

5 Year Housing Land Supply in Bromsgrove District

1st January 2015



Bromsgrove
District Council

www.bromsgrove.gov.uk

1. Introduction

- 1.1 At the Hearing Sessions into the Examination of the Bromsgrove District Plan (BDP) in December 2014, the 5 Year Housing Land Supply (5YHLS) at April 2014 was scrutinised. Bromsgrove District Council (BDC) proposed an update to its 5YHLS, to provide the most up-to-date housing supply picture for the purposes of the Examination. This report presents the housing land supply position in Bromsgrove District at **1st January 2015** and concerns the **5 year period until 31st December 2019**.

Methodology

Sites with permission for residential

- 1.2 Sites where planning permission had been granted for residential development between 1st April 2014 and 31st December 2014 were firstly extracted from the Council's Development Management software program. Those involving a net gain or loss of dwellings were entered into the Housing Land Availability database (subsequently referred to as *the database*). Applications for replacement dwellings were also extracted for completeness, but have not been included in supply calculations as they do not involve a net gain in units).
- 1.3 In May 2013, changes were made to permitted development rights to allow a change of use from office to residential development without the need for planning permission, but instead via a Prior Approval application. In April 2014, permitted development rights were extended further to allow a change of use from agricultural buildings to residential, and separately to allow shops/financial or professional services to change to residential use also without the need for a full planning application. Given the way that sites with planning permission were retrieved from the Council's Development Management software package, none of these approvals were counted towards the housing land supply in the last monitoring period from 2013-14. This January 2015 update to the 5YHLS therefore gave the opportunity to rectify this oversight and include all dwellings approved via Prior Approvals to the database.
- 1.4 The publication of the National Planning Practice Guidance (NPPG) gave greater clarity over the types of accommodation that can contribute towards the housing supply target. All student accommodation¹ and accommodation for the elderly² (including C2 uses) can be included within land supply calculations. The authority

¹ NPPG Paragraph: 038 Reference ID: 3-038-20140306 "How should local planning authorities deal with student housing?"

² NPPG Paragraph: 037 Reference ID: 3-037-20140306 "How should local planning authorities deal with housing for older people?"

has no sites with extant planning permission for student accommodation however, valid planning permissions involving a net gain in C2 units (Residential Institutions) were added to the database.

- 1.5 The database was then reviewed to ensure that residential permissions from previous years were still valid, involving the removal of completed sites and those where planning permission had expired.

Site visits

- 1.6 Site visits of all sites with a valid planning permission for residential development (those issued in previous years and those issued since April this year) were carried out during mid-December, to establish whether dwellings had been completed, were under construction or were still awaiting a start on site (classed as Outstanding). Sites where the planning permission expired prior to 31st December 2014 and where construction had not commenced were removed from the database as the permission has not been implemented and is no longer valid.

Calculating the Commitments

- 1.7 Numbers of completions, units under construction and units outstanding were then entered onto the database to provide total numbers for future supply purposes

Sites with a Resolution to Grant Planning Permission subject to Section 106 Agreement

- 1.8 Sites which have been before the BDC Planning Committee and have a resolution to grant planning permission, subject to the signing of a Section 106 legal agreement were also analysed and included as a separate category of future housing supply.

Deliverable SHLAA sites

- 1.9 The Council's Strategic Housing Land Availability Assessment (SHLAA) has been reviewed. Information has been gathered to ensure that the sites included in years 0-5 are deliverable and that they are available, suitable and that development is achievable. The estimated timescales for construction have been carefully considered, to ensure that the phasing of development is realistic, based on the size and constraints of the site. Large sites (those delivering 10 or more dwellings) without insurmountable issues (such as being located in the Green Belt), which were pending consideration at 31st December 2014 have been added to this source of supply.

Windfall allowance

- 1.10 Previous assumptions about windfall allowance were revisited to take into account units approved via Prior Approval submissions. More detailed commentary is provided in Section 4 of the report.

5YHLS Calculation

- 1.11 Taking all of the above sources of supply into account, the 5YHLS was calculated, using the housing requirement from the emerging Bromsgrove District Plan, taking into account net completions since 2011 and the associated shortfall.

2. The Bromsgrove District Housing Requirement

- 2.1. The emerging Bromsgrove District Plan (BDP) includes a housing requirement of 7,000 dwellings for the 19 year period from 2011-2030. This gives a basic annual requirement of 368.4 dwellings per annum. Given that the examination into the Bromsgrove District Plan is still ongoing, should either the Objectively Assessed Housing Need figure or the Housing Requirement be altered, the 5YHLS would need to be revisited.
- 2.2. **Appendix A** summarises the number of completions from 1st April 2014 to 31st December 2014, and the sites that have delivered these completions are detailed in full Appendices B (Completed Sites) and C (Under Construction Sites). In the 9 months from 1st April 2014 to 31st December 2014 (75% of the normal monitoring year), **184 net units** have been completed.
- 2.3. The table below illustrates the delivery of housing since the start of the BDP plan period. The completions to date leave a residual plan period requirement of 6,254.

Housing delivery performance against emerging BDP 2011-2030					
Year	2011/12	2012/13	2013/14	Apr 14 – Dec 14 (9 months)	Total
Proportionate Target	368.4	368.4	368.4	276.3 ³	1381.6
Net Completions	256	130	176	184	746
				Shortfall to date	635.6

- 2.4. Despite improved performance in the 9 months since April 2014, the delivery of housing fell short of the proportionate requirement of 276.3 dwellings for the time period (75% of 368.4 dwellings). As such, a shortfall of 635.6 units has been accrued against the BDP plan period target.

³ 9 months = 75% of 1 year. 276.3 = 75% of 368.4

2.5. Updating the 5YHLS from a starting point of January 2015 differs from the approach in previous years and merits explanation for the purposes of clarity. The table below depicts that the 5YHLS in this report concerns a five year period within which there are four full monitoring years (April to March) bookended by 3 month and 9 month periods respectively. As such, for the purpose of this report, the 5 year period is **1st January 2014 - 31st December 2019**.

Year	0.25	1.25	2.25	3.25	4.25	5
Calendar Period	Jan 2015 - Mar 15	Apr 2015 - Mar 16	Apr 2016 - Mar 17	Apr 2017 - Mar 18	Apr 2018 - Mar 19	Apr 2019 - Dec 19
Months	3	12	12	12	12	9

3. What constitutes deliverable housing land?

- 3.1. The NPPF states that to be considered 'deliverable' sites 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 the next five years and in particular, that the site is viable. Sites with planning permission should be considered deliverable unless there is clear evidence that the schemes will not be implemented within five years⁴. To establish whether there is a five year supply of deliverable housing land in the District, existing commitments and Strategic Housing Land Availability Assessment (SHLAA) sites have been assessed as to whether they are available, suitable and achievable.
- 3.2. For sites to be considered **available** they will:
- have a valid Outline, detailed (Full) or Reserved Matters planning permission; or
 - have a Resolution to Grant planning permission, subject to the signing of a Section 106 legal agreement; or
 - be specific, unallocated sites that have the potential to make a significant contribution to housing delivery during the five year period; i.e. be identified in the Bromsgrove SHLAA as having potential for development within five years.
- 3.3. For sites to be considered **suitable** the NPPF indicates that they should offer a suitable location for development which would contribute to the creation of sustainable mixed communities. For those sites with planning permission this assessment of suitability will have formed part of the decision making process to grant planning permission. Therefore it is considered that sites with an existing planning permission are suitable.
- 3.4. For sites to be considered **achievable** there should be a reasonable prospect that housing will be delivered on the site within five years. Sites are considered achievable if:
- there are no known ownership constraints; and
 - there are no known physical or environmental constraints; and
 - there are no conditions or section 106 agreements precluding or limiting development within the five year period.
- 3.5. The NPPG emphasises that planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in

⁴ NPPF (2012) Footnote 11

terms of the five year land supply⁵. Specific SHLAA sites that have been included in the five year supply are considered to be suitable, available and will make a significant contribution to the delivery of housing during the five year period. These sites have been robustly assessed within the SHLAA to identify realistic rates of delivery within the 5 year period.

⁵ NPPG Paragraph: 031 Reference ID: 3-031-20140306 “What constitutes a ‘deliverable site’ in the context of housing policy?”

4. Components which contribute to the Five Year Supply of Deliverable Housing Land

- 4.1. The components which have been included towards the five year land supply are summarised detailed below. Further detail is provided in the corresponding Appendix.

Sites Under Construction

- 4.2. At 1st January 2015 there are **210** net dwellings under construction. It is entirely reasonable to expect all of these dwellings to be completed within the five year period. The sites under construction are detailed in Appendix C.

Sites with Outstanding Planning Permissions

- 4.3. There are a total of **1,263** net dwellings with planning consent of which **262** units are on sites where development has commenced, and a further **1,001** units are on sites where development has not commenced. A schedule of all sites with Outstanding planning permissions are detailed in Appendix D. Sites where some units are Under Construction, but with some dwellings Outstanding are detailed in Appendix C.

