated site completions and gypsy pitches (that are not windfalls) as a percentage of the total per year.



N.B. This does not include non windfall (greenfield and garden land sites)

Dwelling Types

1.10 Table 4 below shows a further breakdown of completed dwellings by type and size. Analysis of all properties built this year shows that of the total (net) 313 dwellings completed, 248 were houses or bungalows (80%), 60 were flats or Maisonettes (19%). The number of bedrooms in the remaining 5 dwellings is unknown.

Table 4: Completed dwellings by type and size 2011/12

| Dwelling Type | No. Of Bed Units | | | | Total |
|---|------------------|-------|-------|---------|----------|
| | 1 Bed | 2 Bed | 3 Bed | 4 Bed + | |
| Houses & Bungalows | 7 | 51 | 118 | 72 | 248 |
| Flats & Maisonettes | 23 | 36 | 0 | 1 | 60 |
| Total | 30 | 87 | 118 | 73 | 308 |
| Totals As % | 10% | 28% | 38% | 24% | N/A |
| No. of dwellings where no. of bedrooms was unknown | | | | | 5 |

1.11 As illustrated by tables 4 and 5, in 2010/11 24% of the completed dwellings were flats however in 2011/12 these decreased by 5%. In 2010/11 70% of the completed dwellings were 2, 3 and 4 plus bedroom properties in 2011/12, this has increased to 79%. It is important to continue to monitor these trends against ONS population estimates to ensure that appropriate types of dwellings are meeting the needs of residents in the Wychavon District.

Table 5: Completed dwellings by type since 2000/2001

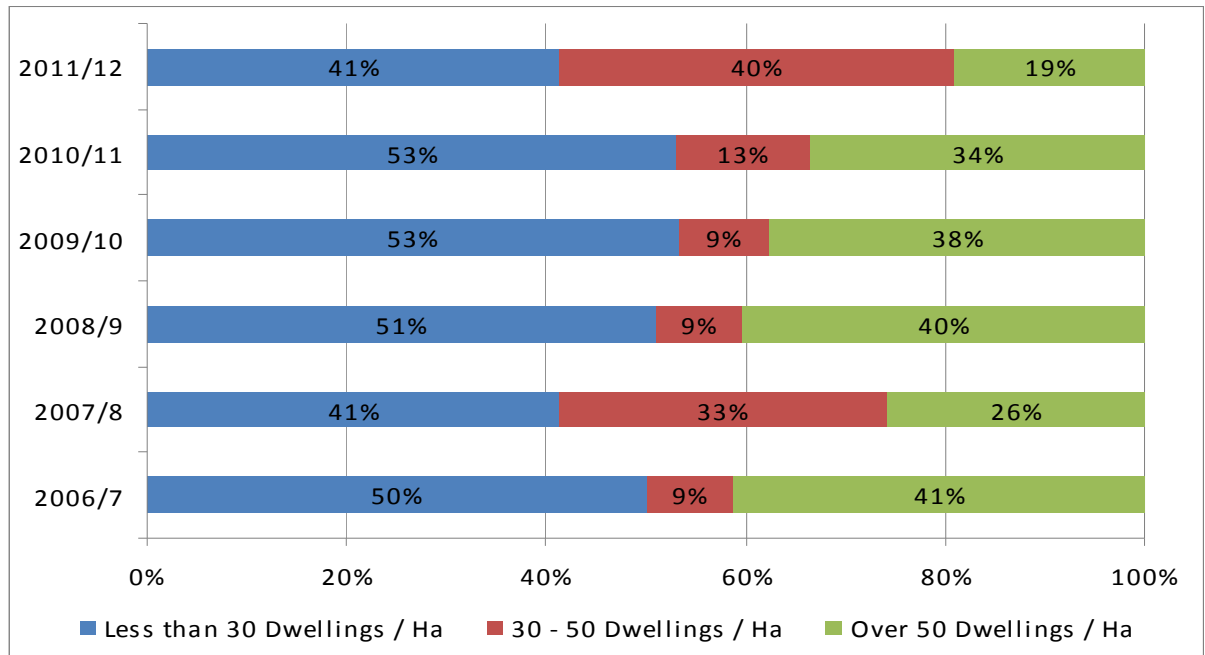
| Year | Houses & Bungalows | Flats & Maisonettes | Unknown |
|--------------|--------------------|---------------------|-----------|
| 2000/1 | • | • | ✓ |
| 2001/2 | • | • | ✓ |
| 2002/3 | • | • | ✓ |
| 2003/4 | • | • | ✓ |
| 2004/5 | • | • | ✓ |
| 2005/6 | • | • | ✓ |
| 2006/7 | • | • | ✓ |
| 2007/8 | • | • | ✓ |
| 2008/9 | • | • | ✓ |
| 2009/10 | 125 | 20 | 10 |
| 2010/11 | 147 | 51 | 13 |
| 2011/12 | 248 | 60 | 5 |
| TOTAL | 520 | 131 | 28 |

