

Wychavon Five Year Housing Land Supply Report

2014

Includes: Position statement at 1 April 2014, methodology, analysis and background evidence to the five year housing land supply calculation.

Published July 2014

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1. Introduction

1.1 The following report provides a full explanation of the five year housing land supply (5YHLS) calculation for Wychavon District Council as required by the National Planning Policy Framework (NPPF). It sets out the housing requirement, delivery to-date and identifies deliverable housing sites for the next five years to 31 March 2019. The report includes an appropriate in depth analysis of sites with planning permission and those that are proposed allocations in the submitted South Worcestershire Development Plan (SWDP) to provide additional evidence about deliverability and to ensure that the supply calculation is robust.

2. Housing Requirement

2.1 Previously Wychavon had used the housing target set out in the West Midlands Regional Spatial Strategy (WMRSS) (2007) and more recently the West Midlands Regional Spatial Strategy Panel Report (2009). Although the WMRSS was revoked i.e. no longer part of the Development Plan in 2013 the housing figures nonetheless remained the most recent tested figures for Wychavon District. Subsequently a Court of Appeal decision (Dec.2013; St Albans Council vs Hunston Properties Ltd; case no. C1/2013/2734) ruled that a S78 planning inspector, in the absence of an up-to-date Local Plan housing requirement (as is the case for Wychavon), could not determine whether a local planning authority had a five year housing supply based on a constrained i.e. 'policy on' housing requirement figure.

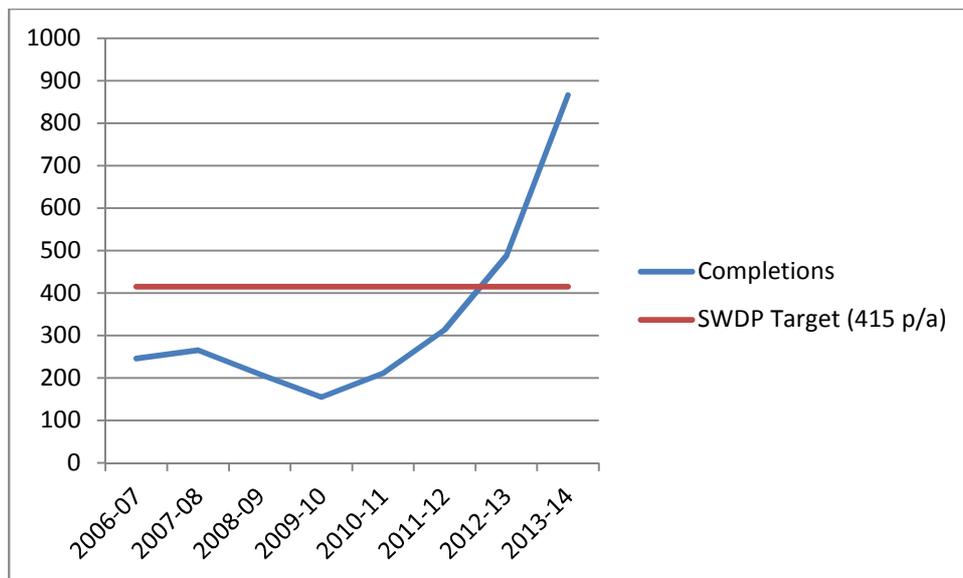
2.2 Wychavon subsequently used the 2010 Department for Communities and Local Government (DCLG) Household Projections as the housing requirement as they were considered to best represent the "unvarnished figures of household projections". Following this, the SWDP Examination Inspector tested the Councils' revised evidence on the objective assessment of housing need and concluded (31 March 2014 Inspector's Further Interim Conclusions on the Outstanding Matters Considered at the Reconvened Stage 1 Hearing¹) that for Wychavon District the full objectively assessed need for housing over the Plan period (2006-2030) is **9,950 dwellings**.

¹ http://www.swdevelopmentplan.org/?page_id=5393

3. Completions

3.1 Completions for the plan period 2006-2014 are **2753**. Overall this is still below the cumulative annual requirement for completions from 2006, however completions over the last 24 months have increased dramatically with an all time high of **866** in the last monitoring year 2013-14. This is a significant improvement on the average rate of delivery for the preceding period 2006 to 2013 (246, 265, 209, 155, 211, 313, 488) and demonstrates the authorities attempts to address the previous shortfall by taking a proactive approach and approving a significant number of developments beyond the Wychavon District Local Plan GD1 development boundaries in since 2010.

