WYCHAVON DISTRICT COUNCIL

HOUSING LAND SUPPLY MONITOR

Position Statement as at April 2015

Published 2016

CONTENTS

Executive Summary

The Wychavon Housing Land Supply Monitor is one of the principal information sources for annual housing supply information in Wychavon. This report contains analysis of the housing land situation as at **1st April 2015**. This study examines the trend in planning permissions, housing completions, progress in the provision of affordable housing and the contributions towards the supply of housing on previously developed land (PDL)/ brownfield land.

The status of each site is obtained from individual site checks carried out by planning officers in the April/May and October (Large sites only) for each reporting year.

The Council's five year housing land supply calculation and detailed analysis regarding the delivery of sites is published separately and can be found on the monitoring page of the Wychavon website, along with any progress reports.

Part 1

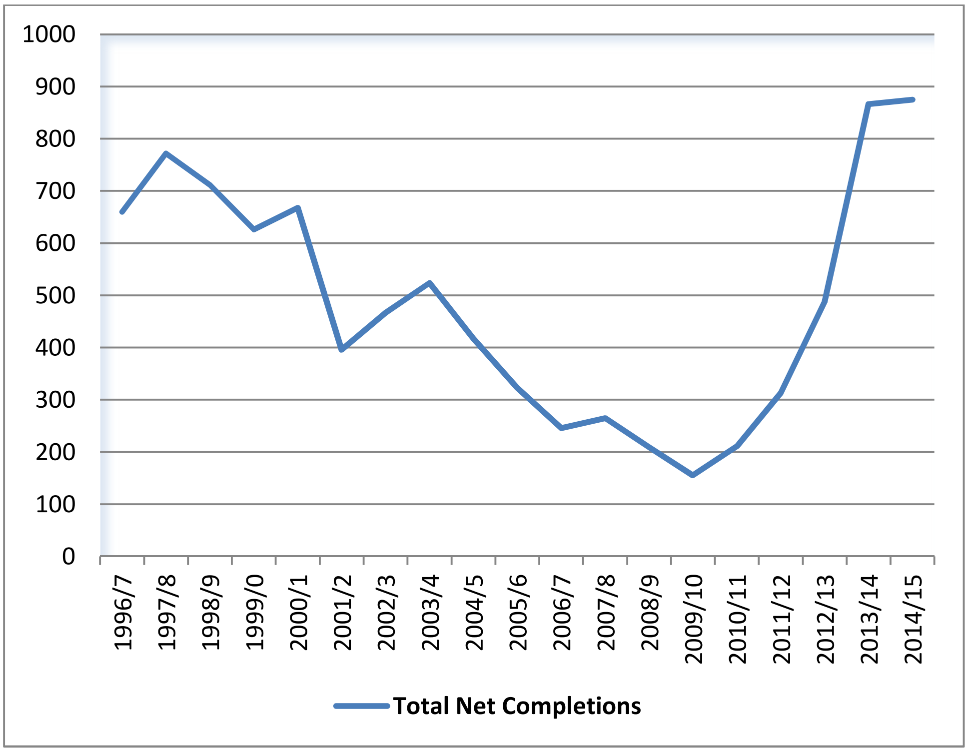
Wychavon District Council Housing Completions 1 April 2014 to 31 March 2015

1.1 This section examines the number and make up of dwellings completed within Wychavon District in 2014/15. 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 the housing requirement.

Total New Build Completions in 2014/15

1.2 A total of **875 dwellings** (net) were built in Wychavon District. The number of completions in the District has increased dramatically in the last 3 years and 2014-15 has seen the highest completion levels experienced in Wychavon (see Figure 1) in the last 19 years.

Figure 1: Net housing completions 1996-2015



1.3 The total amount of "new builds" in this monitoring period equates to 840 dwellings (i.e. those that are not conversions or changes of use). This is in line with 2014 where there were 836 new builds, and is significantly higher than preceding years where the completions rate had dropped off. This demonstrates that the substantive increase in planning permissions granted since 2010 is having a positive impact on completions along with the corresponding upturn in the housing market, and it must be stressed that completions are out of the authority's control.

1.4 There were 5 (gross) completed dwellings (on 2 separate sites) during the 2014/15 monitoring period which resulted from the residential subdivision of existing units, equating to a net gain of 3 dwellings.