Density

1.12 The average density for completions in the Wychavon District in the 2011/12 twelve month period on fully completed small sites (those sites of 9 dwellings or less) was 25 dwellings per hectare. Conversely, the average net density of dwellings on fully completed large sites (those sites of 10 or more dwellings) was 47 dwellings per hectare. Unfortunately this data is not comparable with Malvern Hills and Worcester City's due to a different definition of small and large sites.

1.13 As well as the average density, density by band is monitored. 2011/2012 saw a significant increase in sites with a density of 30-50 dwellings per hectare; this is driven by 2 urban sites in Evesham, Badsey Road and Peewit Road (see figure 3).

Figure 3: Average density of completed dwellings on completed sites and or completed phases



Total Demolitions, Conversions and Change of Use in 2011/12

1.14 This is calculated as the sum of new build completions, minus demolitions, plus any net gain through residential conversions and changes of use into and out of dwellings.

Demolitions

1.15 45 dwellings on 6 sites were demolished (40 dwellings on large sites and 5 dwellings on small sites).

Conversions

1.16 Conversion gains: 4 dwellings on 4 sites gained by way of conversions from existing residential buildings (0 dwellings on large sites and 4 dwellings on small sites).

1.17 Conversion losses: 1 dwelling was lost by way of conversion from existing residential buildings.

Change of Use (see chart below)

1.18 Change of use gains: Change of use from other previous uses accounted for 69 dwellings on 25 sites (39 dwellings on small sites and 30 dwellings on large sites). Out of this total, 6 dwellings or 6 sites were former agricultural buildings on greenfield land.

1.19 Change of use losses: There were 3 recorded dwellings lost due to change of use.

1.20 The study will continue to monitor the amount of readily available convertible buildings in the District and also whether trends exist for demolition and new build developments.

Net Completions

1.21 This is calculated as the sum of new build completions, minus demolitions, plus any net gain through conversions and changes of use.

1.22 The formula used is $a - b + c + d = \text{net completions}$

| | |
|----------------------------------|-----|
| a) New Build Completions (gross) | 289 |
| b) Demolitions | 45 |
| c) Change of Use (net gain) | 3 |
| d) Conversions (net gain) | 66 |