Figure 1 Completions in Wychavon District council from 1 April 2006- 1 April 2014



4. Calculating Past Undersupply

4.1 In dealing with past undersupply any shortfall in actual supply compared with the annualised requirement from 2006 to 2014 is considered. The requirement as explained above is that recommended by the SWDP Examination Inspector (31 March 2014 Inspector’s Further Interim Conclusions on the Outstanding Matters Considered at the Reconvened Stage 1 Hearing) conducting the SWDP Examination of 9950 dwellings from 2006-2030, equivalent to 415 dwellings per annum.

Therefore, the requirement for the eight years from 2006-2014 is 3320 and to establish the under supply all completions during this period are taken off this figure.

$$3320 \text{ (Requirement 2006-2014)} - 2753 \text{ (Completions 2006-2014)} = 567 \text{ (shortfall)}$$

5. Addressing Past Undersupply

5.1 In terms of addressing the undersupply the Council has adopted the so called 'Sedgefield Approach' advocated in most appeal decisions and has added the undersupply to the five year target and seeks to deliver this within the first five years.

$$2075 \text{ (5 x 415 5 year target)} + 567 \text{ (shortfall)} = 2642 \text{ (5 year target including undersupply)}$$

6. Buffer

6.1 In accordance with the NPPF Wychavon is required to test its supply of sites against its housing requirement with an additional buffer to ensure choice and competition in the market for land. This buffer would normally be an additional 5%, however, as previously recommended by the Inspector who determined the Leasowes Road and Laurels Road, Offenham Inquiry (APP/H1840/A/132203924) a 20% buffer should be added to the five year supply target in order to achieve a robust calculation. This 20% buffer equates to an additional **528** dwellings.

$$2642 \text{ (5 year target including undersupply)} + 528 \text{ (20\% buffer)} = 3170 \text{ (5 year target including undersupply with 20\% buffer applied)}$$

7. Lead Times and Delivery Rates

7.1 Before explaining the different categories of sites which will deliver housing within Wychavon in the next five years, it is important to set out the approach that has been taken by the authority to ensure that the supply is robust.

7.2 A significant amount of additional work has been undertaken to assess sites and to identify the number of dwellings that will be delivered within the next five years. Large sites (10 or more dwellings) have been carefully assessed as these represent 89% of the current sites with planning permission not yet started and are therefore an extremely important component of supply.

7.3 Where work is already underway on large sites officers have critically assessed the delivery rates to establish whether the total number of dwellings with approval can realistically be achieved within a five year period. Factors that can influence the delivery rate include the number of developers (outlets) on site, the type of site, i.e. brownfield / greenfield and any requirements for infrastructure provision. In most cases sites are small enough to easily be delivered within five years based on existing build rates, see Appendix 4 for a site by site breakdown.

7.4 In looking at large sites where there has been no start made as at 1st April 2014 and for sites without planning permission developers, promoters and landowners have been engaged to understand their intentions for delivery. This information is provided in Appendix 7. This information has been considered in conjunction with local evidence regarding lead in times and delivery rates recently experienced in Wychavon so as not to rely without question on the statements and information provided by landowners, developers and house builders in respect of their own sites. In adopting this cautious approach the authority has assumed the following, unless there is extremely robust evidence to suggest otherwise:

1. On large sites where no application has been submitted it has been assumed that it will take 30 months until the first legal completion is achieved, unless there are any other specific reasons that suggest otherwise. This has been reduced to 24 months where an application has been submitted and does not yet have a Section 106 agreement signed; 18 months where outline planning permission has been granted (i.e. a Section 106 signed) ; and 12 months where full planning permission has been granted. This is a cautious approach as it has been demonstrated in the district that developers are generally achieving initial completions within one year of getting full planning permission on the large sites (see Appendix 4). The smaller large schemes, for example those between 10 and 20 dwellings are completely built out within 12 months once a developer is on site.