- 4.4. Again, there is considerable confidence that the 262 outstanding units on sites where development has commenced will be completed within the next five years.

- 4.5. With regard to the sites where development has not commenced, Footnote 11 on page 12 of the NPPF states:

*“Sites with planning permission should be considered deliverable until planning permission expires, unless there is **clear evidence** that schemes will not be implemented within 5 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.”*

- 4.6. Neither the NPPF nor the NPPG state that Councils are required to apply a blanket discount rate to planning permissions on Outstanding sites to take account of planning permissions which may not be implemented. To establish the timing of construction of residential sites, BDC uses site specific information by contacting the planning agent/developer of all large sites with extant permission each year. Due to the short timescale available to produce an updated 5YHLS, the Council has not been able to contact planning agents/developers for the purpose of this report. However this exercise was comprehensively undertaken in Spring 2014 for the purpose of the 2014 5YHLS report. More up-to-date information is known through subsequent discussions

with planning agents/developers, which have taken place on an ad-hoc basis.

- 4.7. As such, the Council only has **clear evidence** of one scheme that is unlikely to be fully delivered in the next five years due to its size. This is the scheme for 316 dwellings at Norton Farm, Birmingham Road which has outline planning permission (12/0709). Following discussions with the planning agent in May 2014, it is considered that only 140 of the 316 units can be delivered within the next 5 years. A deduction of 176 has therefore been applied to the number of outstanding commitments.
- 4.8. There is no **clear evidence** to justify any further reductions on other sites at this time.

Sites with a Resolution to Grant Planning Permission subject to a Section 106 Agreement

- 4.9. There are currently five sites where the Council has made a resolution to grant planning permission, subject to the signing of a Section 106 legal agreement. These five sites yield **323** net units. Discussions with Development Management officers indicate that there are no reasons to suggest that the legal agreements will not be signed.
- 4.10. A schedule of all sites with a resolution to grant planning permission is included at Appendix E.

Deliverable SHLAA Sites

- 4.11. A number of sites have been identified within the BDC Strategic Housing Land Availability Assessment (SHLAA) that are expected to contribute to the delivery of housing over the next five years. These sites are those that are capable of delivering 10 or more dwellings which are either current planning applications or at the pre-application stage with planning applications expected in the near future. The sites are all considered deliverable in line with Footnote 11⁶ of the NPPF.
- 4.12. The ten SHLAA sites are detailed at Appendix F, and it has been calculated that a total of **958** units from these sites can be delivered in the next 5 years. This represents 44% of the total capacity (2168 dwellings) of these ten SHLAA sites. The remaining capacity will be delivered in the remainder of the plan period.
- 4.13. A short commentary on the current status of each SHLAA site is included to justify and explain the site's inclusion in the 5YHLS. The phasing of construction on each of the sites is provided, indicating

⁶ To be considered deliverable, sites 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 in particular that development of the site is viable.

when the development is likely to commence and the number of completions per year. This takes into account the fact that the final calendar period of the 5 years represents only 9 months (April to December) and thus only 75% of the estimated annual completions on larger sites are included.

- 4.14. Much of the information has been sourced from the developers/landowners acting on behalf of the sites. Naturally, the figures used are considered to be a best estimate at the current time taking into account economic conditions and planning permission being granted within a reasonable period of time. It is important to re-affirm that this data does not pre-determine whether planning permission should be granted. Each planning application will be assessed on its individual planning merits.

Windfall allowance

- 4.15. Paragraph 48 of the NPPF states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
- 4.16. Windfall development is monitored as part of the Housing Land Availability review process in Bromsgrove each year, and a detailed commentary and calculation methods was included in the 2014 SHLAA⁷ and in previous 5YHLS reports. It is important to emphasise that the analysis of windfall sites excluded those that occurred on Garden Land, in accordance with the NPPF⁸.
- 4.17. The previous analysis of small site windfall completions over the past 12 years provides clear and robust justification for the inclusion of a windfall allowance in future housing land supply calculations. The various methods used for calculating the average number of windfalls over the 12 year period resulted in figures of between 34 and 41 windfalls per annum. It is essential that any windfall allowance is on the conservative side otherwise this could result in under delivery against the housing target. It is pertinent that that in 6 of the years the number of windfalls delivered was between 30 and 40 and in 4 further years the figure was even higher. Whilst past trends do not provide a guarantee that windfalls will continue to come forward it is pertinent that the figure of 30 has been exceeded in the past 4 years.
- 4.18. The 2014 analysis demonstrated that there was compelling evidence for a small sites windfall allowance of **30 dwellings per annum**. This was seen to be justified, realistic and achievable.

⁷ BDC (2014) Strategic Housing Land Availability Assessment May 2014. Pages 16 and 17

⁸ NPPF (2012) Para 48. Windfall allowance should not include residential gardens.

Prior Approvals as Windfalls

- 4.19. As noted in Section 1 above, dwellings permitted through the Prior Approvals route were not previously included as part of the Housing Land Availability monitoring in 2013/14. Analysis of the number of units permitted via this route has now been undertaken and is set out in **Appendix G**. This demonstrates that since the introduction of the new rules on 30th May 2013 (firstly for the change of use of offices, permitted development Class J⁹), **32 residential units** have been granted via Prior Approval.
- 4.20. These units represent a further addition to the number of dwellings coming forward as windfalls, and are generally brownfield development. Prior Approvals schemes do not constitute Garden Land development as they are limited to the change of use or conversion of existing buildings (offices, agricultural buildings or shops) and only involve the footprint of existing buildings.
- 4.21. As such, it is reasonable to increase the windfall allowance in the district to take account of this new form of approvals for residential development. Given the rural nature of the district, it is thought that the new permitted development rights under Class MB for agricultural buildings¹⁰ will deliver a considerable number of residential units in the future. Appendix G provides evidence to substantiate this, noting that these changes were only introduced on 6th April 2014.
- 4.22. At present, the permitted development rights for a change of use from office to residential is only in place for a three year period until 30th May 2016. However the July 2014 Technical Consultation on Planning¹¹ proposed to put the temporary right on a more permanent basis. The Government's response to this consultation is awaited. The more recent 2014 permitted development rights to change from agricultural dwellings or shops/financial or professional services to residential are not time limited.
- 4.23. The windfall allowance has therefore been increased to **40 dwellings per annum**, which is seen to be a conservative figure. This adds an allowance of 10 units each year from Prior Approvals to the previously established figure of 30 dwellings per annum from small site windfalls as detailed in the 2014 SHLAA. Given that 32 dwellings have been permitted via Prior Approvals in the 19 months (30th May 2013-31st Dec 2014) that the new rules have been operating, this averages 20

⁹ The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 – 30th May 2013

¹⁰ The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 – 6th April 2014

¹¹ DCLG (2014) Technical Consultation on Planning – para 2.42

dwellings per annum and hence an allowance of 10 dwellings via Prior Approvals is entirely realistic.

4.24. No windfall allowance is included for large sites, as this may cause double counting with SHLAA sites (the threshold for which is sites of 10 or more dwellings).

4.25. For the purposes of the five year calculation, the windfall allowance will not be included in the first 1.25 years of the housing supply. This is because it is assumed that all windfall sites likely to be completed in the first 15 months will have already been through the planning process and would therefore result in double counting.

4.26. A total of 180 windfall units has therefore been included in the 5YHLS as follows:

Period	Jan 15- Mar 15 (3 months)	2015-16 (12 months)	2016-17 (12 months)	2017-18 (12 months)	2018-19 (12 months)	Apr 19 – Dec 19 (9 months)
Small Sites Windfall Allowance(inc Prior Approvals)	0	0	40	40	40	30

5. The Five Year Supply of Housing Land January 2015-December 2019

5.1. Using net housing figures, the assessment demonstrates that there is in excess of a five year supply of housing land in the District at 1st January 2015 as follows:

		Dwellings	Average per Annum
a	BDC Housing Requirement 2011-2030	7,000	368.4
b	Net Completions 1 st April 2011- 31 st Dec 2014 (256+130+176+184)	746	
c	Undersupply to 31 st Dec 2014 against BDP target ((368.4 x 3) + 276.3) - b	635.6	
		(1381.6 - 746)	
d	Requirement for 5 years 1 st Jan 2015 - 31 st Dec 2019 (368.4 x 5) + 5% buffer + c	2569.8	513.96
e	Net Commitments at 1 st Jan 2015 (1087 Net Outstanding ¹² + 210 Net Under Construction)	1295	
f	Net Units with Resolution to Grant Planning Permission subject to S106 Agreement	323	
g	SHLAA Deliverable Sites (Jan 2015 - Dec 2019)	958	
h	Windfall Allowance (40 x 3 years + (40 x 75%) for final 9 months)	150	
i	Total Supply less 5 Year Requirement (e+f+g+h - d)	+156.2	
		(2726 - 2569.8)	
j	Number of years supply (e+f+g+h / 513.96)	5.30 years	
		Equivalent to 5 years, 3.7 months	

5.2. The above calculation utilises the Sedgefield method whereby the undersupply in the plan period to date is made good in the following five years. Following the introduction of the NPPG in March 2014 clarity has been provided¹³ that where possible, any shortfall should be addressed in this way. Therefore, despite the Council's use of the Liverpool method being supported on appeal as recently as Autumn 2013 (APP/P1805/A/13/2196784 - Land adjacent to Haslucks Green Road, Majors Green) the Sedgefield method has been adopted at this time.