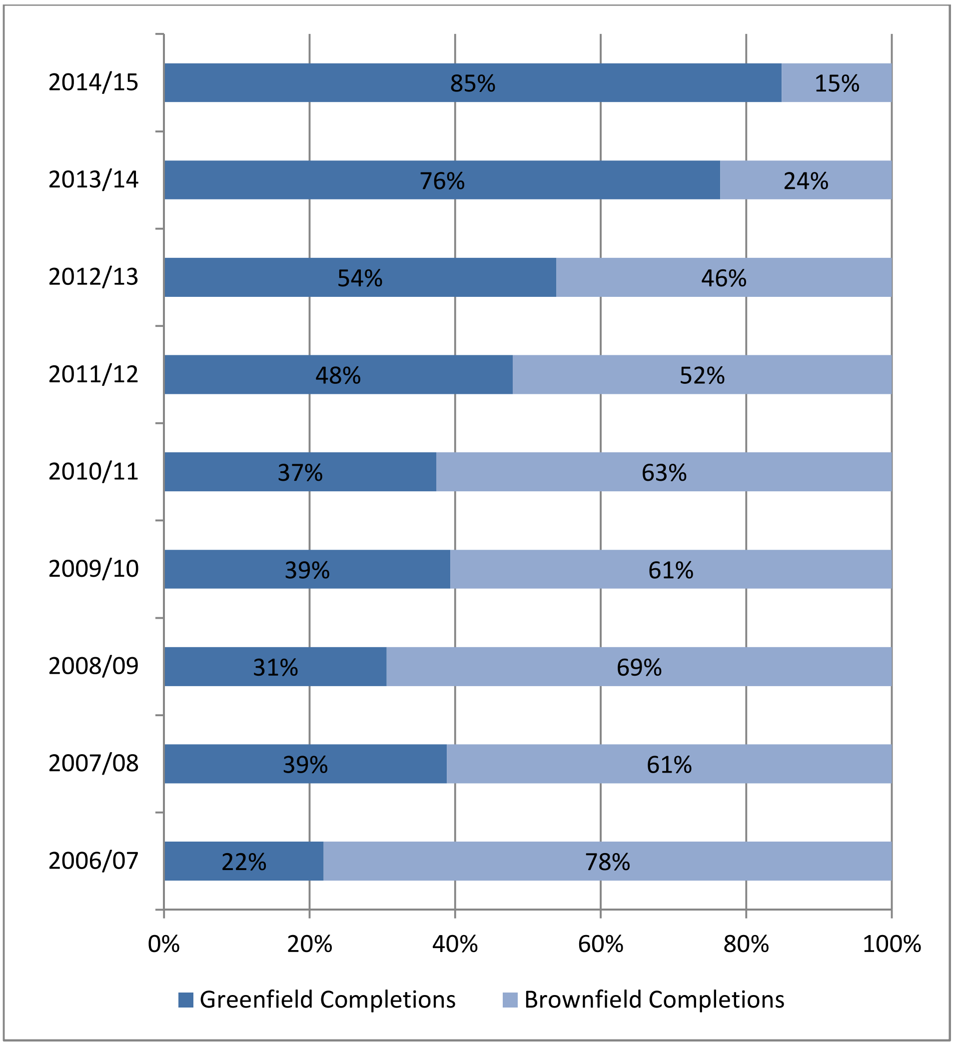
Table 1: Housing Completions April 1996 to March 2015

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
2012/13	345	28	4	167	488
2013/14	836	10	4	36	866
2014/15	**840**	**5**	**3**	**37**	**875**
TOTAL	**8907**	**220**	**33**	**472**	**9192**

* 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).

Greenfield / Brownfield Development

Figure 2: The proportion of net dwellings being built on greenfield and PDL/brownfield land since 2006



1.5 The proportion of new housing completed on brownfield land had been relatively stable between 2007 and 2011; however since 2011 there has been a decline in brownfield completions. The number of greenfield completions in actual terms increased a further 12% from 662 dwellings in 2013/14 to 743 dwellings completed on greenfield land in 2014/15. 85% of all completions in Wychavon were on greenfield land in the monitoring period (see table 2 overleaf for actual figures).

1.6 This substantial increase is due to sites being permitted outside of development boundaries (GD1 policy of the adopted Local Plan, 2006) on greenfield land. These have included both speculative planning applications and a number of sites allocated in the emerging South Worcestershire Development Plan (SWDP). This shift has been driven by the authority's previous inability to demonstrate a robust five year housing land supply position before April 2014.

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

Year	Greenfield Completions
2006/07	54
2007/08	103
2008/09	64
2009/10	61
2010/11	79
2011/12	150
2012/13	263
2013/14	662
2014/15	743

1.7 Table 3 shows the breakdown more clearly with large sites and local plan sites accounting for 85 percent of the housing land supply over the last twelve months. The majority of which are on greenfield land as highlighted earlier in Figure 2. The most significant increase has been the development on large non-windfall sites which has continued to rise to 595 dwellings in the monitoring year. Once again this demonstrates the increase in planning permissions beyond GD1 boundaries and in particular on sites that had already been identified in the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA captures sites that are allocations in the emerging SWDP as well as speculative applications where the site has previously been assessed for development potential with a high level development appraisal but not been selected as an allocation. This area of growth will continue to form part of the supply until current permissions are built out, but will slow down as the Council continues to robustly demonstrate a five year housing supply, and once the SWDP is adopted. Once the plan is adopted SWDP allocated sites will be captured under a different heading and not under the SHLAA.