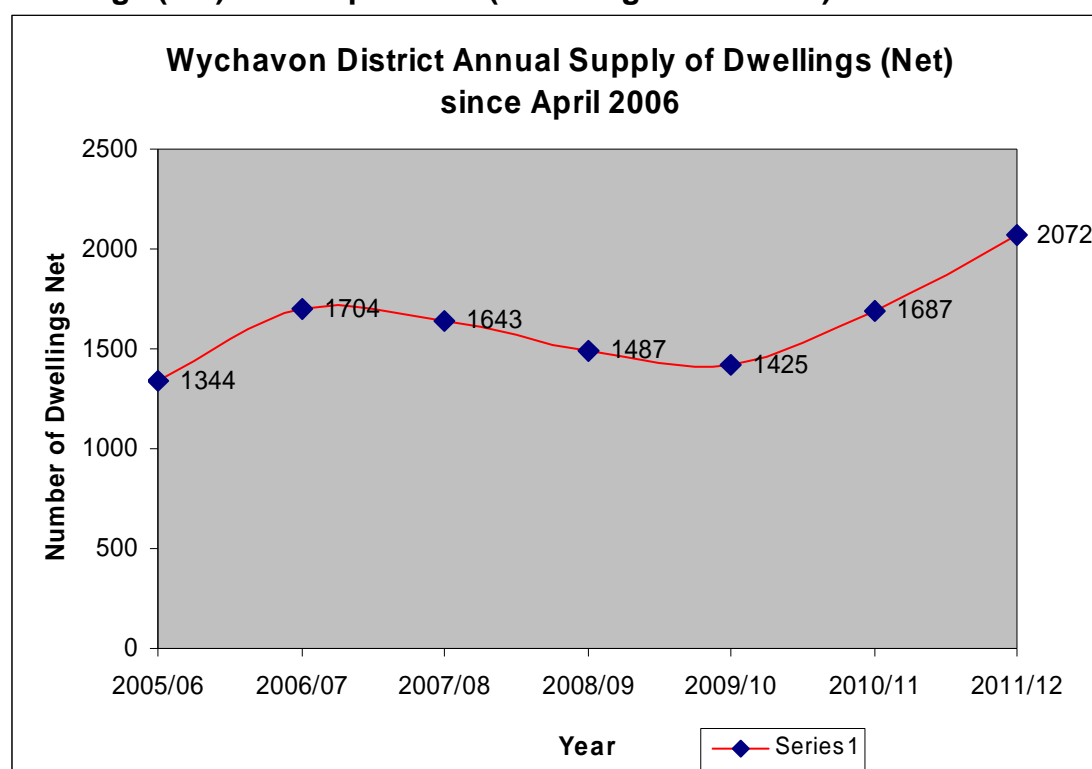
1.23 Therefore the number of net dwellings completed in 2011/12 is: **313**

Part 2

Wychavon District Council Housing Land Position – April 2012

2.1 At 31 March 2012 there were 1680 permitted dwellings which had not started, 184 dwellings under construction and 208 dwellings on 8 local plan allocated sites without planning permission. Therefore, the total number of committed dwellings i.e. those sites with planning permission and allocated local plan sites is 2072 compared with 1687 in 2010/11. This represents a significant increase and is well above the previous highest level of 1704 in 2006/7. Please note that these figures **do not** include the 4 percent lapse rate i.e. permissions which never get implemented, used to calculate commitments for Wychavon based on recommendations in the Inspectors Report on the Wychavon Local Plan (2006).

Figure 4: Graph illustrating Wychavon District's annual supply of dwellings (net) since April 2006 (including Allocations).



2.2 The significant increase in the level of commitments in the last year is principally due to the council's positive approach to tackling the 5 year housing

supply deficit. It is worth noting that further large sites have been granted permission since 1st April 2012 and this trend is likely to continue until the five year housing land supply is met which is likely to be when the South Worcestershire Development Plan is adopted in 2013.

Table 6: Annual change in Wychavon District Council’s Housing Supply in 2011/12

| Annual change in Housing Supply during 2011/12 | Number of Dwellings (net) |
|---|----------------------------------|
| New planning consent | 1471 |
| Expired planning consent | -28 |
| Completed planning consent | -313 |
| Outstanding Local Plan Allocations | -208 |
| Total annual change in housing supply | 922 |

Emerging South Worcestershire Development Plan (SWDP) – Housing Requirement for the Plan Period (WDC’s Proportion)

The latest evidence base for South Worcestershire (see Part 3 for 5 year land supply scenarios) identifies a target of 8900 dwellings to be built in Wychavon over 24 years. This equates to 371 per annum. Over the first six years of the plan Wychavon have completed 1399 dwellings, this leaves a revised target of 7501 dwellings. Taking into account dwellings currently under construction, those with planning permission, outstanding Local Plan allocations and a windfall allowance (see page 17), Wychavon is currently 610 dwellings short of its housing requirement for the emerging plan period (see table 7).