¹² Grand total units with Extant Permission is 1,473. 1,297 factors in a reduction of 176 at Norton Farm where only 140 units are anticipated to come forward in the first 5 years.

¹³ NPPG Paragraph: 035 Reference ID: 3-035-20140306) "How should local planning authorities deal with past under-supply?"

- 5.3. The Council has applied an additional buffer of 5% to the five year requirement in line with paragraph 47 of the NPPF. This is because the Council has an excellent track record of delivery when compared against the previous targets in the adopted Structure Plan and RSS targets. Full justification of the application of a 5% buffer is set out within the Council's Hearing Statement on Matter B2: Housing [BDP Examination Document B2/1] Housing and in the paper entitled 'Housing Delivery Performance' (October 2013) [BDC Core Document CDB 7.8]. As such, it is not considered that there is a history of persistent under delivery and a 20% buffer is not justified.
- 5.4. The 5YHLS calculation utilises the 'Thundersley'¹⁴ method, whereby the 5% buffer is applied to the basic housing requirement but not to the previous undersupply. This is because applying a buffer to the undersupply would apply a penalty on the Council, not intended by the requirements of paragraph 47 of the Framework, whose aim is to ensure choice and competition in the market for land. This approach has been endorsed at other Local Plan Examinations¹⁵ and through Section 78 Appeal decisions¹⁶.

¹⁴ APP/M1520/A/12/2177157 - Appeal By Fox Land And Property Ltd At Land Off Glebelands, Thundersley, Essex, SS7 5TN [BDP Examination Document OED/5]

¹⁵ Letter from Roy Foster (Inspector) dated 12 May 2014 - Examination of the Amber Valley Local Plan part 1 – the Core Strategy [BDP Examination Document OED/6]

¹⁶ APP/R3325/A/13/2210545 – Appeal by Gleeson Developments Ltd At Land at Gold Well Farm, Yeovil Road, Crewkerne, Somerset. Para 52.

6. Conclusion

- 6.1. The 5 year housing land supply calculation indicates that at 1st January 2015, Bromsgrove District Council can demonstrate **5.30** years of deliverable housing land supply for the period 1st January 2015 to 31st December 2019, to meet the currently identified housing requirement for Bromsgrove. This includes making good the shortfall accrued in the Bromsgrove District Plan period to date and the application of a 5% buffer to ensure choice and competition in the market for land.
- 6.2. The Council has undertaken a thorough review of its housing land supply, responding to the scrutiny at the Examination Hearing sessions in December 2014 and is confident that the sites as future supply which are included will come forward as predicted.

Appendix A: Summary of Completions and Commitments at 1st January 2015

Total Net Completions 1st April 2014-31st December 2014	184
Units on Completed Sites (<i>Appendix B</i>)	103
Units on Under Construction Sites (<i>Appendix C</i>)	81
Total Net Under Construction	210
Units on Under Construction Sites (<i>Appendix C</i>)	210
Total Net Outstanding	1,261
Units on Under Construction Sites (<i>Appendix C</i>)	260
Units on Outstanding Sites (exc. Replacement dwellings) (<i>Appendix D</i>)	1,001
Total future commitments (Under Construction and Outstanding)	1,471

DISCOUNTING	
Total Commitments within 5 Year Land Supply	1,295
12/0709 Land at Norton Farm	-176

Appendix B: Sites Completed (C) between 1st April 2014 and 31st December 2014

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units	Net Completions Apr14-Dec14
C	FUL	10/0884	Land Between 100 and 106 Fininstall Road, Fininstall Bromsgrove, B60 3DB	Fininstall	Proposed New Dwelling On Land Between 100 and 106 Fininstall Road	11/11/2010	11/11/2013	1	1	1
C	FUL	11/0085	11 Church Street, B61 8DD	Bromsgrove	Proposed change of use from office to residential providing 6 number units	15/04/2011	15/04/2014	6	6	6
C	FUL	11/0137	Garages E:396493 N:281087, Redhill Place, Hunnington	Hunnington	Conversion of an existing garages into a domestic dwelling	14/04/2011	14/04/2014	1	1	1
C	FUL	11/0298	65 Hewell Road, Barnt Green, B45 8NL	Barnt Green	Change of use of first floor from office to residential.	14/06/2011	14/06/2014	1	1	1
C	FUL	11/0349	Land At E:398856 N:273288, Pumphouse Lane	Barnt Green	Conversion of disused barns to create a new single dwelling	12/07/2011	12/07/2014	1	1	1
C	FUL	11/0707	32 Red Lion Street, Alvechurch, B48 7LF	Alvechurch	Change of Use from office to residential.	03/10/2011	03/10/2014	1	1	1
C	FUL	11/1037	The Lawns Residential Home , School Lane, Alvechurch, Birmingham, B48 7SB	Alvechurch	New Dementia care extension to existing care home including Listed Building alterations and alterations to existing car parking.	28/02/2012	28/02/2015	10	9	9
C	FUL	11/1089	Nash Works, Forge Lane, Belbroughton, DY9 9TD	Belbroughton	Demolition of buildings, retention and conversion of remainder to two live-work units and construction of 10 x 3 bed houses	13/06/2013	13/06/2016	12	12	2
C	FUL	12/0264	Land To Rear The Cedars, Stakenbridge Lane, Hagley, DY9 0JE	Hagley	Conversion of garage into residential dwelling	06/08/2012	06/08/2015	1	1	1
C	FUL	12/0428	The Glen Caravan Park, The Glen, Blackwell, B60	Blackwell	Remove existing building and construct a residential	24/07/2012	24/07/2015	1	1	1

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units	Net Completions Apr14-Dec14
			1BX		bungalow					
C	FUL	12/0454	5 Miller Close, Bromsgrove, B60 3PG	Bromsgrove	Proposed New Dwelling	03/08/2012	03/08/2015	1	1	1
C	FUL	12/0526	Finstall Park Farm, Dusthouse Lane, Finstall, Bromsgrove, B60 3BT	Finstall	Conversion of existing barn into 1 no residential two bedroom property and new vehicular access.	12/09/2012	12/09/2015	1	1	1
C	FUL	12/0600	Land Adjacent To 47 Breakback Road, Bromsgrove	Bromsgrove	Provision of 3no. new build affordable dwellings for rent, with car parking space and private amenity rear gardens	07/12/2012	07/12/2015	3	3	3
C	FUL	12/0608	Land Adjacent To 10 And 11 York Close, Bromsgrove	Bromsgrove	Provision of 4no. new build dwellings for affordable rent, with car parking space and private amenity rear gardens	07/12/2012	07/12/2015	4	4	4
C	FUL	12/0694	Land Adj Cornerstone, Cofton Church Lane, Cofton Hackett, B45 8BB	Cofton Hackett	Conversion of Barn into living accommodation.	16/01/2013	16/01/2016	1	1	1
C	FUL	12/0867	Garage Block And Store, Mill Court, Birmingham, B48 7JY	Alvechurch	Change of use and conversion of residential garage block to a single dwelling.	13/12/2012	13/12/2015	1	1	1
C	FUL	12/1034	30 Fairways Drive, Blackwell, Bromsgrove, B60 1BB	Blackwell	Construction of a new bungalow and detached garage within the existing site area.	05/02/2013	05/02/2016	1	1	1
C	FUL	12/1062	216 - 218 Birmingham Road, Lickey End, B61 0HA	Lickey End	Demolition of the existing buildings and development of 2 no. 4 bedroomed dwellings, 1 no. 3 bedroom dwelling and 3 no. two bedroomed bungalows.	17/05/2013	17/05/2016	6	5	5
C	FUL	13/0011	St Kenelms Hall, St Kenelms Road, Romsley,	Romsley	Conversion of existing outbuildings into a dwelling.	27/03/2013	27/03/2016	1	1	1