1.8 The overall percentage split of completions on windfall sites has increased in 2014/15 on small sites and large sites; and in actual terms the number has grown to 199 dwellings which is the highest number of windfalls completed in any year since 2006. Wychavon continue to comfortably deliver an average of 86 small windfall sites per annum.

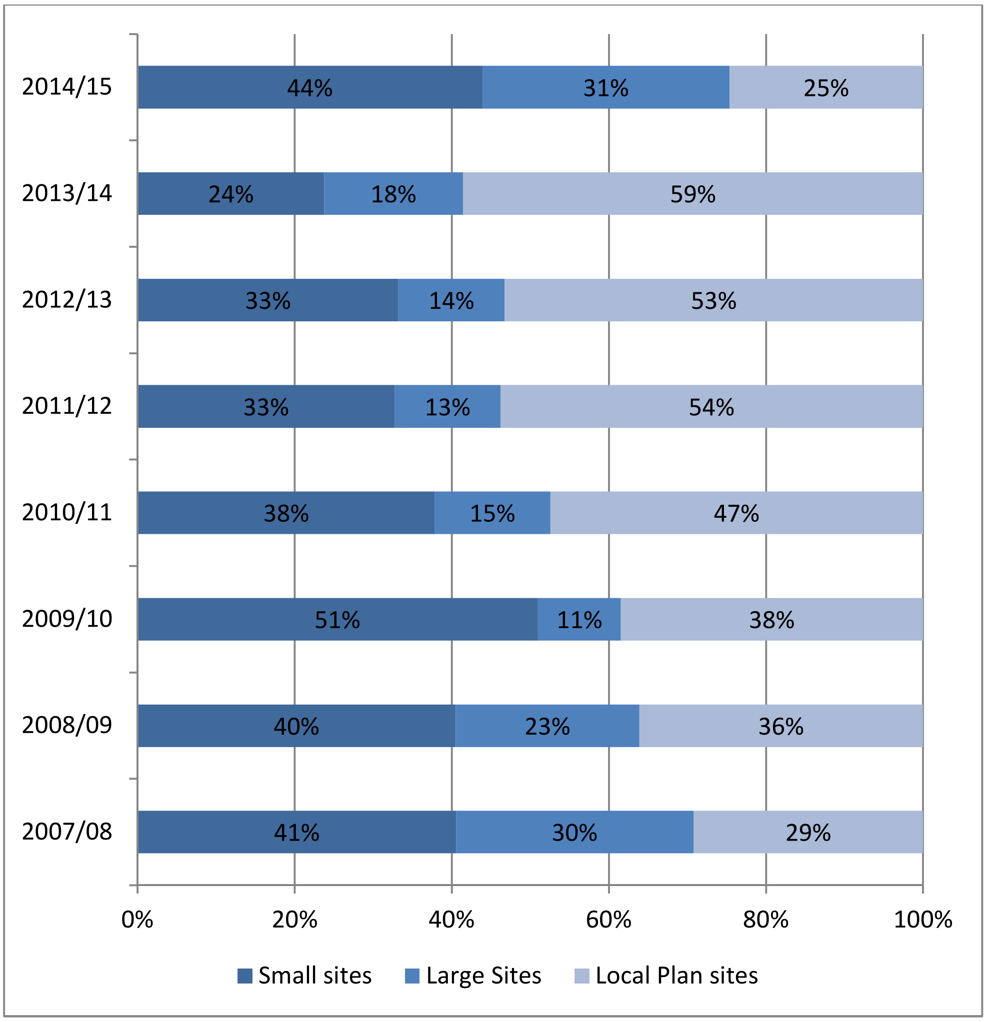
Table 3: Breakdown of completions by type 2006 – 2015

Year	Small (1 to 9) Windfalls[1]	Large (10 or more) Windfalls[1]	Total Windfalls[1]	No. of Previously Allocated Dwellings (Local Plan)	Small (1 to 9) Non Windfall[2]	Large (10 or more) Non Windfall[2]	No. of dwellings with no information[3]	Grand Total (= Net Completions per year)
2006/07	124 (50%)	58 (24%)	**182 (74%)**	23 (9%)	4 (2%)	10 (4%)	27 (11%)	**246**
2007/08	84 (32%)	64 (24%)	**148 (56%)**	62 (23%)	4 (2%)	12 (5%)	37 (14%)	**263**
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	77 (25%)	32 (10%)	**109 (35%)**	128 (42%)	33 (11%)	32 (10%)	7 (2%)	**309**
Year	**2012/13 Small (1 to 9) windfalls[4]**	**2012/13 Large (10 or More) windfalls[4]**	**Total Windfalls[4]**	**No. of Previously Allocated Dwellings (Local Plan)**	**Small sites (1 to 9) non windfall i.e. SHLAA Sites**	**Large sites (10 or more) non windfall i.e. SHLAA Sites**	**No. of dwellings with no information**	**Grand Total (= Net Completions per year)**
2012/13	87 (18%)	35 (7%)	**122 (25%)**	134 (28%)	6 (1%)	223 (46%)	0 (0%)	**485**
2013/14	89 (10%)	67 (8%)	**156 (18%)**	222 (26%)	65 (7%)	423 (49%)	0 (0%)	**866**
2014/15	116 (13%)	83 (10%)	**199 (23%)**	65 (7%)	16 (2%)	595 (68%)	0 (0%)	**875**