2. A conservative delivery rate of 40 dwellings per annum per 'outlet' has been assumed for volume house builders once a site is up and running and into its first full year of production although the local evidence provided in Appendix 4 shows that this has been higher in Wychavon. This assumption is also supported by analysis undertaken by White Young Green of national house builders' annual reports looking at the number of sites and the number of completions over a particular year, although this work is not specific to Wychavon District. Where there is strong local evidence of a particular house builder delivering higher rates on a similarly sized site this has influenced officer assumptions about build rates and any assumptions are clearly stated in the text in either section 8 or 10.
3. In some cases for the large sites where it is known that affordable housing will be delivered separately to the market dwellings the 40 dwellings per annum has been increased by 40% to 56 dwellings per annum.
4. Previously the location and proximity of sites coming forward has been taken into account as they may be in direct competition with each other and therefore may affect delivery rates. However, work produced by GL Hearn in relation to sites on the edge of Droitwich Spa (Droitwich Spa Local Housing Market Assessment, February 2013) suggests there would be no impact on build rates and this has also been borne out by several developments in Evesham being built out alongside each other with no detrimental effect on delivery. Therefore, caution has really only been applied to the more rural locations.

7.5 Although evidence provided demonstrates that in most cases Wychavon is delivering above the levels of these assumptions, a cautious approach has been taken to ensure that the five year land supply position is as robust as possible.

8. Sites with Planning Permission not Started or Under Construction

8.1 Sites with planning permission not started or under construction (at 31st March 2014) previously termed 'Commitments Not Started' and 'Commitments Under Construction' have been renamed to avoid any confusion with allocations or sites where there has been a resolution to grant planning permission, subject to concluding a Section 106 Planning Obligation.

8.2 Footnote 11 to NPPF Paragraph 47 is clear that all plots that have unexpired planning permissions “should” be included, *“unless there is clear evidence that schemes will not be implemented within 5 years, for example where they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”*

8.3 All sites with planning permission have been reviewed and there are a few sites, for reasons set out below, that have been discounted as there is sufficient evidence that they will either not be implemented at all within five years, or due to phasing it is likely to take longer than five years to deliver the full quantity permitted.

8.4 To inform this decision making process **all** large sites (10 dwellings and over) where there was no start on site at 1st April 2014 were sent a deliverability questionnaire (Appendix 6). The responses to this detailed questionnaire have been considered and taken into account when making assumptions about the delivery of these sites (all detailed responses are published in a table at Appendix 7. In most cases the phasing set out in section 7 has been used as this makes more conservative assumptions.

8.5 The authority has not relied upon C2 use in the five year supply calculations although this will continue to provide an element of C3 supply. The authority will look at C2 applications in the future to ensure the use is correctly defined and where all the facilities for each unit (dwelling) are behind its own front door this will contribute toward its supply and be classified as C3. This approach is supported in Paragraph 37 of the NPPG. At this point in time there are no applications affected by this approach included in the supply calculation.

8.6 A Summary of discounted sites with planning permission not started is set out below (for full assessment see Appendix 3):

07/00948 Former Gas Depot, Common Road, Evesham for 123 dwellings.

This site is not included in the five year calculation at all as it is considered undeliverable within five years due to the upfront cost of delivering the undercroft parking and current lack of demand for flatted development in Evesham (123 dwellings discounted).

12/00791 Former Midlands Electricity Depot, Worcester Road, Evesham, Worcestershire for 37 dwellings

This site is not included in five year calculation as its deliverability is now uncertain. B&M Homestores have recently held a public consultation about providing retail on the site on 20 May 2014, although there has yet to be a planning application submitted. This lack of certainty means that officers have taken a cautious approach and discounted this site for now (37 dwellings discounted).

96/00597 Leedons Residential Park, Broadway, Worcestershire WR12 7HB for 180 dwellings.

This scheme has two phases and a third area where there will be a change from 49 restricted holiday use homes to permanent residential. Phase 1 is well underway with a total capacity of 69 units; 49 are complete and 20 are under construction. Phase 2 has a total capacity of 131 with none currently under construction. The landowner has indicated that 50 concrete plinths will be installed during 2014/15 and there are 4 homes currently on order and a further 4 plots are reserved. Completions rates to-date (14 homes were completed during 2013/14) suggest that not all 180 will be completed within 5 years, therefore only 80 dwellings have been assumed for the purposes of the five year calculation. (100 dwellings discounted).

12/02490 South of Pershore Road, Hampton, Evesham (also SWDP51/02) 410 dwellings

This site has outline permission for the whole site (401) and full planning for 250 dwellings. There are two volume house builders on board (Bellway and Bloor Homes) and the developers have indicated the first phase of 250 dwellings can be built in five years, starting on site in August 2014. Therefore, assuming a build rate of 50 per year (25 per developer), which is well below the average achieved in Wychavon by volume house builders all 250 with full planning will be built within the five year period (151 dwellings discounted).