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units	Net Completions Apr14-Dec14
			B62 ONF							
C	FUL	13/0094	19 Middleton Road, Bromsgrove, B61 8NH	Bromsgrove	New Detached Dormer Bungalow	24/04/2013	24/04/2016	1	1	1
C	FUL	13/0242	Land At Regents Park Road	Bromsgrove	Proposed residential development of 25 dwellings and associated works.	24/10/2013	24/10/2016	25	25	18
C	FUL	13/0312	Land To Rear 29 Hollywood Lane, Hollywood, B47 5PT	Hollywood	Erection of detached dwelling house (amendment to 09/0680).	05/08/2013	05/08/2016	1	1	1
C	FUL	13/0369	H S Dataline Ltd, 100 New Road, Rubery, B45 9HY	Rubery	Proposed Change of Use of first floor office to a single 3-bedroom Flat to let.	04/07/2013	04/07/2016	1	1	1
C	REM	13/0420	4 Church Lane, Bromsgrove, B61 8RB	Bromsgrove	Erection of one Dwelling (Reserved Matters)	03/03/2014	03/03/2017	1	1	1
C	PRIOR	13/0451	Field View House, 5 Brickhouse Lane, Stoke Prior, Bromsgrove, Worcestershire, B60 4LX	Stoke Prior	Prior approval application for the change of use from class B1(a) office to class C3 (dwelling)	19/07/2013	19/07/2018	1	1	1
C	FUL	13/0524	27 - 29 High Street, Bromsgrove, B61 8AJ	Bromsgrove	Conversion of first and second floor office and storage areas to form seven one bed apartments	02/10/2013	02/10/2016	7	7	7
C	FUL	13/0554	23A - 27 Woodland Avenue, Hagley	Hagley	Proposed Residential Development of 3No Detached Family Dwellings and Access Road	04/02/2014	04/02/2017	3	3	3
C	PRIOR	13/0656	Heath House, 3 Brickhouse Lane, Stoke Prior, Bromsgrove, Worcestershire, B60 4LX	Stoke Prior	Change of use from 'Office with overnight accommodation' to dwelling. The building requires no alterations to be suitable as a domestic dwelling.	17/10/2013	17/10/2018	1	1	1

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units	Net Completions Apr14-Dec14
C	FUL	13/0687	60 New Road, Bromsgrove, B60 2JX	Bromsgrove	2 no. 3 bedroomed semi-detached dwellings.	14/11/2013	14/11/2016	2	2	2
C	FUL	13/0754	Land Adj 74 And Land Adj 82 Windmill Avenue, Rubery	Rubery	2 Storey extensions to No. 74 and No. 82 to create 4 No. studio flats.	19/11/2013	19/11/2016	4	4	4
C	CPE	13/0772	3 Dark Lane, Romsley, Halesowen, Worcestershire	Romsley	Certificate of lawfulness of existing use of self-contained residential unit above garage as separate dwelling	18/08/2014	18/08/2019	1	1	1
C	FUL	13/0806	Flat 155 - 157 Golden Cross Lane, Catshill, B61 0JZ	Catshill	Conversion of 4 bedroom flat to 1 no 1 bedroom flat and 1 no 2 bedroom flat	17/12/2013	17/12/2016	2	1	2
C	FUL	13/0808	20 Hartle Lane, Belbroughton, DY9 9TJ	Belbroughton	New dwelling on part of previous rear garden to 20 Hartle Lane	10/03/2014	10/03/2017	1	1	1
C	REM	13/0930	37 Winds Point, Hagley, Stourbridge, DY9 0PL	Hagley	Erection of a New Dwelling at 37 Winds Point, Hagley, Stourbridge, DY9 0PL (as amended by plans received on 26.03.14)	03/04/2014	03/04/2016	1	1	1
C	FUL	13/0974	Land Rear 49 - 51 Wildmoor Lane, Catshill, Worcestershire	Catshill	Erection of 2 no. 2 bedroom semi-detached 2 storey dwellings.	08/05/2014	08/05/2017	2	2	2
C	FUL	14/0036	249 Worcester Road, Stoke Heath, Bromsgrove, B61 7JA	Bromsgrove	Change of use from Guest House C1 to private dwelling C3	02/04/2014	02/04/2017	1	1	1
C	FUL	14/0122	Cattespool Mill, Stoney Lane, Broad Green, Bromsgrove	Tutnall	Proposed alterations to existing office building to change the use to residential (see also 14/0122)	18/06/2014	18/06/2019	1	1	1
C	FUL	14/0127	Sunglo, Dordale Road, Bournheath, Stourbridge	Bournheath	Conversion of existing double garage and games room at the rear of Sunglo Cottage to	06/05/2014	06/05/2017	1	1	1

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units	Net Completions Apr14-Dec14
					provide one bedroom dwelling					
C	FUL	14/0144	Land Adj. 1 Blakes Field Drive, Barnt Green, Birmingham, Worcestershire	Barnt Green	Proposed new 6 bedroom detached dwelling with the addition of a family room to the rear from the previously approved planning application 13/0738.	11/04/2014	11/04/2017	1	1	1
C	CPE	14/0231	The Barn, Nutnalls, Warbage Lane, Bromsgrove	Dodford	Lawful development certificate for existing use as a dwelling.	13/10/2014	13/10/2019	1	1	1
C	FUL	14/0252	Rear Of 17-19 Woodland Avenue, Hagley	Hagley	Proposed 2 New Dwellings to the rear of 17 & 19, Woodland Avenue accessed off Malvern Gardens	18/06/2014	18/06/2017	2	2	2
C	PRIOR	14/0337	138 Worcester Road, Bromsgrove, Worcestershire, B61 7AS	Bromsgrove	Change of use from shop/residential to only residential	10/06/2014	10/06/2019	1	1	1
C	FUL	14/0352	Land Between 159 And 163 Broad Street, Bromsgrove, Worcestershire, B61 8NG	Bromsgrove	Proposed construction of two semi-detached houses on land between 159 and 163 Broad Street (as amended by plans received on 14.08.2014)	22/08/2014	22/08/2017	2	2	2
C	PRIOR	14/0357	358 Old Birmingham Road, Lickey, Birmingham, Worcestershire	Lickey	Change of Use from Office to a single semi-detached dwelling	06/06/2014	06/06/2019	1	1	1
C	FUL	14/0381	Land Adjacent To 1A Beverley Road, Rubery, Birmingham, Worcestershire	Rubery	1 No. new detached dwelling (amendments to approved scheme reference 13/0685, including removal of room in roof space, introduction of lower pitched hipped roof,	23/06/2014	23/06/2017	1	1	1

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units	Net Completions Apr14-Dec14
					internal alterations and fenestration changes to external elevations).					
C	FUL	14/0574	Land Between 2 Berry Drive And 1 Blakes Field Drive, Plymouth Road, Barnt Green, Birmingham	Barnt Green	Amendments to New Dwelling Approved under Appeal ref: APP/P1805/A/12/2172292	13/11/2014	13/11/2017	1	1	1
C	CPL	14/0635	153 New Road, Rednal, Birmingham, B45 9JW	Rednal	Proposed COU from Office to Residential	10/10/2014	10/10/2019	1	1	1
C	FUL	14/0816	1 - 2 Hagley Hill Cottages, Birmingham Road, Hagley	Hagley	Remodelling of front elevation and internal alterations to enable use as a single dwelling.	03/12/2014	03/12/2017	-1	-1	-1
C	CPE	14/0823	Greenbank, Whitford Bridge Road, Stoke Prior, Bromsgrove, Worcestershire, B60 4HE	Stoke Prior	Certificate of Existing Lawfulness Use of a dwelling house in breach of Clause 2 of planning application BR.338/72 for a continuous period of over ten years.	03/12/2014	03/12/2019	1	1	1
Total								122	119	103

Appendix C: Sites Under Construction (UC) at 31st December 2014

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units	Net Comp Apr14-Dec14	Net UC Apr14-Dec14	OS Apr14-Dec14	Demolitions Apr14-Dec14
UC	FUL	B/2004/0872	Green Acres, Alcester Road, Beoley, Birmingham, Worcestershire, B48 7HZ	Portway	Demolition of existing buildings and erection of 4 new dwelling houses	02/09/2004	01/09/2009	4	3	0	3	0	1
UC	FUL	10/0337	Burcot Grange Residential Home, Greenhill, Burcot, Bromsgrove, Worcestershire, B60 1BJ	Burcot	Demolition of existing outbuildings and extensions. Erection of extensions to provide new care beds; care suites and a Dementia unit.	18/08/2010	18/08/2013 ¹⁷	19	12	0	0	19	0
UC	FUL	10/0785	Warstone Farm, Illey Lane, B62 0HJ	Frankley	Extension of Time to planning application B/2007/0920 (Construction of new dwelling)	18/10/2010	18/10/2013	1	1	0	1	0	0
UC	FUL	10/1142	420 Bromsgrove Road, B62 0JL	Hunnington	Resubmission of redevelopment of site to comprise of change of use of existing car showroom/flat above to 2 flats and a 2 storey detached dwelling wit	03/02/2011	03/02/2014	3	3	1	0	2	0
UC	FUL	11/0277	LAND REAR OF 5 - 15 Woodland Avenue, Hagley	Hagley	Proposed Residential development (4 dwellings)	11/07/2011	11/07/2014	4	4	3	1	0	0

¹⁷ Permission extant as 13/0559 Certificate of Proposed Lawful Use re. Commencement of works app associated with 10/0337 decided 18/08/2014.