[1] 2006/07 to 2011/12 are not Greenfield or Garden Land
[2] Greenfield & Garden Land 2006/07 to 2011/12 - Wychavon now refer to this as "other supply"
[3] Where Previous Use, Size of Site or Windfalls have not been monitored
[4] For 2012/13 onwards Wychavon will be calculating windfalls in accordance with the NPPF (March 2012), unless otherwise stated. I.e. Windfalls are any sites that are not allocated sites, previously allocated or SHLAA sites (irrespective of the previous use of land re Greenfield, Garden Land, Other Brownfield, Former Employment and Former Residential).

1.9 Figure 3 below shows that the split between the supply of windfall and allocated sites has shifted over the last 12 months this is because the largest allocated site in the Local Plan (Badsey Road, Evesham) has been in the final stages of construction, therefore the number of completions has reduced. The number of both small and large windfall sites grown as highlighted in paragraph 1.8. The figures below exclude non windfall sites which in 2014/15 accounted for 70% of the completions.

Figure 3: Relationship between small windfall sites (1 to 9 dwellings), large windfall sites (10 or more dwellings), local plan allocated site completions) as a percentage of the total of these components of supply per year.



Dwelling Size and Type

1.10 Table 4 below shows a breakdown of completed dwellings by type and size. Analysis of all properties built this year shows that of 797 dwellings completed where the number of bedrooms was known, 693 were houses or bungalows (87%), 104 were flats or Maisonettes (13%). The number of bedrooms in the remaining 78 dwellings is unknown.

Table 4: Completed dwellings by type and size 2014/15

Dwelling Type	Number of Bed Units				Total
	1 Bed	2 Bed	3 Bed	4 Bed +	
Houses & Bungalows	17	171	279	226	693
Flats & Maisonettes	42	62	0	0	104
Total	59	233	279	226	797
Totals As %	7%	29%	35%	28%	N/A
No. of dwellings where the number of bedrooms was unknown					**78**

1.11 As illustrated by table 5, the number of maisonettes/ flats completed in the monitoring year has increased slightly compared to previous years and now represent 13% of dwellings where the type is known (104 of the 797). This has returned to similar levels to those in 2012/13 and is a result of housing mix requirements stipulated by the authority (Wychavon Housing Mix Advice Note, 2013), that have been established to respond better to the market's needs.

1.12 In 2014/15 93% of the completed dwellings were two, three and four plus bedroom properties (where the number of bedrooms is known). One bed dwellings represent 7% this has increased from 34 one bed dwellings completed in 2013/14 to 59 completed in 2014/15 again a reflection of housing mix requirements.

1.13 The South Worcestershire Strategic Housing Market Assessment (SHMA) (GVA Grimley, February 2012) identified a significant need for single and couple households across Worcestershire – as evidenced in part by the reduced average household size of 2.32 (2011 Census, ONS) previously 2.39 (2001 Census, ONS). Therefore, it is anticipated that generally smaller housing sizes (1 and 2 bedrooms) will be required to meet this need. The Council does not anticipate that all smaller households will require a 1 or 2 bed dwelling but it expects applications to include a reasonable proportion of such homes, both market and affordable. Table 4 demonstrates that 36% of properties completed were one and two bed properties which is consistent with previous years and is generally supportive of the SHMA findings. Three and four bed properties (35% and 28% respectively) are also in accordance with the housing mix requirements set out by the authority demonstrating that the policy requirements are being effectively implemented. It is important to continue to monitor these trends against DCLG household projections to ensure that appropriate types of dwellings are at least meeting the needs of residents in the Wychavon District.