10/02896 Land between Roman Way and Copcut Lane, Salwarpe, Worcestershire 740 dwellings

The site is available now with no constraints and developers have indicated that work will start on site in September 2014. However, there will be no completions within 2014/15 and only 25 in 2015/16. Once building commences the developers have indicated that 100 dwellings per annum will be achieved for years 2016-2019, as there will be three developers on board (33 per annum per outlet). This assumption is below volume house builder rates experienced in Wychavon, therefore

officers are comfortable in assuming that 325 dwellings will be completed within five years (415 dwellings discounted).

13/01225 Land off Banks Road, Badsey for 39 dwellings

The owner is not confident that the site will be delivered within five years therefore taking a cautious approach this site has not been included within the five year land supply calculation (39 dwellings discounted).

Total number of dwellings with planning permission not started = **2987**

Total number of short term undeliverable dwellings* with planning permission not started = **865**

2987 - 865 = 2122

Total number of deliverable dwellings* with planning permission not started = 2122

*within five years

9. Sites Carried Forward from the Local Plan

9.1 There are a few sites that are being carried forward from the Wychavon District Local Plan through to the South Worcestershire Development Plan. These sites have been assessed by officers and the developer have also been sent a deliverability questionnaire (see Appendix 6). Based on the responses to this questionnaire and careful consideration by officers, three are considered deliverable within five years and the others have either already been completed, granted permission or set out that they will be delivered later in the plan period (see Appendix 5 for overview of Local Plan sites).

9.2 A summary of those included in the five year calculation and the reason for doing so is set out below:

Garage High Street, Pershore (SWDP 46/1)

The agent and developer are promoting higher numbers and have completed a deliverability questionnaire setting out their intentions to deliver the site in 2017/18. This site is currently at pre-app and the council has yet to receive a submitted planning application. Therefore, taking a cautious

approach and allowing up to 30 months to for the first legal completions to take place on site the site as allocated in the submitted Plan (20 dwellings) is still easily achievable within five years. **20 dwellings deliverable in five years**

Garage Court, St Andrews Road, Pershore (SWDP 46/3)

This site now has planning permission for 8 dwellings and is included in the sites with planning permission not started number under reference 13/02567 Garages rear of, 133 Farleigh Road, Pershore. To avoid double counting it is not accounted for under the sites carried forward number or the SWDP deliverable sites.

Garage Court, Abbots Road, Pershore (SWDP 46/4)

This site is owned by a housing association and they have indicated the following timetable for bringing this site forward: pre-app in 2016/2017, planning application 2017/2018 with delivery on site during 2018/2019. The owners have indicated a potentially higher number of dwellings will be delivered, however officers have assumed a lower number of 13 in accordance with that stated in the submitted Plan as there is no approved planning application at this point. **13 dwellings deliverable in five years**

Total number of deliverable dwellings* carried forward from the Local Plan = 33

*within five years

10. Deliverable Allocated Sites in the Submitted SWDP

10.1 All sites allocated in the submitted SWDP including: those with planning permission but not yet started; those with a resolution to grant planning permission; and those without planning permission were sent a deliverability questionnaire.

10.2 This questionnaire is sent annually to landowners, developers and promoters and provides an updated picture on the progress of the site and the intentions of stakeholders and highlights any slippage. On the rare occasion where the contact has not responded to the update a previous

response has been used along with officer's careful consideration of the factors surrounding the site. All responses have been scrutinised by officers and not relied upon without question.

10.3 The questionnaire has been updated to that previously sent in 2013 and includes additional questions about any known viability issues, any site specific constraints and more detailed questions around phasing and delivery. Additional questions include: when do you expect to start work on site (month/year)? How many outlets (house builders) do you envisage? How many completions do you expect to achieve each year (April to April)? And therefore how many homes do you anticipate being delivered on site within the next five years to April 2019? (See Appendix 6 for full questionnaire).

10.4 In assessing the questionnaires to ensure that the assumptions are as robust as possible **only sites where the landowners/ agents/developers have already taken positive steps toward submitting a planning application** have been included as deliverable SWDP sites. This is a conservative approach as there are a number of additional sites that are highly likely to be delivered within five years but the promoter has yet to submit a formal application or seek pre-application advice.