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units	Net Comp Apr14-Dec14	Net UC Apr14-Dec14	OS Apr14-Dec14	Demolitions Apr14-Dec14
UC	FUL	11/0345	2 And Part Of 4 And 6 Hartle Lane, Belbroughton, DY9 9TG	Belbroughton	Partial demolition, and part conversion of existing industrial buildings to form 12 dwellings, associated access road, car parking and amenity space	19/10/2011	19/10/2014	12	12	0	12	0	0
UC	FUL	11/0621	24 Twatling Road, Barnt Green, Birmingham, B45 8HT	Barnt Green	Demolition of existing dwelling and erection of 2 No. 5 bedroom detached dwellings and associated parking.	11/10/2011	11/10/2014	2	1	0	1	0	0
UC	FUL	11/0925	Robin Hill Farm, Hanbury Road, Stoke Prior, B60 4DW	Stoke Prior	Conversion of existing brick built bull pens to form seven dwellings at Robin Hill Farm	06/02/2012	06/02/2015	7	7	0	7	0	0
UC	FUL	12/0490	The Mount Hotel, Mount Lane, Clent, DY9 9PR	Clent	7 APARTMENTS and ERECTION OF 3 DETACHED DWELLINGS	02/08/2013	02/08/2016	10	10	0	3	7	0
UC	REM	12/0586	Land At Church Road, Catshill	Catshill	Approval of Reserved Matters to planning approval 11/0343 (Outline application for up to 80 residential units	23/08/2012	23/08/2015	80	80	25	41	1	0
UC	REM	12/0708	Land at St Godwalds Road, Bromsgrove	Bromsgrove	Submission of Reserved Matters to 10/0953 (internal access, appearance, layout, scale and landscaping) for the erection of 181 units	14/02/2013	14/02/2016	181	181	41	33	99	0

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units	Net Comp Apr14-Dec14	Net UC Apr14-Dec14	OS Apr14-Dec14	Demolitions Apr14-Dec14
UC	FUL	12/1004	Former Site Of Hagley Middle School, Park Road, Hagley, Stourbridge, Worcestershire, DY9 0NS	Hagley	Erection of Later Living retirement housing (category II type accommodation) including provision of communal facilities, car parking and landscaping.	27/05/2014	27/05/2017	56	56	0	56	0	0
UC	FUL	12/1026	Land At Summerfield Road, Holy Cross, DY9 9RG	Holy Cross	New detached 4 bed house with home office and associated parking and landscaping.	21/02/2013	21/02/2016	1	1	0	1	0	0
UC	FUL	13/0236	The Shadows, Copyholt Lane, Lower Bentley, B60 3BB	Bentley	Proposed conversion of an existing building to a new dwelling	22/07/2013	22/07/2016	1	1	0	1	0	0
UC	REM	13/0398	Land at Kidderminster Road, Hagley	Hagley	Reserved Matters application pursuant to the outline planning permission in respect of the residential element of the scheme	17/10/2013	17/10/2016	175	175	11	32	132	0
UC	FUL	13/0422	Meadows First School And Nursery, Santridge Lane, B61 0AH	Bromsgrove	Proposed Refurbishment & Conversion/Change Of Use Of The Former Meadows First School Into 14 Residential Units	30/10/2013	30/10/2016	14	14	0	14	0	0
UC	FUL	13/0881	64 Hartle Lane, Belbroughton, DY9 9TJ	Belbroughton	Erection of new detached bungalow	06/02/2014	06/02/2017	1	1	0	1	0	0

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units	Net Comp Apr14-Dec14	Net UC Apr14-Dec14	OS Apr14-Dec14	Demolitions Apr14-Dec14
UC	FUL	14/0096	19 Hadley Close, Wythall, Birmingham, B47 6LT	Wythall	Change of use from a 3 bedroom house in to 2 warden controlled flats, erection of a two storey extension to create an internal staircase and an access ramp	22/04/2014	22/04/2017	2	2	0	2	0	0
UC	FUL	14/0132	Land To The Rear Of 26 Twatling Road, Barnt Green, Birmingham	Barnt Green	New Dwelling House	10/06/2014	10/06/2017	1	1	0	1	0	0
UC	FUL	14/0142	Lilley Green Farm, Lilley Green Road, Alvechurch, Birmingham	Portway	Conversion of existing two storey brick barn to form a single dwelling	24/06/2014	24/06/2017	1	1	0	1	0	0
UC	FUL	14/0267	Gorse Bank Cottage, Blackwell Road, Barnt Green, Birmingham	Barnt Green	Proposed conversion of redundant outbuildings into a dwelling house	28/05/2014	28/05/2017	1	1	0	1	0	0
UC	FUL	14/0527	Former Gospel Hall, 57 Fininstall Road, Fininstall, Bromsgrove	Fininstall	Change of use to Dwelling house and proposed two storey rear extension	23/10/2014	23/10/2017	1	1	0	1	0	0
Total								575	567	81	210	260	1

Appendix D: Sites Outstanding at 31st December 2014

Status of Major Outline applications (OUT) indicated where known.

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units
Outstanding	FUL	11/0796	The Uplands, 33 Greenhill, Burcot, Bromsgrove	Burcot	To provide 58 dementia/memory loss units (Use Class C2) and 5 apartments and a dwelling with the coach house (Class C3)	03/07/2014	03/07/2017	64	64
Outstanding	OUT	11/0871	103 Wildmoor Lane, Catshill, B61 0PQ	Catshill	Erection of 3no. detached two storey dwellings on land to rear of 103 Wildmoor Lane (as augmented by plans received 27/10/11).	01/12/2011	01/12/2014 ¹⁸	3	3
Outstanding	FUL	11/0975	27 Lickey Square, Lickey, B45 8HB	Lickey	Proposed New Dwelling at 27 Lickey Square, Lickey.	25/01/2012	25/01/2015	1	1
Outstanding	FUL	12/0046	28 Station Road, Blackwell	Blackwell	Erection of 1 dwelling - Extension of time. (08/1083)	16/03/2012	16/03/2015	1	1
Outstanding	FUL	12/0073	17 Summerfield Road, Holy Cross, Stourbridge, DY9 9RG	Clent	Erection of a single detached dwelling house adjacent to no. 17 (Renewal of permission 09/0156)	27/03/2012	27/03/2015	1	1
Outstanding	OUT	12/0395	9 Shaw Lane, Stoke Prior, B60 4DY	Stoke prior	Erection of two 2 bedroom bungalows with a new access drive in the rear garden	05/07/2012	05/07/2016	2	2
Outstanding	FUL	12/0583	26A The Strand, Bromsgrove, B61 8AB	Bromsgrove	The proposals involve the change of use of the top floor, to reinstate the original one bed flat prior to the current usage as offices.	28/09/2012	28/09/2015	1	1
Outstanding	FUL	12/0651	7A Plymouth Road, Barnt Green, B45 8JE	Barnt Green	Proposed 2 no. 5 bedroomed dwellings	19/10/2012	19/10/2015	2	1

¹⁸ Reserved Matters application 14/0921 submitted prior to expiration of Outline permission, therefore Outline permission still extant.

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units
Outstanding	OUT	12/0709	Land At Norton Farm, Birmingham Road ¹⁹	Bromsgrove	Outline application for development comprising demolition of existing buildings and the construction of up to 316 dwellings	20/12/2013	20/12/2016	316	316
Outstanding	FUL	12/0721	Land at 5 Midland Cottages, Shaw Lane, Stoke Prior, Bromsgrove, B60 4EG	Stoke Prior	Proposed Erection of Two New Dwellings	31/10/2012	31/10/2015	2	2
Outstanding	FUL	12/0741	3 Bradford Lane, Belbroughton, DY9 9TF	Belbroughton	PROPOSED DETACHED 3 BEDROOM BUNGALOW	05/02/2014	05/02/2017	1	1
Outstanding	OUT	12/0885	Burcot Grange Residential Home, 23 Greenhill, Burcot, Bromsgrove, Worcestershire, B60 1BJ	Burcot	Extension of time to planning permission 10/0334 (Provision of 13 close care suites and 16 assisted living units to form continuing care retirement	14/02/2013	14/02/2016	29	29
Outstanding	OUT	12/0912	Land At Bleak House Farm, Station Road, Wythall ²⁰	Wythall	Outline planning application for a residential development up to 178 houses, with associated public open space, surface water attenuation pond and ass	05/02/2014	05/02/2017	178	178
Outstanding	FUL	13/0028	Coach Yard Adj 643 Haslucks Green Road, Majors Green, B90 1DF	Majors Green	Construction of three detached dwellings.	23/07/2013	23/07/2016	3	3
Outstanding	OUT	13/0033	Land At King Edward Avenue, Bromsgrove	Bromsgrove	Development of 2 no. 3 bedroom dwellings	27/03/2013	27/03/2016	2	2
Outstanding	FUL	13/0046	Ivy Cottage, 30 Gibb Lane, Catshill, B61 0JR	Catshill	Proposed demolition of existing public house and construction of fourteen one bedroom flats	01/04/2014	01/04/2017	14	13

¹⁹ In accordance with information from the site's agent in May 2014 (see para 4.7 above), only 140 units of the total 316 permitted have been included in the 5 year land supply, reflecting the likely phasing of the site.

²⁰ Reserved Matters application 14/0824 Pending Consideration and to be determined at Planning Committee on 26/01/15.