Table 5: Completed dwellings by type since 2000/2001

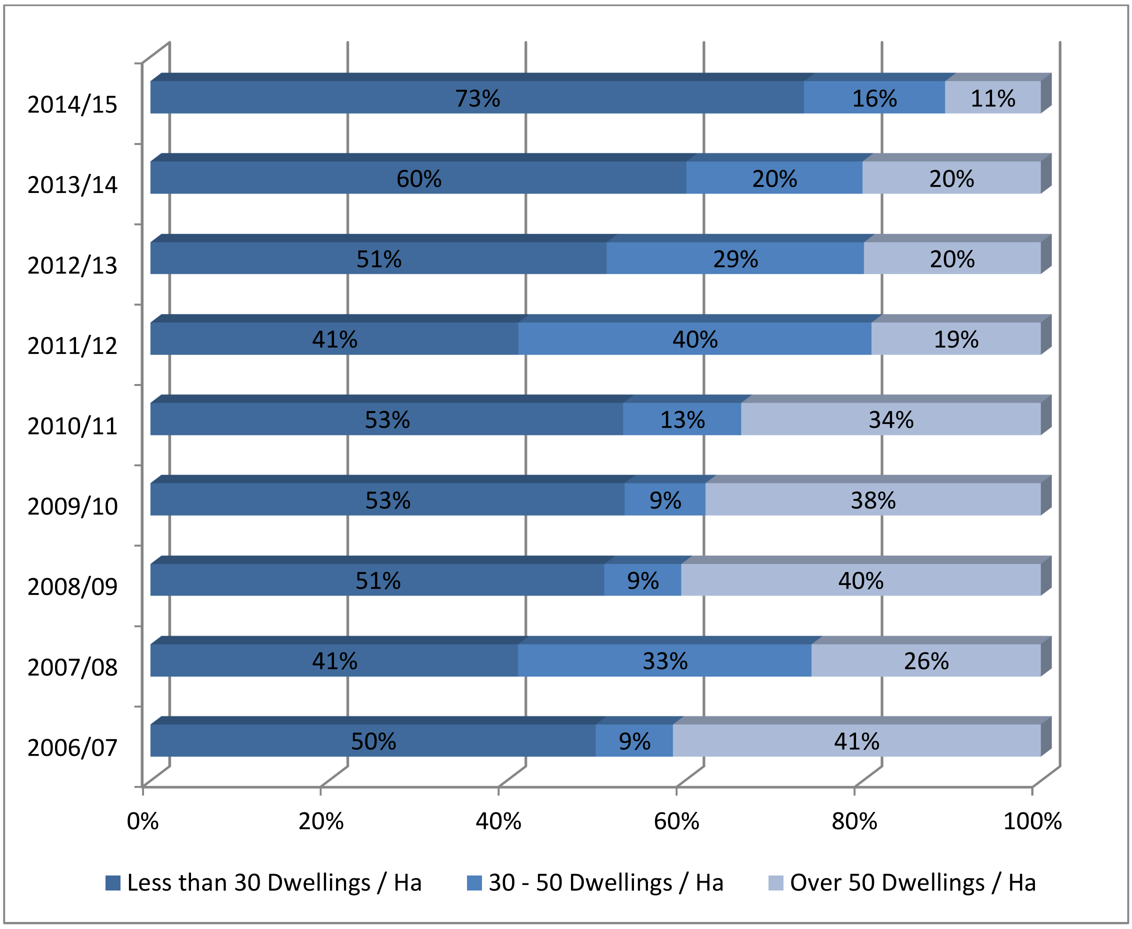
Year	Houses & Bungalows	Flats & Maisonettes	Unknown
2000/1	•	•	✓
2001/2	•	•	✓
2002/3	•	•	✓
2003/4	•	•	✓
2004/5	•	•	✓
2005/6	•	•	✓
2006/7	•	•	✓
2007/8	•	•	✓
2008/9	•	•	✓
2009/10	125	20	10
2010/11	147	51	13
2011/12	248	60	5
2012/13	375	57	56
2013/14	710	69	87
2014/15	693	104	78
TOTAL	**1605**	**257**	**171**

Density

1.14 The average density for completions in Wychavon during 2014/15 on fully completed small sites (those sites of 9 dwellings or less) was 27 dwellings per hectare. Similarly the average net density of dwellings on fully completed large sites (those sites of 10 or more dwellings) was 32 dwellings per hectare.

1.15 As well as the average density, density by band is monitored. 2014/15 saw an increase in the number of sites built at less than 30 dwellings per hectare. These figures are not a wholly accurate representation of the density of completions due to several factors. Firstly, not all sites have been captured in these tables only 748 of the 875 dwellings completed in 2014/15 have density figures associated with them. Secondly, over 70% of the sites completed at less than 30 dwellings per hectare are on large sites where the density is calculated by tenure type and can skew the figures, rather than by the whole site. Also, the majority of these large sites also appear to have low density as the level of public open space provision within the scheme and the road layout has skewed the result, the residential parts of this scheme are built at higher densities than these results suggest. Methods of monitoring density are currently being modified to enable a more accurate reflection of the density of development in Wychavon. These will be introduced on new sites as they are added to the database so some of the issues stated above will continue to affect density calculations until historical sites are built out.

Figure 4: Average density of completed dwellings on completed sites and or completed phases



Total Demolitions, Conversions and Change of Use in 2014/15

1.16 This is calculated as the sum of new build completions, minus demolitions, plus any net gain through residential conversions and changes of use from/to residential.