To help address this shortfall, Wychavon has identified that 200 additional dwellings will be released over the plan period from elderly residents moving into extra care accommodation (Use Class C3 to C2) and 250 empty homes will be bought back into use. In addition to this, several large housing sites have been granted planning permission since April 1st 2012 that were not

identified through the emerging plan process by Appeal which more than meet his shortfall.

Table 7: Housing Land Position at 31 March 2012

| Housing Land Position at 31 March 2012 | | |
|---|---------------|------------------------|
| SWDP - Emerging Housing Requirement (2006-2030) | | 8900 |
| Net Completions (2006/07 to 2011/12) | | 1399 |
| Net Commitments at 31 March 2012 (Dwellings under construction) | | 1864 |
| (Dwellings outstanding) | | (184) |
| Assuming a 4% non-implementation rate on outstanding dwellings | | (1680) |
| Windfall Allowance 01/04/2015 to 31/03/2029 82 per annum from 01/04/2015 to 31/03/2025 55 per annum from 01/04/2025 to 31/03/2029 | | 1040 |
| SWDP : Proposed Allocations (not including outstanding Local Plan allocations see below) | | 3846 |
| Residual Balance (Completions (1399), + Commitments (1797) + Windfall Allowance (1040) + SWDP Allocations (3846) - SWDP Requirement (8900) | | -818 |
| Outstanding Local Plan Housing Allocations as at 31 March 2012 (without the benefit of planning permission) | | |
| Address | Parish | |
| Ivy Lane | Bretforton | 20 |
| Willow Court, Westwood Road | Droitwich | 24 |
| Canal Basin Project | Droitwich | 80 |
| Garage, High Street | Pershore | 20 |
| Health Centre, Priest Lane | Pershore | 21 |
| Garage Court, St Andrews Road | Pershore | 10 |
| Garage Court, Abbots Road | Pershore | 13 |
| Rear of High Street | Pershore | 20 |
| Total Local Plan Allocations | | 208 |
| Total potential over/under supply Residual balance(-818) + Total Local Plan Allocations (208) | | -610 Dwellings* |

* This land supply calculation does not include an allowance for empty properties being brought back into use or additional dwellings being released from elderly residents moving into extra care accommodation (Use Class C3 to C2)

2.4 Approximately 32% (604 out of 1864 dwellings) of all dwellings with outstanding planning permission are on previously developed (Brownfield) land. This figure takes into account the recent change to the definition of previously developed land and specifically the exclusion of private residential gardens, as stated in the NPPF (see **table 8** below) .

2.5 Out of the 1864 net commitments, approximately 66 dwellings involve the use of garden land (4% of the total outstanding permitted supply). 81% of all commitments are on large sites (10 dwellings or more), over four times more than the total number of small site commitments currently coming forward (see **table 8** below).

Table 8: Housing land with permission at 31 March 2012 (including under construction)

| Based on 31/03/2012 net commitments | Detailed permission | Outline permission | Total Housing | % total |
|---|---------------------|--------------------|---------------|-------------|
| Garden Land | 62 | 4 | 66 | 4% |
| Greenfield land | 472 | 722 | 1194 | 64% |
| Brownfield land | 534 | 70 | 604 | 32% |
| TOTAL | 1068 | 796 | 1864 | 100% |
| Large sites (10+) (Includes previously allocated sites and windfalls) | 750 | 764 | 1514 | 81% |
| Small site (1 to 9) (includes windfalls) | 318 | 32 | 350 | 19% |
| TOTAL | 1068 | 796 | 1864 | 100% |

Windfall Allowance & Five Year Supply/Housing Trajectory

2.6 The National Planning Policy Framework (NPPF) now permits local planning authorities to make allowances for windfall sites within their five year supply, where there is evidence that proves such sites consistently become available in the local area and will provide a reliable source of supply.