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units
Outstanding	FUL	13/0071	6, 8 and 10 The Strand, Bromsgrove, B61 8AB	Bromsgrove	Proposed Conversion of Former Store Rooms to Two Number One-Bedroom Flats	12/04/2013	12/04/2016	2	2
Outstanding	FUL	13/0102	Lynwood, Lea End Lane, Hopwood, B48 7AY	Hopwood	Conversion of barns to two dwellings.	15/05/2013	15/05/2016	2	2
Outstanding	FUL	13/0131	57 Rock Hill, Bromsgrove, B61 7LN	Bromsgrove	Proposed New Residential Dwelling Off Enfield Close, Bromsgrove	14/06/2013	14/06/2016	1	1
Outstanding	FUL	13/0252	10 Dale Hill, Blackwell, Bromsgrove, B60 1QJ	Blackwell	Proposed Change of Use of Garage, Stable and Workshop Block to Single Dwelling	14/06/2013	14/06/2016	1	1
Outstanding	FUL	13/0298	Merecroft , Seafeld Lane, Alvechurch, Birmingham, B48 7HN	Alvechurch	Extension and alteration of existing C2 care home to provide residential accommodation for adults with autism and learning difficulties. Works include two storey rear extension to form laundry and bedroom	05/08/2013	05/08/2016	10	10
Outstanding	FUL	13/0304	Land To Rear Of Prince Of Wales Inn [PH], 65 Stourbridge Road, Hagley, Worcestershire, DY9 0QS	Hagley	Detailed Planning application for the demolition of existing buildings and erection of 12 houses, access, parking, amenity space and associated works (amended scheme).	27/03/2014	27/03/2017	12	11
Outstanding	FUL	13/0323	The Conifers, Top Road, Wildmoor, Bromsgrove, Worcestershire, B61 ORD	Wildmoor	Modify existing garage via extension and conversion of part to 'Granny Annex'	28/05/2013	28/05/2016	1	1
Outstanding	FUL	13/0404	Plymouth House , Alcester Road, Tardebigge, Bromsgrove, B60 1NE	Tardebigge	Proposed rear extension to existing care home; demolition of 2 no. outbuildings with associated works	16/06/2014	16/06/2017	10	10
Outstanding	COU	13/0448	Green Hills Farm, Wapping Lane, Beoley, Redditch	Beoley	Conversion of listed barn to form two private dwelling houses. Conversion of two implement sheds to form garage and storage.	15/08/2014	15/08/2017	2	2

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units
Outstanding	FUL	13/0501	1 Fiery Hill Road, Barnt Green, B45 8LB	Barnt Green	Conversion of existing ground floor flat to 2x 1 bedroom flats and construction of 2 storey extension incorporating 2 flats.	12/11/2013	12/11/2016	2	1
Outstanding	REM	13/0522	Land Off Fiery Hill Road, Barnt Green, Birmingham, West Midlands	Barnt Green	Submission of Reserved Matters to 13/0121 or the erection of 88 units, open space, realignment of Fiery Hill Road and 24 space car-park.	17/12/2013	17/12/2015	88	88
Outstanding	PRIOR	13/0540	Units 13 - 14, Lower Park Farm, Storage Lane, Rowney Green, Worcestershire, B48 7ER	Rowney Green	Prior approval for change of use from two offices (B1a) to two residential units (C3)	01/08/2013	01/08/2018	2	2
Outstanding	FUL	13/0551	Tyrells Lane Farm, Tyrells Lane, Lower Bentley, B60 4HX	Bentley	Conversion of redundant barns and farm buildings into 3 dwellings.	17/01/2014	17/01/2017	3	3
Outstanding	PRIOR	13/0569	Bordesley Hall Farm Barns, Storage Lane, Rowney Green, Birmingham, Worcestershire, B48 7ES	Rowney Green	Proposed conversion of redundant office buildings into residential use	12/09/2013	12/09/2018	6	6
Outstanding	PRIOR	13/0603	Rigby Hall, Rigby Lane, Bromsgrove, Worcestershire, B60 2EW	Bromsgrove	Change of Use application from Office accommodation to apartments with external works and refurbishment to Rigby Hall.	15/11/2013	15/11/2018	6	6
Outstanding	FUL	13/0647	21 Hopgardens Avenue, Bromsgrove, Worcestershire, B60 2NX	Bromsgrove	Extension of time of planning permission referenced 10/0819 for the construction of a detached dwelling.	18/09/2013	18/09/2016	1	1
Outstanding	FUL	13/0671	17 Alexander Close, Catshill, B61 0PF	Catshill	Plot severance and erection of a detached bungalow.	07/10/2013	07/10/2016	1	1
Outstanding	FUL	13/0682	Highfield Farm, Middle Lane, Kings Norton, Birmingham	Wythall	Change of use to convert existing barn to residential dwelling. Existing barn has current permission to be converted to offices.	18/11/2014	18/11/2017	1	1

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units
Outstanding	FUL	13/0744	Land At Bewell Head	Bromsgrove	Proposed erection of one new detached three bedroomed cottage with associated works.	18/12/2013	18/12/2016	1	1
Outstanding	FUL	13/0787	22 Old Birmingham Road, Lickey End, Bromsgrove, Worcestershire, B60 1DE	Lickey End	New dwelling to rear of 22 Old Birmingham Road as granted under reference B/2006/0325 but with access and layout as granted under 13/0238	10/04/2014	10/04/2017	2	1
Outstanding	FUL	13/0840	J & J Convenience Store, 6-8 Birmingham Road, Hagley, DY9 9LZ	Hagley	Change of Use from retail (Class A1) to Residential (Class C3)	02/01/2014	02/01/2017	1	1
Outstanding	PRIOR	13/0869	81 - 85 New Road, Rubery, Birmingham, Worcestershire, B45 9JR	Rubery	Prior notification of change of use from B1(a) offices to C3 residential use	19/12/2013	19/12/2018	1	1
Outstanding	FUL	13/0873	54 Hall Lane, Hagley, DY9 9LH	Hagley	Construct a new bungalow	20/02/2014	20/02/2017	1	1
Outstanding	PRIOR	13/0887	Shire House, Paradise Row, Bromsgrove, Worcestershire, B60 2DD	Bromsgrove	Conversion of office building to residential to provide a total of 3 No. two bed apartments, and 1 No. studio apartment. Internal layout changes only.	08/01/2014	08/01/2019	4	4
Outstanding	FUL	13/0979	Land Adjacent 2 Victoria Road, Bromsgrove, Worcestershire, B61 0DW	Bromsgrove	Erection of Building comprising 2 no. 1-bedroom apartments.	01/05/2014	01/05/2017	2	2
Outstanding	OUT	14/0002	Algoa House, Western Road, Hagley, Stourbridge	Hagley	Proposed detached house on land adjacent to Algoa House, Western Road, Hagley	23/04/2014	23/04/2017	1	1
Outstanding	OUT	14/0004	44 Church Street, Hagley, Stourbridge, DY9 0NA	Hagley	Proposed 3 Bedroom Detached House on Land Adjacent to 44 Church Street, Hagley	11/06/2014	11/06/2017	1	1

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units
Outstanding	FUL	14/0038	Rose Cottage Farm, Seafield Lane, Portway, Birmingham	Portway	Change of use of two former agricultural buildings (dairy and barn) to provide four dwellings and all associated works	13/06/2014	13/06/2017	4	4
Outstanding	FUL	14/0058	1 Ferndale Close, Hagley, Stourbridge, DY9 0QA	Hagley	Erection of a 3 storey dwelling	02/05/2014	02/05/2017	1	1
Outstanding	PRIOR	14/0064	The Old Chapel, Forge Lane, Belbroughton, Worcestershire, DY9 9TD	Belbroughton	Prior approval for change of use from B1(a) office to 2 residential units	06/03/2014	06/03/2019	2	2
Outstanding	FUL	14/0088	496-498 Groveley Lane, Cofton Hackett, Birmingham	Cofton Hackett	Proposed New Dwelling	11/09/2014	11/09/2017	1	1
Outstanding	FUL	14/0109	Land Rear 21 And 23, Woodland Avenue, Hagley, Worcestershire	Hagley	Proposed New Self Build 4 bedroom detached dwelling and access road	19/06/2014	19/06/2017	1	1
Outstanding	FUL	14/0115	Woodcote Golf Driving Range, Kidderminster Road, Dodford, Bromsgrove	Dodford	Demolition of part of redundant driving range building, change of use of former offices in to a dwelling an adjoining car port and a detached domestic storage building.	05/06/2014	05/06/2017	1	1
Outstanding	FUL	14/0160	Land At Perryfields Road And Oldfield Road, Bromsgrove, Worcestershire	Bromsgrove	Erection of 30 affordable dwellings.	16/09/2014	16/09/2017	30	30
Outstanding	REM	14/0177	Strathearn, Western Road, Hagley, Stourbridge	Hagley	Submission of Reserved Matters (internal access, appearance, layout, scale and landscaping) pursuant to outline planning consent 12/0875 for the erection of 70 units	01/08/2014	01/08/2016	70	70
Outstanding	FUL	14/0209	Land Rear Of 95 - 101, Breakback Road, Bromsgrove, Worcestershire	Bromsgrove	Provision of 6 no. new build dwellings for affordable rent, with car parking space and private amenity rear gardens.	03/09/2014	03/09/2017	6	6