Demolitions

1.17 A total of 5 dwellings were demolished, 4 on small sites and 1 on a large site.

Conversions

1.18 Conversion gains: 3 dwellings on 2 small sites gained by way of conversions from existing residential buildings.

1.19 Conversion losses: No dwellings were lost by way of conversion from an existing residential building.

Change of Use

1.20 Change of use gains: Change of use from other non-residential uses accounted for 42 dwellings on 22 small sites. 4 dwellings were former agricultural buildings on greenfield land, whilst the majority were converted from former employment uses. Overall this represents a 17 % increase on the previous year.

1.21 Change of use losses: There were 2 flats lost to office use and 2 dwellings lost to lost to non residential institutions. A further 1 dwelling was lost to a research centre.

1.22 The study will continue to monitor the amount of converted buildings and changes of use in the District and also whether trends exist for demolition and new build developments. It is likely that with the recent changes in Permitted Development Rights changes of use from agricultural buildings and employment uses will continue to grow steadily and make greater contributions to the housing supply.

Net Completions

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

1.24 The formula used is a - b + c + d = net completions

a)	New Build Completions (gross)	840
b)	Demolitions	5
c)	Change of Use (net gain)	37
d)	Conversions (net gain)	3

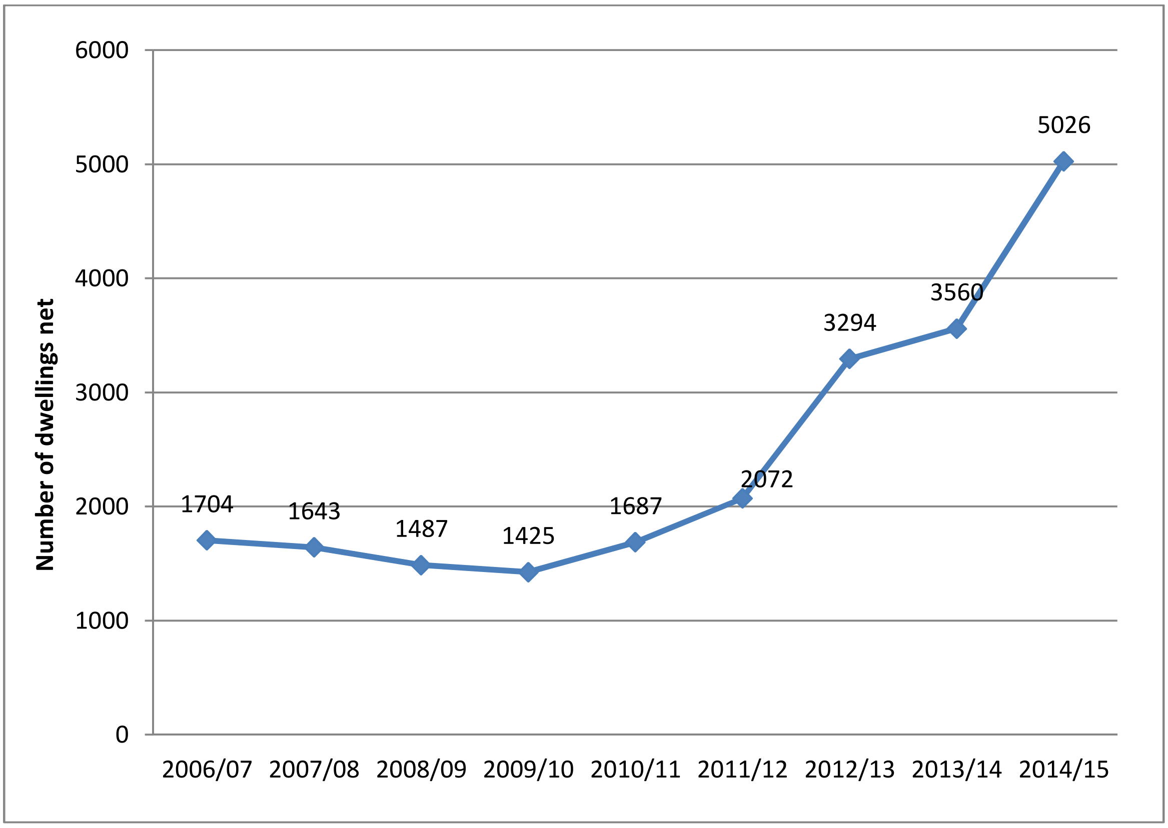
1.25 Therefore the number of net dwellings completed in 2014/15 is: **875**

Part 2

Wychavon District Council Housing Supply – 1 April 2015

2.1 At 31 March 2015 there were 4449 permitted dwellings which had not started; 420 dwellings under construction and 157 dwellings on 5 Local Plan allocated sites (SR1) without planning permission. Therefore, the total number of committed dwellings i.e. those sites with planning permission and allocated local plan sites is 5026 compared with 3560 in 2013/14. This represents an increase of 1466 dwellings (a 41.2% increase). Please note that these figures **do not** include the 4 percent lapse rate i.e. an allowance for 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 5: Graph illustrating Wychavon District's annual supply of dwellings (net) from 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 previous five year housing supply deficit which has now been exceeded. The Council is able to demonstrate a robust five year housing land supply position, even factoring in a 20% buffer against the SWDP examination Inspector's recommended Objectively Assessed Need for Housing (OAHN) (March 2014). This positive position has been upheld at Planning Inquiries. Please refer to the separate Wychavon Five Year Land Supply Report for details of the latest position.

