

Executive Summary

Local Development Scheme

- The latest LDS came into effect in August 2008

Population

- 2008 mid-year estimated population for Wyre Forest District was 98,700 – an increase of 100 on the previous year; and
- The largest increase was again in the 60-64 age group (+400) with a similar decrease in the 55-59 age group. There was a decrease of 300 in the 5-19 age groups and a fall of 600 in the population aged 30-39.

Housing

- 251 new dwellings were completed in 2008/09; there was just one house sub-divided into 2 flats; 11 dwellings were demolished giving a net completion rate of 240 dwellings for the year;
- 96% of dwellings were completed on brownfield sites (previously developed land);
- 329 dwellings were under construction at the end of the financial year compared with 447 the previous year;
- 57% of completions were at a density of at least 50 dwellings per hectare with 11% being at less than 30 per hectare;
- 99 affordable dwellings were completed during 2008/09 including 48 shared ownership – 56 of these were on 100% affordable sites managed by Wyre Forest Community Housing;
- 68% of completions were 1-2 bedroom properties, similar to last year;
- 88% of the completions were in Kidderminster and Stourport-on-Severn;
- Replacement ratio where homes have been demolished was high at 1:3.7;
- 39% of completions in Kidderminster were in the form of flats compared with 61% the previous year;
- The largest completed sites were the Community Housing sites at Longfellow Green and Windsor Drive in Kidderminster;
- Work continued on a number of large private sites including Franchise Street in Kidderminster (Miller Homes) and Lichfield Basin in Stourport-on-Severn (Barratt). Unfortunately, during the year the developers of Castle Locks in Kidderminster went into administration;
- There were only 4 flats completed in Bewdley during 2008/09; and
- There were 26 completions in the rural areas; 12 of these were extra-care flats in the listed Broome House (a former nursing home); only 8 were barn conversions.

Employment

- Unemployment averaged 3.2% during the year, but had risen to 5.3% by March 2009. Overall numbers were highest in Broadwaters Ward and the % rate was highest in Oldington & Foley Park Ward – both in Kidderminster; and
- The percentage of jobs in manufacturing continued to decline with 17.4% of the workforce employed in this sector in December 2007. The total number of jobs in Wyre Forest District is slightly down at 34,000. Tourism –related jobs have continued to increase with 3,600 people employed in December 2007 (10.5% of the workforce compared with 7.7% in the West Midlands and 8.2% in Great Britain);

- 17,391 sq.m of floorspace was completed in 2008/09 – this included 13,630 sq.m at Easter Park, Kidderminster;
- Current land supply is 45.23Ha. Some 7.09Ha has been completed since 2006.

Local Environment

- Broadwaters Park in Kidderminster retained its Green Pennant, Jubilee Gardens in Bewdley retained its Green Flag and Brinton Park in Kidderminster gained its first Green Flag; and
- Wolverley and Cookley were surveyed during 2008 and a draft local list was drawn up early in 2009.

Transport

- Cycle lane implemented on Comberton Hill, Kidderminster connecting railway station and town centre;
- Cycle link to Springfield Park completed; and
- Signalised crossing and dual-use path implemented as part of new Morrison's supermarket development.





Retailing and Town Centres

- New Morrison's supermarket (7,153 sq. m) opened in September;
- Replacement shops completed as part of mixed use development at Offmore Farm, Kidderminster; and
- Small mixed use schemes completed at Lombard Street, Stourport-on-Severn and at Coventry Street and New Road in Kidderminster.

Table .0.1 Summary of Output Indicators

Output Indicator	Ambition	Progress	
BD1 – total amount of additional floorspace by type	To increase uptake of employment sites	17,391 sq.m floorspace completed 2008/09	😊
BD2 – percentage of above which is on previously developed land	Maximise reuse of land and buildings	4% of 2008/09 completions on previously developed land	😞
BD3 – employment land available by type	Provide about 33 Ha for employment 2006-2026 as per RSS	Employment Land Availability April 2009 showed total allocations of 45.23 Ha	😊
BD4 – total amount of floorspace completed for town centre uses -	To enhance attractiveness of town centres for shopping, commerce and culture	9220 sq m completed in town centres	😊
H1 – plan period and housing target	RSS target of 3,400 dwellings 2006-2026 (170 p.a)	729 dwellings completed against a target of 510	😊
H2a – completions in previous years		1,688 dwellings completed in previous 5 years	😊
H2b – completions in reporting year	To meet annual requirement of 162	240 (net of demolitions) completed	😊
H2c – additional dwellings in future years	To meet annual requirement of 157	3,550 dwellings projected to be completed	😊
H3 – completions on previously developed land		96% of 2008/09 completions were on brownfield sites	😊
H4 – additional gypsy traveller pitches provided	To cater for requirements as set out in GTAA	No new pitches provided	😞
H5 – affordable housing provision	To help meet the affordable housing requirement	99 units completed in 2008/09	😊
H6 – housing quality – building for life assessments	To improve the standard of housing schemes of 10 or more units	No data available	😞
E1 – number of planning permissions granted contrary to EA advice	To minimise inappropriate development in the floodplain	1 permission granted contrary to EA advice in 2008/09	😞
E2 - change in areas of biodiversity importance	To promote creation of appropriate new habitats	No new designations during 2008/09.	😞
E3 – renewable energy generation	To encourage a shift towards renewable energy resources	No renewable energy installed in 2008/09	😞
L1 - % housing completions in Kidderminster or Stourport-on-Severn	Majority of new dwellings to be built in 2 main urban areas	88% of 2008/09 completions were in Kidderminster or Stourport-on-Severn	😊
L2 - % completed units with 1 or 2 bedrooms	Aim to cater for the increase in smaller households	68% of completions had only 1 or 2 bedrooms	😊
L3 – replacement dwelling ratio	Make good use of land	Ratio of 1:3.7 achieved	😊
L4 - % Local Nature Reserves meeting Biodiversity Action Plan criteria	To safeguard and enhance indigenous biodiversity	No data collected this year	😊
L5 – Ha of brownfield land redeveloped	To make the best use of land	5.06 Ha redeveloped for housing; 10.03 Ha under construction at 1st April 2009	😊
L6 – number of character appraisals prepared	To preserve and enhance conservation areas and listed buildings	Character Appraisals for Churchill, Broome and Church Street Conservation Areas were published during the year.	😊
L7 – Number of buildings and structures	To survey all potential buildings and	Bewdley Local List formally adopted in	

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Output Indicator	Ambition	Progress	
added to Local Lists	structures	June 2008. Local List for Wolverley and Cookley consulted on early 2009. List includes just over 100 buildings and structures	
L8 – no. of developments under construction providing cycle parking	To encourage less reliance on the private car	6 schemes were under construction during 2008/09; 4 residential and 2 retail	
L9 – density of housing development	Majority of dwellings at density of at least 30 dwellings per hectare	89% of completions at >30 dwellings per hectare	
L10 – amount of completed non-residential development complying with car-parking standards	To apply parking standards as maxima as set out in PPG13	All developments complied with parking standards	
L11 – amount of new residential development within 30 minutes public transport time of: GP surgery, Hospital, primary school, secondary school, areas of employment or major retail centre	To locate new residential development within accessible locations for public transport	Employment – 92% G.P – 98% Hospital – 91% Primary School – 98% Secondary School – 96% Retail Centre – 93%	