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units
Outstanding	COU	14/0212	First And Second Floor, 17 - 21 High Street, Bromsgrove, Worcestershire	Bromsgrove	Change of use of first and second floor from offices (A2) to residential (C3) (4 x 1bed flats and 2 bedsits)	30/05/2014	30/05/2017	6	6
Outstanding	FUL	14/0217	Merchants Farm, Dordale Road, Bournheath, Stourbridge	Bournheath	Conversion of existing farm buildings to residential and office use.	22/05/2014	22/05/2017	1	1
Outstanding	FUL	14/0258	12 Alcester Road, Lickey End, Bromsgrove, Worcestershire	Lickey End	Erection of detached dwelling- Renewal of 11/0233	06/05/2014	06/05/2017	1	1
Outstanding	FUL	14/0260	57 - 59 Twatling Road, Barnt Green, Birmingham, Worcestershire	Barnt Green	4 No detached houses replacing previous permission for 3 detached houses.	16/07/2014	16/07/2017	4	3
Outstanding	FUL	14/0349	New House Farm, Upper Bentley, Redditch, B97 5SX	Bentley	Conversion of existing outbuilding to form single dwelling and garden	22/08/2014	22/08/2017	1	1
Outstanding	FUL	14/0394	First Second And Third Floors, 22 - 24 High Street, Bromsgrove, Worcestershire	Bromsgrove	Conversion of first, second and third floors of front range of 22-24 High Street to provide 4 no. 1 bedroom flats and 1 no. 3 bedroom flat; refuse and recycling storage; and cycle store.	28/11/2014	28/11/2017	5	5
Outstanding	FUL	14/0395	Roselea, Bromsgrove Road, Clent, Stourbridge	Clent	Replacement of existing commercial operations and outbuildings for 1No. detached residential dwelling off existing access drive. Previously approved under reference number 13/0574. Application seeks approval for above with minor elevational amendments.	28/07/2014	28/07/2017	1	1
Outstanding	PRIOR	14/0405	The Oaks, Redditch Road, Alvechurch, Birmingham, Worcestershire	Alvechurch	Change of use of Prior Approval from agricultural building to 2 No residential units.	24/06/2014	24/06/2019	2	2
Outstanding	CPL	14/0410	2 Church Street, Hagley, Stourbridge, DY9 0NA	Hagley	Use of land to station a mobile home for the provision of ancillary staff accommodation	23/07/2014	23/07/2019	1	1

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units
Outstanding	FUL	14/0411	106 New Road, Bromsgrove, Worcestershire, B60 2LB	Bromsgrove	Proposed New Detached Residential Dwelling On Land Adjacent To 106 New Road, Bromsgrove, B60 2LB	01/07/2014	01/07/2017	1	1
Outstanding	FUL	14/0443	Former Youth Centre, New Road, Rubery, Birmingham	Rubery	Demolition of the former Youth Centre premises at New Road, Rubery, and the redevelopment of the site to provide 16 affordable dwellings with associated access, parking and landscaping.	02/09/2014	02/09/2017	16	16
Outstanding	PRIOR	14/0487	Upper Inkford Farm, Alcester Road, Wythall, Birmingham	Wythall	Change of use of agricultural buildings to 3 dwellings	31/07/2014	31/07/2019	3	3
Outstanding	FUL	14/0491	130 Old Birmingham Road, Lickey End, Bromsgrove, Worcestershire	Bromsgrove	Proposed new dwelling and associated works.	16/09/2014	16/09/2017	1	1
Outstanding	FUL	14/0538	18 Worcester Road, Bromsgrove, Worcestershire, B61 7AE	Bromsgrove	Proposed Subdivision of One Flat into Two Flats	04/11/2014	04/11/2017	2	1
Outstanding	FUL	14/0542	18 Hazelton Close, Marlbrook, Bromsgrove, Worcestershire	Marlbrook	Proposed siting of a mobile home within curtilage of dwelling house to provide ancillary residential accommodation	05/12/2014	05/12/2017	1	1
Outstanding	OUT	14/0559	69 Fordhouse Road, Bromsgrove, Worcestershire, B60 2LU	Bromsgrove	Proposed Dwelling	26/09/2014	26/09/2017	1	1
Outstanding	FUL	14/0573	Brant Hill Farm Cottages, 1&2 Dark Lane, Belbroughton, Stourbridge	Belbroughton	Conversion of 2 cottages into one, external alterations and rear single storey extension	19/11/2014	19/11/2017	-1	-1
Outstanding	FUL	14/0624	Land Rear of 5 Woodland Avenue, Hagley, Worcestershire	Hagley	Proposed additional 2 storey 5 bedroom dwelling on an approved site that is under construction	28/11/2014	28/11/2017	1	1
Outstanding	FUL	14/0631	Land Adjacent 4 - 28 Oak Road, Catshill, Worcestershire	Catshill	Amended application 12/0658 for the provision of 8 No. new build dwellings for affordable rent and shared ownership with car parking space and	02/12/2014	02/12/2017	8	8

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units
					private amenity rear gardens.				
Outstanding	FUL	14/0696	55 Lyttleton Avenue, Bromsgrove, Worcestershire, B60 3LH	Bromsgrove	Proposed New Dwelling and Associated Parking	22/10/2014	22/10/2017	1	1
Outstanding	FUL	14/0706	Orchard Hill, Tutnall Lane, Tutnall, Bromsgrove	Tutnall	Proposed Conversion Of Existing Barn/Workshop to Form Residential Dwelling	25/11/2014	25/11/2017	1	1
Outstanding	PRIOR	14/0730	Fox Farm, St Kenelms Road, Romsley, Halesowen	Romsley	Prior Notification of a change of use from agricultural barns to 2 residential dwellings (Use Class C3)	27/10/2014	27/10/2019	2	2
Outstanding	OUT	14/0755	118 Kidderminster Road, Bromsgrove, Worcestershire, B61 7LD ²¹	Bromsgrove	Demolition of Existing Bungalow and the Construction of 18 dwellings	02/12/2014	02/12/2017	18	17
Outstanding	FUL	14/0759	Country Girl, Astwood Lane / Hanbury Road, Stoke Prior, Bromsgrove	Stoke Prior	Change of use of Public House and restaurant area into 4 residential dwellings.	26/11/2014	26/11/2017	4	4
Outstanding	FUL	14/0776	74 - 76 Birmingham Road, Bromsgrove, Worcestershire, B61 0DD	Bromsgrove	Proposed 2 no. residential flats and alterations to shop.	04/12/2014	04/12/2017	2	2
Outstanding	FUL	14/0797	56 Windrush Road, Hollywood, Birmingham, Worcestershire, B47 5QA	Hollywood	Demolition or existing detached precast concrete double garage and construction of new two storey side extension for 'granny annexe'	05/12/2014	05/12/2019	1	1

²¹ Reserved Matters application imminent.

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units
Outstanding	REM	14/0788	Avoncroft Cattle Breeders Ltd, Buntsford Hill, Bromsgrove, Worcestershire, B60 3AS	Bromsgrove	Demolition of Existing Office, Laboratory and Agricultural Buildings and the redevelopment of the site to provide 24 dwellings with associated new access and infrastructure (Approval of Reserved Matters).	29/12/2014	29/12/2016	24	24
Total								1009	1001

Appendix E: Sites with Resolution to Grant Planning Permission, subject to Section 106 Legal Agreement at 31st December 2014

Status	App Type	App No	Address	Settlement	Description	Gross Units	Net Units
Application Subject to S.106	OUT	13/0026	Land At Birmingham Road, Alvechurch	Alvechurch	Proposed outline planning application to ADR Alve 7, Birmingham Road, Alvechurch, for 25 houses	25	25
Application Subject to S.106	OUT	13/0213	Former Polymer Latex Site, Weston Hall Road, Stoke Prior	Stoke Prior	Redevelopment of the former latex factory site to provide mixed-use development including up to 157 dwellings (Use Class 3) up to 850sqm business floor space (Use Class B1a and B1c), a neighbourhood centre (covering Use Class A1, A2, A3, A5 and D1), Village Hall/Community Building (Use Class D1) and a nursing/care home (Use Class C2), open space, infrastructure, landscaping and associated works, including ground re-profiling.	247	247
Application Subject to S.106	FUL	13/0819	Land At E390664 N280055, Brook Crescent, Hagley, Worcestershire	Hagley	Residential development comprising the erection of 24 dwellings.	24	24
Application Subject to S.106	OUT	14/0408	Land Rear Algoa House, Western Road, Hagley, Worcestershire	Hagley	Residential development comprising the erection of 26 dwellings.	26	26
Application Subject to S.106	FUL	14/0501	Land South A456 Hagley Causeway, Hagley Hall, Hall Lane, Hagley, Worcestershire	Hagley	New single storey visitor centre (825 sq.m.) 3 bed single storey ranger's accommodation, car park (178 vehicles including disabled spaces and coach parking), new access and access drive on to the A456 Hagley Causeway and associated landscaping.	1	1
Total						323	323