2.3 Table 6 below illustrates that more dwellings are gaining planning consent than either being built out or permissions for them expiring. This trend is predicted to continue with a combination of proposed SWDP allocation sites coming forward and, to a lesser extent, unanticipated sites (windfalls) gaining planning permission.

Table 6: Annual change in Wychavon District Council's Housing Supply in 2014/15

Annual change in Housing Supply during 2014/15	Number of Dwellings (net)
New planning consent	2322
Expired planning consent	-125
Completed planning consent	-875
Outstanding Local Plan Allocations	-157
Total annual change in housing supply	**1165**

2.4 Approximately 10% of all dwellings with outstanding planning permission or allocated sites are on PDL / brownfield land (see table 7). This figure takes into account the change to the definition of a windfall, as stated in the March 2012 issue of the NPPF.

2.5 128 of the 5026 dwellings with permission involve the use of garden land (3%) whilst the majority of permitted sites (4379 or 87%) are on greenfield land. The shift toward permissions on greenfield sites has once again been driven by the Council's need to improve it's five year housing land supply position between 2012 and 2014 and has gone up from 79% to 87% over the last monitoring period and includes proposed allocation in the emerging SWDP and speculative housing proposals.

2.6 The majority of sites with planning permission (90%) are on large sites of 10 or more dwellings with 10% of dwellings permitted on sites of 9 dwellings or less (see table 7 below). These figures show a continued trend toward larger sites being granted permission in Wychavon.

Table 7: Housing land with permission at 31 March 2015 (including under construction)

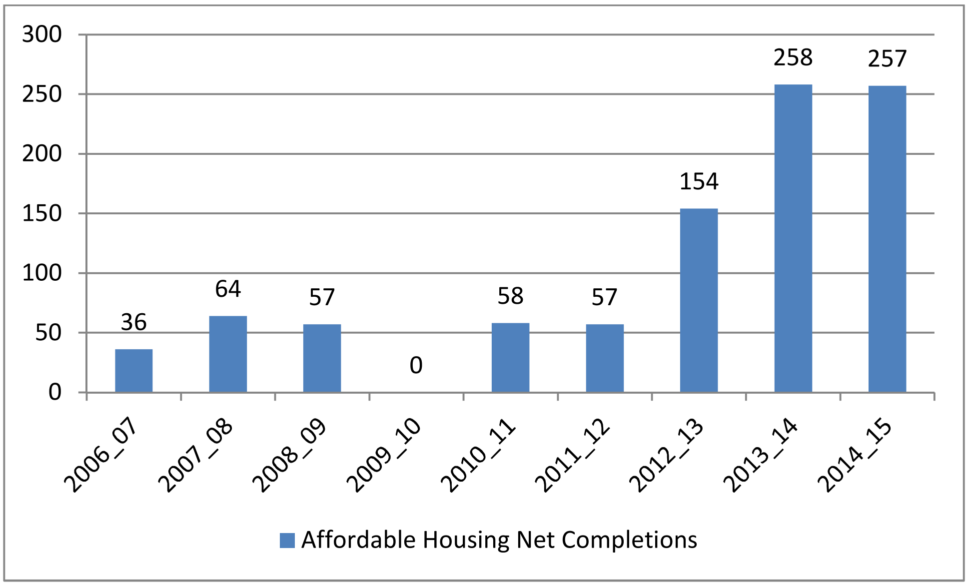
Based on 31/03/2015 net commitments	Detailed permission	Outline permission	Allocations	Total Housing	% total
Garden Land	98	30	0	128	3%
Greenfield land	1721	2658	0	4379	87%
Brownfield land	307	55	157	519	10%
TOTAL	**2126**	**2743**	**157**	**5026**	**100%**
Large sites (10+) (Includes previously allocated sites and windfalls)	1716	2632	157	4505	90%
Small site (1 to 9) (includes windfalls)	410	111	0	521	10%
TOTAL	**2126**	**2743**	**157**	**5026**	**100%**

Monitoring Affordable Housing Provision

2.7 In the monitoring year 257 affordable homes were completed in Wychavon equating to 29% of the total net completions for 2014/15. This is just below the maximum policy requirement of the Local Plan (30%) and is consistent with the percentage share delivered over the last 2 years. The maintained increase in affordable completions in 2013/14 and

2014/15 is consistent with the greater number of overall completions in 2013/14 and 2014/15 where there have been dramatic improvements in the delivery of both market and affordable homes in Wychavon.