Wychavon have made such an allowance within their current five year housing land supply and subsequent housing trajectory for the SWDP.

Wychavon's windfall allowance is based on the average rate of small windfall completions over the previous years of the plan period (2006/2007 - 2011/2012). Large windfall sites have not been included as once the emerging plan is adopted it less likely that these will continue to come forward. However, it is worth noting that until the SWDP is adopted these may continue to gain planning permission whilst Wychavon is unable to demonstrate a five year housing land supply (see Part 3).

Table 9: Windfall allowance calculation

| | Number of Small Site Windfall Completions |
|--|--|
| 2006- 2007 | 124 |
| 2007-2008 | 86 |
| 2008-2009 | 83 |
| 2009-2010 | 53 |
| 2010-2011 | 67 |
| 2011-2012 | 78 |
| Total 2006-2012 | 491 |
| Average completion rate 2006-2012 | 82 |

For ten years of the emerging plan period a windfall allowance of 82 dwellings per annum has been determined (2015-2025). For the latter stages of the plan period, from 2025-2029, this has been reduced by one third to 55 per annum as there will be less available and suitable land within the development boundaries.

For the purposes of a current five year land supply calculations 4 years of windfalls have been included as the final year within any five year period is unlikely to see all those granted permission completed.

Affordable Housing

2.7 In the monitoring year 2011/12, 57 affordable homes were completed in Wychavon equating to 18% of the total net supply for 2011/12. Previously the figure was 58 (2010/11), 0 (2009/10), 57 (2008/09) and 64 (2007/08). Due to the increase in completions this year one might have expected to see an increase in affordable housing completions. However, this is not the case and suggests that either developers on the larger sites are phasing the completion of affordable dwellings to the latter stages of a scheme or the open market completions were on smaller sites which were below the policy threshold for affordable housing.

Table 10: Total Affordable Housing Completions during 2011/12 (cont. overleaf)

| Parish | HLA Site Ref | Site Address | Planning Application No. | Tenure Type | 2011-12 |
|---------------|---------------------|--|---------------------------------|--------------------|----------------|
| BADSEY | 06/74C | BET 14-24 BADSEY FIELDS LANE | 08/01621 | SH | 3 |
| BADSEY | 06/83 | Land off Manor Close, Badsey | 09/01715 | SH | 2 |
| BREDON | 12/85B | Land South of, Blenheim Drive, Bredon | 10/00154 | SH | 8 |
| EVESHAM | 37/333B | 7-17 Peewit R, BredonC MartinA | 11/01191 | AFH | 5 |
| EVESHAM | 37/333E | 7-17 Peewit Road and houses off Bredon Crescent & Martin Avenue, Evesham, Worcs. | 11/01191 | IAH | 4 |
| EVESHAM | 37/358B | Land at, Badsey Road, Evesham | 11/01122 | IAH | 4 |
| EVESHAM | 37/358D | Land at, Badsey Road, Evesham | 11/01122 | AFH | 9 |

| Parish | HLA Site Ref | Site Address | Planning Application No. | Tenure Type | 2011-12 |
|----------------|--------------|--|--------------------------|-------------|-----------|
| EVESHAM | 37/403A | 33-38 Cowl Street, Evesham | 09/02051 | SH | 7 |
| EVESHAM | 37/403B | 33-38 Cowl Street | 09/02051 | SH | 5 |
| EVESHAM | 37/403C | 33-34 Cowl Street, Evesham | 10/01709 | SH | 1 |
| HARVINGT ON | 46/68 | Garages off Blakenhurst | 09/02207 | SH | 2 |
| PEBWORT H | 69/50 | Land Adj 18 Elm Close | 09/02953 | SH | 1 |
| PERSHOR E | 71/164B | Land off, Three Springs Road, Pershore | 10/02127 | IAH | 2 |
| PERSHOR E | 71/164D | Land off, Three Springs Road, Pershore | 10/02127 | SRH | 4 |
| | | Total Affordable Completions | | | 57 |

Key:

IAH = Intermediate Affordable Housing

RE = Affordable Housing Rural Exception Site

SH = Social Housing

SRH = Social Rented Housing

Part 3

Progress towards meeting Wychavon District's Housing Targets and Five Year Housing Land Supply

3.1 The National Planning Policy Framework (NPPF) came into force in March 2012. The NPPF requires local planning authorities to annually identify and update a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements. To ensure choice and competition in the market for land planning authorities must include a 5% buffer (moved forward from later in the plan period) or a 20% buffer in the case of persistent under delivery.