Appendix F: Deliverable SHLAA Sites (10+ units) included within 5 Year Land Supply

SHLAA Ref	Site Location	Site Status at 1 st Jan 2015	Jan 15 - Mar 15 (3 months)	2015-16	2016-17	2017-18	2018-19	Apr 19 - Dec 19 (9 months)	Total with 5 years	Total site capacity
BDC20	Perryfields Road, Bromsgrove (Market and Affordable)	<ul style="list-style-type: none"> BDP Allocation site BROM2 Detailed pre-application discussions held Outline Application due to be submitted January 2015²² Indicative Master plan submitted as part of BDP Examination, details phasing (1176 housing units (see SoCG²³) plus 200 elderly persons' housing units) Taylor Wimpey BDP Examination Submission/Letter validates build out rates (max 120pa)²⁴ 	0	0	35	100	120	90	345	1176
BDC20	Perryfields Road, Bromsgrove (Elderly Housing)	<ul style="list-style-type: none"> BDP Allocation site BROM2 Detailed pre-application discussions held for Perryfields Master plan (1176 housing units plus 200 elderly persons' housing units) Outline Application due to be submitted January 2015²⁵ Phasing Plan indicates Extra Care units to be built in two phases (Phases 1 and 4 of wider scheme)²⁶ 	0	0	0	0	50	37	87	200
BDC35B	Land at Kidderminster Road, Hagley	<ul style="list-style-type: none"> 14/0629 for 83 dwellings pending consideration at 31/12/14. Net gain over approved planning permissions 12/0593 OUT and 13/0398 REM of 17 dwellings following re-plan Wider site Under Construction at December 2014²⁷ 	0	0	17	0	0	0	17	17

²² BDP Examination Document **B1/3** Statement by Savills on behalf of Taylor Wimpey (para 10.)

²³ BDC Core Document **CDB14.7** Statement of Common Ground between BDC and Taylor Wimpey (November 2014)

²⁴ BDP Examination Document **B1/3** Statement by Savills on behalf of Taylor Wimpey and **B1/3g** – Taylor Wimpey UK Delivery Rates letter (12 November 2014)

²⁵ BDP Examination Document **B1/3** Statement by Savills on behalf of Taylor Wimpey (para 10.)

²⁶ BDP Examination Document **B1/3f** – Taylor Wimpey UK Phasing Plan (29 October 2014)

SHLAA Ref	Site Location	Site Status at 1 st Jan 2015	Jan 15 - Mar 15 (3 months)	2015-16	2016-17	2017-18	2018-19	Apr 19 - Dec 19 (9 months)	Total with 5 years	Total site capacity
BDC80	Whitford Road, Bromsgrove	<ul style="list-style-type: none"> BDP Allocation site BROM3 13/0479 OUT for 490 units refused by Planning Committee on highways grounds on 14.08.2014 Appeal lodged to PINS on 08.10.2014 (APP/P1805/A/14/2225584). Reserved Matters discussions had previously commenced Site pushed back by 2 years from 2014 5YHLS to reflect recent refusal. No. of units within 5YHLS reduced accordingly. 	0	0	0	80	82	62	224	490
BDC95	Rear of 50, 52 & 54 Red Lion Street, Alvechurch	<ul style="list-style-type: none"> Site being progressed to planning application following SHLAA submission. 	0	0	0	0	10	0	10	10
BDC102	5, 7 & 9 Worcester Road, Hagley	<ul style="list-style-type: none"> Site being progressed to planning application following SHLAA submission. 	0	0	0	0	0	12	12	12
BDC163	Finstall Training Centre, Stoke Road, Bromsgrove	<ul style="list-style-type: none"> Users currently being relocated from the site. Site to be completely vacant in 2015. Marketing to commence in Jan/Feb 2015. 	0	0	0	12	0	0	12	12
BDC168	The Council House, Burcot Lane, Bromsgrove	<ul style="list-style-type: none"> BDC Cabinet report on 03/07/13 agreeing to the disposal of site for residential development. BDC secured planning permission for new offices at Parkside, Bromsgrove, in November 2013 and construction has commenced. Relocation of staff from Council House occurring and to be complete by May 2015. 	0	0	0	25	26	0	51	51
BDC192	All Saints Vicarage, Burcot Lane, Bromsgrove	<ul style="list-style-type: none"> Site being progressed to planning application following SHLAA submission. 	0	0	0	0	0	12	12	12
BDC251	Recreation Road, Bromsgrove	<ul style="list-style-type: none"> 14/0821 FUL for 176 units (81 bed care home and 66 bed extra-care apartments) 	0	0	29	66	81	0	176	176

²⁷ See Appendix C Sites Under Construction – 13/0398 Land at Kidderminster Road, Hagley

SHLAA Ref	Site Location	Site Status at 1 st Jan 2015	Jan 15 - Mar 15 (3 months)	2015-16	2016-17	2017-18	2018-19	Apr 19 - Dec 19 (9 months)	Total with 5 years	Total site capacity
		for older persons and 29 affordable apartments for older persons) pending consideration. <ul style="list-style-type: none"> To be determined at Planning Committee on 02/02/15 								
BDC253	Land at Vicarage Close, Bromsgrove	<ul style="list-style-type: none"> 14/0475 FUL for 12 units for Affordable Rent pending consideration at 31/12/14 	0	4	8	0	0	0	12	12
Totals			0	4	89	283	369	213	958	2168

Appendix G: Residential Units approved through Prior Approvals route since its introduction in May 2013

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units
C	PRIOR	13/0451	Field View House, 5 Brickhouse Lane, Stoke Prior, Bromsgrove, Worcestershire, B60 4LX	Stoke Prior	Prior approval application for the change of use from class B1(a) office to class C3 (dwelling)	19/07/2013	19/07/2018	1	1
OS	PRIOR	13/0540	Units 13 - 14, Lower Park Farm, Storage Lane, Rowney Green, Worcestershire, B48 7ER	Rowney Green	Prior approval for change of use from two offices (B1a) to two residential units (C3)	01/08/2013	01/08/2018	2	2
OS	PRIOR	13/0569	Bordesley Hall Farm Barns, Storage Lane, Rowney Green, Birmingham, Worcestershire, B48 7ES	Rowney Green	Proposed conversion of redundant office buildings into residential use	12/09/2013	12/09/2018	6	6
OS	PRIOR	13/0603	Rigby Hall, Rigby Lane, Bromsgrove, Worcestershire, B60 2EW	Bromsgrove	Change of Use application from Office accommodation to apartments with external works and refurbishment to Rigby Hall.	15/11/2013	15/11/2018	6	6
C	PRIOR	13/0656	Heath House, 3 Brickhouse Lane, Stoke Prior, Bromsgrove, Worcestershire, B60 4LX	Stoke Prior	Change of use from 'Office with overnight accommodation' to dwelling. The building requires no alterations to be suitable as a domestic dwelling.	17/10/2013	17/10/2018	1	1
OS	PRIOR	13/0869	81 - 85 New Road, Rubery, Birmingham, Worcestershire, B45 9JR	Rubery	Prior notification of change of use from B1(a) offices to C3 residential use	19/12/2013	19/12/2018	1	1
OS	PRIOR	13/0887	Shire House, Paradise Row, Bromsgrove, Worcestershire, B60 2DD	Bromsgrove	Conversion of office building to residential to provide a total of 3 No. two bed apartments, and 1 No. studio apartment. Internal layout changes only.	08/01/2014	08/01/2019	4	4
OS	PRIOR	14/0064	The Old Chapel, Forge Lane, Belbroughton, Worcestershire, DY9 9TD	Belbroughton	Prior approval for change of use from B1(a) office to 2 residential units	06/03/2014	06/03/2019	2	2
C	PRIOR	14/0337	138 Worcester Road, Bromsgrove, Worcestershire, B61 7AS	Bromsgrove	Change of use from shop/residential to only residential	10/06/2014	10/06/2019	1	1

Status	App Type	App No	Address	Settlement	Description	Decision Date	Expiry Date	Gross Units	Net Units
C	PRIOR	14/0357	358 Old Birmingham Road, Lickey, Birmingham, Worcestershire	Lickey	Change of Use from Office to a single semi-detached dwelling	06/06/2014	06/06/2019	1	1
OS	PRIOR	14/0405	The Oaks, Redditch Road, Alvechurch, Birmingham, Worcestershire	Alvechurch	Change of use of Prior Approval from agricultural building to 2 No residential units.	24/06/2014	24/06/2019	2	2
OS	PRIOR	14/0487	Upper Inkford Farm, Alcester Road, Wythall, Birmingham	Wythall	Change of use of agricultural buildings to 3 dwellings	31/07/2014	31/07/2019	3	3
OS	PRIOR	14/0730	Fox Farm, St Kenelms Road, Romsley, Halesowen	Romsley	Prior Notification of a change of use from agricultural barns to 2 residential dwellings (Use Class C3)	27/10/2014	27/10/2019	2	2
Total								32	32