10.5 The following sites have been included in the five year land supply calculation as deliverable SWDP sites within five years:

SWDP47/1 Land to the north of Pershore (Wyre Road), Pershore

There are two current planning applications W/13/01587/OU (124) and W/13/02604/OU (64) yet to be determined. The landowner has indicated that they intend to submit reserved matters and commence within six months of gaining permission. Therefore, assuming outline permission is gained in September 2014 and then it takes 18 months to gain reserved matters, completions are only assumed from April 2016. Working with the average build rate of 56 dwellings per annum 168 can be achieved from 2016 to 2019. **168 dwellings deliverable in five years**

SWDP47/1 Land to the north of Pershore, Pershore

The site has now been granted outline permission for 260 dwellings in May 2014 (W13/01655/OU). The applicants have suggested a build rate of 50-75 dwellings per annum potentially commencing in April 2015. Officers have allowed 18 months for reserved matters approval and for the discharging of pre-commencement conditions, therefore it has been assumed that developers will commence on

site in October 2015. 28 dwellings have been assumed from October 2015 to April 2016 and the 56 dwelling per annum thereafter. **196 dwellings deliverable in five years**

SWDP47/1 Land to the north of Pershore, Pershore

This site has a current resolution to grant planning permission subject to Section 106 (W/14/01/00219/OU). Officers have allowed 24 months for Section 106 and reserved matters approval; therefore it has been assumed that developers will commence on site during 2016. Build rates on a similar sized Persimmon site in the district are at 72 dwellings per annum, therefore from April 2016 - April 2019 it is possible that all of the dwellings can be delivered. However in adopting a cautious approach only 56 per annum have been assumed. **168 dwellings deliverable in five years**

SWDP50/2 Employment site, top of Kings Road Evesham

Pre-app is currently underway and the promoter has indicated in the deliverability questionnaire that a higher number of 125 dwellings will be delivered in five years than is proposed in the submitted plan (100 dwellings). The owner has indicated that three developers will be working on the site. Officers have allowed 30 months for the applications to go through and for work to commence on site. This then allows two and a half years to deliver 100 dwellings which is less than 40 dwellings per annum. As demonstrated throughout the district on large schemes this number of dwellings is easily achievable by one developer and when more are on site the delivery rate is significantly higher. **100 dwellings deliverable in five years**

SWDP59/17 Land to the east of Kingsdale Road, Broadway

This site has a resolution to grant planning permission subject to Section 106 agreement (13/01493/PN). There is a developer on board and they are ready to commence, as the site is available now and the developer has stated that they intend to build within the next year. Therefore given the relatively low numbers involved officers have assumed development will easily be completed within five years. **13 dwellings deliverable in five years**

SWDP59/18 Land west of Leamington Road, Broadway

This site was refused planning for an extended site area within the AONB. However, pre-app is now underway for a revised scheme. The developer has indicated that they will resubmit by the end of this year (2014). Officers have allowed 30 months for permission to be granted and for the first legal

completions to take place from April 2017. Therefore 59 dwellings can comfortably be built out within 2 years, as this would only require a build rate of under 30 dwellings per year. **59 dwellings deliverable in five years**

SWDP59/20 Land West of, Old Worcester Road, Hartlebury

The site has now been granted outline permission for 92 dwellings in June 2014 (W/12/02358/OU). Officers have allowed 18 months for reserved matters approval and for the discharging of pre-commencement conditions, therefore it has been assumed that developers will commence on site in October 2015. Assuming a build rate of 28 dwellings from October 2015 to April 2016 and then 56 dwellings per annum thereafter, 92 dwellings is easily achievable. **92 dwellings deliverable in five years**

SWDP59/25 The Racks (east) Ombersley

Pre-app is currently underway and the agent has indicated in the deliverability questionnaire that the site will be extended to include the area allocated in the WDLP, which now has an expired planning permission. They have indicated that this will provide 34 dwellings across the two sites. As the site is currently proposed as an allocation for 14 in the submitted Plan taking a cautious approach only 14 has been assumed for the five year calculation. Given the low number this is easily achievable within five years. **14 dwellings deliverable in five years**

SWDP60/10 Elmley Road, Ashton Under Hill

A recent planning application for 25 dwellings on this site was refused. The site is allocated for 12 in submitted Plan. Having undertaken all of the surveys and given the size of the scheme the promoters are still in a position to deliver this site whether they appeal or resubmit a revised scheme within the five years. **12 dwellings deliverable in five years**

SWDP60/13 Land off Field Barn Lane, Cropthorne

Planning permission has been approved in June 2014 for six dwellings on this site (13/02247/PN). The landowner has already developed a site adjacent to this site and this is a second phase of six dwellings. Officers feel although a developer has not been named that this site is easily deliverable within five years. **Six dwellings deliverable in five years**