3.2 This chapter sets out an assessment of whether there is a five year supply of deliverable housing land in Wychavon.

3.3 The following Development Plans have informed Wychavon District's housing land supply assessment:

- WDC Local Plan (1996-2011) Saved Policies,
- The West Midlands Regional Spatial Strategy (Phase II Revision,
- The emerging revised South Worcestershire Development Plan target (Sept 2012) following new evidence from the revised Strategic Housing Market Assessment and updated population projections.

3.4 There is much uncertainty with respect to the planning policy context as the Government confirmed their intention to abolish the regional planning framework via the Localism Act which received Royal Assent on 15th November 2011. It should be noted the abolition of Regional Strategies is a lengthy process. Planning appeals and case law have established that the adopted Regional Strategy remains a material consideration until the underpinning Regulations are removed. It is for this reason the five year land supply still refers to the Phase II Revision West Midlands Spatial Strategy housing requirement. This target remains the default position in the

absence of an approved (by the Government's Planning Inspectorate) Development Plan setting out a new housing land supply.

3.5 This report also includes the local housing provision figures (2006-2030) as referred to in the South Worcestershire Development Plan Significant Changes Document (2012). The latest figures from the Significant Changes Document are based on the 2008 household projections, where as the 2006 household projections informed the WMRSS, as evidenced in the Worcestershire Strategic Housing Market Assessment (SHMA) published in February 2012. Currently only limited planning weight can be attributed to the SWDP and its evidence base at this stage. It is considered appropriate to monitor against this emerging target as it is based on technical evidence.

Delivering Housing Land

3.6 The NPPF states that to be **deliverable**, the sites for housing supply should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and that development of the site is viable.

3.7 Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. For example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

3.8 For sites to be considered **developable**, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could viably be developed at the point envisaged

3.9 For the purposes of the Housing Land Availability Monitor, for sites to be considered **available**, WDC have considered sites which:

- are under construction;
- have planning permission (i.e. commitments);and

- are allocated sites in the Wychavon District Local Plan (adopted June 2006) currently without planning permission but are; owned by a developer or have known developer interest; or are advertised for sale.

3.10 For sites to be considered **suitable**, sites should be in a suitable location and contribute to the creation of sustainable mixed communities. Sites allocated in existing plans or with planning permission for housing will generally be suitable but it may be necessary to review sites to see if circumstances have changed to alter this position.

3.11 For sites to be considered **achievable** sites should be:-

- a) under construction; or
- b) have no known ownership constraints (for example, owner does not wish to sell site or site has multiple occupation); and
- c) have no known physical or environmental constraints; and
- d) have no conditions or Section 106 (legal) agreements that prevent the development within the 5 year period.

3.12 The housing land availability database holds records of all sites with planning permission for residential development, including outstanding permissions, under construction permissions and all sites allocated in the Wychavon Adopted Local Plan 2006. For the purposes of the April 2012 to March 2017 (5 year) housing land supply all sites with planning permission, sites under construction and allocated sites deemed deliverable over the next 5 years were extracted from the database. These sites are a mixture of new build, change of use and conversions varying from 1 dwelling to 508 dwellings and include both greenfield and brownfield sites.

3.13 As part of the process to assess the deliverability of the potential sites not all commitments are considered deliverable. A 4 percent lapse rate has been applied to outstanding commitments for Wychavon i.e. planning permissions; this is the amount stated in the Inspectors Report for the adopted Local Plan (2006) and also employed in the South Worcestershire Development Plan Preferred Options and Significant Changes Document September 2012.