Figure 6: Affordable Housing Completions 2006-2015



2.8 Please see Appendix 1 Table 1 for a breakdown of affordable housing completions by site showing tenure type.

2.9 64 affordable dwellings were under construction at April 2015; this is a decrease in the number of affordable dwellings under construction at this point last year and is likely to be driven by the phased delivery of large sites. This lower number is not considered a concern as the number of affordable homes with planning permission has grown significantly compared to this point in time last year.

2.10 The Council continues to approve a significant amount of affordable housing across a range of tenure types, which will in turn help to maintain the current levels of affordable housing completions. Of the 5026 commitments not started or under construction in Wychavon 1449 are classed as affordable, this equates to 29%. Please see Appendix 1 Table 2 for a breakdown of affordable housing commitments by parish detailing tenure split.

Summary

3.1 Overall completions, commitments and the supply of housing in Wychavon have remained extremely high in 2014/15 and are at an all time high. This is a positive step toward addressing the historic housing shortfall which has been virtually eliminated through completions. By granting permission for well in excess of the annual housing requirement the authority has comfortably established and maintained a positive five year housing land supply.

3.2 For a full analysis of the supply against housing targets and in particular the five year housing land supply the Council has produced a separate comprehensive Five Year Housing Land Supply Report in July 2015 where sites are individually assessed for their deliverability and contribution toward the housing supply.

Appendix 1

Table 1: Affordable Housing Completions by Site and Parish Showing Tenure Type 2006-2015 Please see separate pdf.

Table 2: Affordable Housing Permissions by Site and Parish Showing Tenure Type 2014/15. Please see separate pdf.

Appendix 2

Glossary

Previous Use –	GL = Garden Land GR = Greenfield Land FR = Former Residential Land OB = Other Brownfield Land FE = Former Employment Land
Conversion Type –	NC = Not a conversion CR = Conversion from residential CE = Conversion from employment (B1 – B8) CO = Conversion from other use

Net – In this report all figures are net unless otherwise stated.

Commitment – includes allocated sites and sites with planning permission that are not started or started but not complete (under construction).

Completions – Any dwelling completed in any one year, the application site may still have dwellings not yet started or under construction and therefore will not be wholly complete.

Outstanding – Any dwellings not started or under construction but not yet complete.

Sites Available – Any site that is not wholly complete that still has dwellings on the application site that are not started or under construction.

<u>Affordable Housing</u>

Affordable housing includes; <u>*Social Rented*</u>, <u>Affordable Rented</u> and <u>*Intermediate Housing*</u>, provided to specified eligible households whose needs are not met by the open market.

Social Rented Housing (SRH) - Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing & Communities Agency.

Affordable Rented Housing (AFH) - Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.

Intermediate Affordable Housing (IAH) - Housing at prices and rents above those of social rent, but below market price or rents. These can include fixed equity products, other low cost homes for sale and intermediate rent but does not include Affordable Rented housing.

The definition does not exclude homes provided by private sector bodies or provided without grant funding. Where such homes meet the definition above, they may be considered, for planning purposes, as affordable housing. Whereas, those homes that do not meet the definition, for example, "low cost market" housing, may not be considered, for planning purposes, as affordable housing.

Shared Ownership is a form of shared equity under which the purchaser buys an initial share in a home from a housing provider, who retains the remainder and charges a rent for the unsold share. The purchaser may buy additional shares ("stair casing"), and this payment should be "recycled" for more affordable housing. In most cases, a purchaser may buy the final share ("staircase out") and own the whole home, though this is currently restricted in all our rural areas.

Fixed Equity is housing provided at a discount off the full market value. Discounts usually need to be at least 30% off the open market value to be considered affordable. There is usually no registered provider involved and no rental element to pay. The purchaser owns the whole property, there is no third party. The purchaser will never be able to benefit from the full market value.

Rural Exception Site (RES, REA & REI) - small sites to be used for “Affordable Housing in Rural Communities” that would not normally be used for housing because they are subject to policies of restraint. (RES = Rural Exception Social Rented Housing REA = Rural Exception Affordable Rented Housing & REI = Rural Exception Intermediate Affordable Housing).

Open Market

Private housing for rent, or for sale, where the price is set in the open market. (OM = Open Market)

Low Cost Market Housing (LC) – (not Affordable Housing) Low cost open market housing is housing provided at a discount off the full market value. Discounts may vary depending on government and developer-led schemes of usually between 5% and 20%. –The purchaser owns the whole property, there is no third party. The purchaser will never be able to benefit from the full market value.

(First Buy schemes = Low Cost Market and New Buy where the Government and Developer put in equity or money into an Insurance scheme to allow lenders to offer 95% mortgages)

Narrow Boats (NB) – Narrow Boats that are the occupant’s main residence, paying council tax, count towards the housing land supply.

Mobile Homes, Caravans, Converted Railway Carriages and Houseboats – If they are the occupant's main residence and council tax is payable on them, as a main residence they then count towards the housing land supply.