SWDP60/14 Land south of B4084 Drakes Broughton

Pre-app is currently underway and a screening opinion has been submitted. The developer has indicated in the deliverability questionnaire that an extended site will be delivered of 90 dwellings. The site has a proposed allocation of 50 dwellings in the submitted Plan therefore for the purposes of five year land supply only 50 dwellings have been considered. Assuming 30 months for the developer to commence on site this still means that there is over two years to complete 50 dwellings which given the fact it is a volume house builder is easily achievable. **50 dwellings deliverable in five years**

SWDP60/15 Land to the north of Russell Drive Pershore Road, Eckington

Cala Homes have recently submitted a planning application 14/01171/PN for full planning for this site for 25 dwellings. Officers have assumed 20 dwellings to be consistent with the number in the submitted Plan. This number will easily be developed within five years. Cala Homes have demonstrated on similar sized schemes in Crowle and Pebworth that they can be completed within two years of the original submission date. **20 dwellings deliverable in five years**

SWDP60/16 Dilmore Lane/Station Road, Fernhill Heath

This site has a current resolution to grant planning permission subject to Section 106 (14/00367/OU). Officers have allowed 24 months for Section 106 and reserved matters approval; therefore it has been assumed that developers (Taylor Wimpey) will commence on site by mid 2016 with 28 dwellings delivered between October 2016 and April 2017, and 56 dwellings per annum thereafter. **120 dwellings deliverable in five years**

SWDP60/17 Land off Broadway Lane Adjacent Grey Lyn, Fladbury

Pre-app is currently underway and the site can easily deliver the allocation within five years as there are no constraints. The agent has suggested higher number but for the purposes of five year land supply have officers have assumed 7 as in the submitted Plan. **7 dwellings deliverable in five years**

SWDP60/18 Land east of Boot Inn Radford Road, Flyford Flavell

This site gained full Planning permission in May 2014 (13/01770/PN). Bloor Homes are actively marketing the site, on-site and on-line. The developers are currently in the process of clearing pre-

commencement conditions. The developers are indicating that the site should be built out within one year. **16 dwellings deliverable in five years**

SWDP60/19 Land adjacent Crest Hill, Harvington

Planning permission gained in May 2014 (13/02169/PN). Implementation of this scheme is assumed later within the five years as the promoter has suggested it may form part of a larger planning application. Even with this potential delay nine dwellings are easily achievable within the five years.

Nine dwellings deliverable in five years

SWDP60/21 Land rear of Green End, Pinvin & SWDP60/23 Land north of The Green, Pinvin

These sites have a current planning application for 33 dwellings across the two sites which has yet to be determined (W/14/00930/PN). Bloor Homes are the developer and when officers assume that it takes 30 months for the first completions to take place on site this scheme is easily deliverable within five years. The submitted Plan allocates 25 dwellings across the two sites, therefore this level of development has been assumed. **25 dwellings deliverable in five years**

SWDP60/25 Winchcombe Road, Sedgeberrow

A planning application was approved for this site at December 2013 planning committee subject to Section 106 (13/02000/OU). This site is allocated for eight dwellings and is easily deliverable within five years when allowing 18 months for commencing on site. Information provided states that the landowner is currently negotiating with a developer. **Eight dwellings deliverable in five years**

SWDP61/02 Land west of Main Street, Bishampton

This site has a current resolution to grant planning permission subject to Section 106 (14/00457/OU). Allowing 24 months for commencement on site, the relatively small-scale development of 12 dwellings is easily achievable within five years. The promoter has also informed us that the landowner is already negotiating with developers. **12 dwellings deliverable in five years**

SWDP61/05 Land rear of Railway Inn Main Street, Defford

Planning application yet to be determined (14/00711/PN) for 20 homes on this site. There is a developer on board, but as the site is only allocated for five in the submitted Plan officers have only assumed five dwellings for the five year calculation. **Five dwellings deliverable in five years**

SWDP61/06 Upper Street Road Defford

This site has a current resolution to grant planning permission subject to Section 106 (13/01591/PN). Given the small size of the site, even allowing 24 months for commencing on site this scheme is deliverable. **Six dwellings deliverable in five years**

SWDP61/07 Adj Defford First School Church Lane, Defford

Pre-app is currently underway for this site and although the agent has indicated that there are some highway issues they still anticipate the site will be delivered in 2016/17. Allowing 30 months for the site to commence still allows over two years to build five dwellings. **Five dwellings deliverable in five years**