3.14 As in previous years allocated Local Plan sites which are either still undeveloped or have the benefit of planning permission have been assessed for deliverability. Of the 437 Local Plan dwelling commitments only 208 are considered deliverable in five years and are detailed in table seven.

3.15 Unlike previous years, following the publication of the NPPF, it is now possible to include a windfall allowance within the five year supply calculation (see page 17). This allowance provides Wychavon with a greater degree of certainty and will continue to play an important role in Wychavon's housing land supply.

Wychavon District's Five Year Supply of Deliverable Housing Land

Identifying Housing Provisions Targets

3.16 Table 11 identifies two target scenarios for Wychavon District. These are:

- **Column 1**¹ Figures based against the WMRSS Preferred Option Phase 2 Partial Review (2006-2026);
- **Column 2** Figures based against the emerging revised SWDP target (2006-2030) following new evidence in the form of a revised Strategic Housing Market Assessment (SHMA) and the updated Office for National Statistics (ONS) household projections information.

3.17 The assessment shows that Wychavon District Council is unable to demonstrate a five year supply of housing land against the Preferred Option WMRSS. However, against the revised SWDP target Wychavon is able to demonstrate a five year housing land supply including five per cent buffer as required by the NPPF.

¹ The regional planning framework is in the process of being abolished but at the time of writing the Phase II revision is still being used by the Planning Inspectorate as the baseline for decisions ahead of formally adopting the SHMA.

Table 11: Housing Land Supply at April 2011

| Five Year Housing Land Supply requirements 1 st April 2012 to 31 st March 2017 | | COLUMN 1 WMRSS Phase 2 Preferred Option Target | COLUMN 2 SWDP Revised Figures Target |
|---|---|--|--|
| | | 2006 – 2026 (20 years) | 2006 – 2030 (24 years) |
| 5 year target | | 2750 (550 per annum) | 2085 (417 per annum) |
| 5 year target + 5% | | 2888 (577.5 per annum) | 2190 (438 per annum) |
| Commitments (net) | <i>(Under Construction)</i> | (184) | (184) |
| | <i>(Outstanding i.e planning permissions including 4% lapse rate)</i> | (1613) | (1613) |
| | Total | 1797 | 1797 |
| Local Plan Allocations | | 208 | 208 |
| Windfall Allowance 82 per annum for 4 years | | 328 | 328 |
| Total Supply | | 2333 | 2333 |
| Balance against 5 year target | | -417 ² | +248 |
| Total calendar housing supply | | Approx 4.24 years supply | Approx 5.6 years supply |
| Balance against 5 year target + 5% buffer | | -555 | 145 |
| Total calendar housing supply with 5% buffer | | Approx 4.04 years supply | Approx 5.33 years supply |

² As of 31st October 2012 permissions granted on large sites since April 1st 2012 = 369 and Copcut Lane, Droitwich Spa has a Resolution to grant permission for 740 dwellings, 350 of which could be delivered in the next 5 years. This would mean that Wychavon is able to demonstrate a 5 year land supply + 5% buffer against the Emerging RSS as well as emerging SWDP target.

Calculations

3.15 The first stage in assessing Wychavon District's housing land supply is to identify the housing provision targets. The Five Year (1st April 2012 to 31st March 2017) Housing Land Supply requirements table identifies two possible targets for Wychavon District. These are:

- Column 1 - Figures based against Emerging WMRSS – Preferred Option Phase 2 Partial Review (2007) 2006 – 2026; and
- Column 2 –Figures based against the emerging revised SWDP target (2006-2030) following new evidence in the form of a revised Strategic Housing Market Assessment (SHMA 2012) and updated Office for National Statistics (ONS) population projections information.

COLUMN ONE

3.19 Column one establishes a five year target based upon the emerging RSS option 2 (2007) 2006 to 2026. The following calculations illustrate the workings of the 5 year target. First the housing provision target is established and then the housing land supply is established..