SWDP61/15 Land to the rear of Hawthorn Rise Tibberton

The site is proposed for 14 dwellings and a replacement village hall. Pre application advice and consultation has already taken place. Allowing 30 months for the scheme to commence still allows over two years for 14 dwellings to be built. **14 dwellings deliverable in five years**

Total number of deliverable allocated dwellings* in the submitted SWDP = 1125

*within five years

11. Lapse Rate

11.1 The Inspector conducting the SWDP Examination was critical of the way the lapse rate of 4% across the SWDP area was justified, and by approaching the calculation, he arrives at an average of 4.8% and concludes that adopting 5% as an assumption about future rates would be “robust and sound” for the Plan across the three authorities.

11.2 In light of this decision the Council have amended the way the position is calculated to comply with the Inspectors methodology and Appendix 8 provides evidence on lapse rates by site from 2006/07 to 2013/14 in Wychavon District. It should be noted that Wychavon has a

considerably lower lapse rate than that of Worcester City and Malvern Hills District, less than half of the 5% average assumed across the three authorities.

11.3 Summing all the 'lapsed permitted dwellings' 2006/07 to 2012/14 and dividing that by the total number of dwellings with outstanding planning permissions over the same period, gives an average lapse rate of 2.3%. In keeping with a cautious approach we have adopted a generous 5% lapse rate. For full list of lapsed sites see Appendix 8.

A cautious **5 % Lapse rate** has been assumed.

Table 1 Wychavon Planning Permission Lapse Rates 2006-2014

Year of Expiry	Number of Dwellings Expired	Total outstanding Commitments (excludes Local Plan Allocations)	Lapse Rate %
2006/07	18	830	2.20%
2007/08	6	1129	0.50%
2008/09	69	987	7.00%
2009/10	30	947	3.20%
2010/11	80	1355	5.90%
2011/12	39	1864	2.10%
2012/13	15	3127	0.50%
2013/14	52	3403	1.50%
Total over 8 years	309	13642	
Average over 8 year period			2.30%

12. Windfalls

12.1 A windfall allowance may be justified in the five year supply if a local planning authority has “*compelling evidence*” as set out in [paragraph 48](#) of the National Planning Policy Framework.

12.2 Given the above, the Inspector conducting the Examination into the SWDP confirmed in his Interim Conclusions (October 2013) that, in principle, he saw no objection to the Plan accounting for windfalls as part of the supply of housing over the plan period. Therefore an allowance has been accounted for in the five year housing land supply calculation.

12.3 Appendix 9 contains a detailed breakdown of all windfall completions and concludes that small windfalls (9 or less not Greenfield or garden land) have been delivered at an average rate of 83 dwellings per annum from 2006 to 2014. Therefore the council has continued to adopt the Inspector’s assumption of 82 dwellings per annum looking forward.

12.4 In order to avoid double counting windfall sites that already have permission two years of windfalls are discounted for the five year calculation and are only assumed from 2016/17 onwards.

A total of **246 windfalls** are added to the five year calculation (i.e. 3 x 82)

12.5 Looking at the future sustained delivery of windfall sites officers have in the longer term trajectory assumed that these sites will reduce over time. At this point in time however, for this five year supply calculation, this is not a consideration. However, to ensure that assumptions are up to date this will be monitored every year and if there is a decline in windfall development we will adjust our subsequent assumptions.

12.6 In looking forward and to ensure the assumptions are as robust as possible officers have also considered other potential factors which may affect windfall delivery including:

- The potential impact of the introduction of CIL - this is at least 18 months off being implemented and in any event in order to pass the examination will be set at a level that will not be detrimental to development viability.

- Any specific new rural exception site initiatives/programmes with funding – this remains a top corporate priority to deliver affordable housing with Registered Social Landlord partners.
- The empty homes programme - this is ongoing and likely to increase in the future.
- The recent changes to Permitted Development rights in respect of a change of use from B1(office) to residential as well as those that came into effect on 6th April 2014 (from retail and agricultural uses to residential) – these may provide a modest boost in the short term. Those achieved through the Prior-notification route will be monitored separately.

12.7 There is evidence to suggest a consistent supply of large windfall sites (10+ Dwellings) in the district – with a current average of 42 delivered per annum over the last 8 years. However, in keeping with a cautious approach these **have not** been included in the five year land supply calculation.

13. Five Year Land Supply Table

Table 2 Wychavon Five Year Housing Land Supply Position at 1 April 2014

Sedgefield Approach		per annum
SWDP Objectively Assessed Need 2014	9950	415
Completions 2006-2014:	2753	
Undersupply (8 years x 415)-2753:	567	
5 year target excluding undersupply (5 x 415):	2075	
Target with undersupply added:	2642	
5 year target + 20%	3170	634
Planning permissions not started at 1 April 2014:	2122	
Sites carried forward from the Local Plan:	33	
Deliverable allocated sites in the submitted SWDP:	1125	
Total deliverable sites not started (3280 – 5% lapse rate):	3116	
Sites with planning permission under construction at 1 April 2014:	416	
Windfalls 82 x 3:	246	
Total Supply:	3778	
Balance against +20 %	608	
Total years housing supply against +20%	5.96	

13.1 This table brings together all the elements presented in this report to demonstrate Wychavon Districts updated five year housing land supply against the annual housing requirement recommended by the SWDP Inspector (31 March 2014 Inspector’s Further Interim Conclusions on the Outstanding Matters Considered at the Reconvened Stage 1 Hearing) and the additional under supply and buffer as at April 2014.

13.2 Wychavon is able to demonstrate that it has 5.96 years housing supply against the objectively assessed housing requirement which includes the past under supply and a 20 percent buffer.

14. Maintaining the Supply

14.1 Looking forward, the five year housing land supply position is likely to change periodically. The Council has continued to approve a significant number of dwellings since April 2014 including all of the following sites that are considered deliverable SWDP sites:

- Land West of, Station Road, Pershore W/13/01655/OU (SWDP47/1) for 260 dwellings 196 of which can be delivered within the five year period
- Land off Field Barn Lane, Crophorne W/13/02247/PN (SWDP60/13) for six dwellings all of which can be delivered within the five year period
- Land east of the Boot Inn, Radford Road, Flyford Flavell, W/13/01770/PN (SWDP60/18) for 16 dwellings all of which can be delivered within the five year period
- Land West of, Old Worcester Road, Hartlebury, W/12/02358/OU (SWDP 50/20) for 92 dwellings all of which can be delivered within the five year period
- Land adjacent to Crest Hill, Harvington W/13/02169/PN (SWDP 60/19) for nine dwellings all of which can be delivered within the five year period

14.2 It is also worthy of note that the following large permissions have been granted through appeal since April 2014. These are not included in the five year land supply calculation set out in Section 13 but demonstrate that the council has a growing housing supply.

- Sims Metals, Long Marston - lost on appeal, appellant set out that 220 of the 380 would be delivered within five years.
- Yew Tree Hill, Droitwich Spa – lost on appeal, both developers are required to submit reserved matters within 12 months for a minimum of 350 dwellings of the 965 dwellings approved (200 are Use Class C2). It is likely that 300 of these can be delivered within five years.
- Land adjacent Norton Farm Cottages - Norton lost on appeal, for 16 dwellings and is easily deliverable within five years.

14.3 An updated commentary on all the sites approved since 1 April 2014 will be provided at October 2014 to show progress toward the five year target. Even at this early stage the Council is well on the way to being able to demonstrate a robust five housing land supply in the next report in 2015.

15. Conclusions

15.1 In accordance with the NPPF (Paragraph 47 second bullet point) the Council have identified and updated a supply of deliverable sites sufficient to provide five years worth of housing against the housing requirements with an additional buffer of 20 percent.

15.2 A substantial amount of work has been undertaken to ensure that the sites are in accordance with the NPPF footnote 11 and are deliverable. Sites have been assessed to ensure they are available, offer a suitable location for development, are viable and have a realistic prospect that housing will be delivered on the site within five years. Where there is clear evidence that a site will not be delivered within five years it has been discounted, this includes when sites are unviable, where there is no current need for the type of unit, and in the case of some very large sites where the delivery will be phased.

15.3 The Council has not relied entirely on its own judgement and has engaged in additional consultation with developers, land owners and agents on large sites (10 dwellings or more) to understand their intentions. Where stakeholders have not provided evidence then the authority has been able to use knowledge gained from those that have, and from trends experienced in the district to make an informed judgement as to the likely delivery of a site.

15.4 The Council has also instructed a consultant to critically assess this position and this additional report will be published later in the summer.

15.5 The Council is able to robustly demonstrate in excess of five years housing land supply (5.96 years) against the objectively assessed need for housing figure of 9950 dwellings as recommended by the SWDP Inspector in his further interim conclusions published on 31 March 2014.