3.20 The following calculation illustrate the workings of the 5 year target:

- $(A - B) \div C = D$ $(9,100 - 1,399) \div 14 = 550$
- $D \times E = F$ $550 \times 5 = 2750$ Dwellings

| <u>Establishing the adopted WMRSS 5 year housing provision target</u> | | |
|--|--|--------------------|
| A | Phase II WMRSS target (2006 to 2026) | 9,100 |
| B | Number of dwellings built (2006 to 2012) | 1,399 |
| C | Number of years remaining of the plan target | 14 |
| D | Remaining annual supply | 550 (+5% = 577.5) |
| E | Multiply by five years | 5 |
| F | 5 year housing land target | 2,750 (+5% = 2888) |

3.21 The following calculations illustrate the performance against the target:

- $((G + H + I) \div J) \times K = L$
- $((1797 + 208 + 328) \div 2,750) \times 5 = 4.24$ years

3.22 There is no prescribed methodology for dealing with a shortfall in historic completions. Here the shortfall has been added to the outstanding total and divided by the remaining years in the Plan period to give a higher annual required completions figure the so called residual or Liverpool method. The priority has to be to deliver the total supply figure by the end of the Plan period. Given the on-going weak economic climate and the lack of capacity/deliverability in the house building sector it is considered inappropriate and unrealistic to attempt to make up the full shortfall over the next five years – the so called Sedgefield message.

| <u>Establishing the WDC's 5 year housing land supply</u> | | |
|---|--|-------|
| G | The total number of dwellings with planning consent (less % lapse rate on outstanding permissions) | 1797 |
| H | Total number of dwellings on allocated sites | 208 |
| I | Windfall allowance (4 x 82 per annum) | 328 |
| J | 5 year housing land target | 2,750 |
| K | Required number of years supply of housing land | 5 |
| L | WDC's Housing Land supply (in years) | 4.24 |

Therefore against this housing requirement scenario Wychavon can demonstrate 4.24 years supply of housing land.

COLUMN TWO

3.23 Column two establishes a five year target based upon the emerging SWDP revised target which sets out a development strategy from 2006 to 2030. The following calculations illustrate the workings of the 5 year target. Specifically the calculation is twofold, firstly it establishes the housing provision target and secondly it establishes WDC's housing land supply. It should be noted that whilst little planning weight can be attributed to the SWDP until at least a Pre-Submission (to

the Secretary of State) document is approved by all 3 Councils it nonetheless is underpinned by evidence and sets out the current direction of travel.

3.24 The following calculation illustrates the workings of the 5 year target:

- $(A - B) \div C = D$ $(8,900 - 1,399) \div 18 = 417$ per annum
- $D \times E = F$ $417 \times 5 = 2084$ Dwellings

| <u>Establishing the SWDP Preferred Options 5 year housing provision target</u> | | |
|---|--|-------------------|
| A | SWDP Preferred Options target (2006 to 2030) | 8900 |
| B | Number of dwellings built (2006 to 2011) | 1,399 |
| C | Number of years remaining of the plan target | 18 |
| D | Remaining annual supply | 417 (+5% = 438) |
| E | Multiply by five years | 5 |
| F | 5 year housing land target | 2085 (+5% = 2190) |

3.25 The following calculations illustrate how the target will be met:

- $((G + H + I) \div J) \times K = L$
- $((1797 + 208 + 328) \div 2085) \times 5 = 5.6$ years

| <u>Establishing the WDC's 5 year housing land supply</u> | | |
|---|---|------|
| G | The total number of dwellings with planning consent (including 4% lapse rate) | 1797 |
| H | Total number of dwellings on allocated sites | 208 |
| I | Windfall allowance from 2015-2017 (82 per annum) | 328 |
| J | 5 year housing land target | 2085 |
| K | Required number of years supply of housing land | 5 |
| L | WDC's Housing Land supply (in years) | 5.6 |

Therefore against this housing requirement scenario Wychavon can demonstrate 5.6 years supply of housing land.