

Appendix 5

Deliverability Questionnaire Responses

Malvern Hills

Site Name/ Planning application number:	Settlement (name of town/village):	SWDP Ref	Name of Agent/Promoter/Developer if applicable:	Name of housebuilder(s) (please state if no developer on board at this stage).	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any abnormal/extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	How many housebuilders including Registered Social Landlords will/are likely to develop the site?	How many completions do you expect to achieve each year (April to April)?					Date of update	Commentary	Number Assumed for 5 year land supply calculation in planning permissions not started
										2021-22:	2022-23:	2023-24:	2024-25:	2025-26:			
19/00674/RM Land at (Os 7450 6737), The Common, Abberley	Abberley	SWDP 59/2	RCA Regeneration	Piper Homes	Site available now / Site available in ___ years/ months	Yes / No / Unknown Please state if yes.	Yes / No / Unknown Please state if yes.	Month & Year								This site has full planning permission. No update received, however there is a housebuilder on board and given the scale of development, it is considered easily deliverable within five years.	25
17/00598/RM Land at (Os 7504 5325), Clay Green Farm, Folly Road, Alfrick	Alfrick	n/a	SJD Architects & Developments Ltd	Two Rivers Developments												This site has full planning permission. No update received, however there is a housebuilder on board and given the scale of development, it is considered easily deliverable within five years.	21
17/01710/FUL Land at (Os 8006 6934), Astley Cross	Astley and Dunley	SWDP 61/*	Pegasus	Bromford												This site has full planning permission. No update received, however there is a housebuilder on board and given the scale of development, it is considered easily deliverable within five years.	57
18/01515/FUL Hope Meadow Drive, Clifton upon Teme	Clifton upon Teme	SWDP 59/3	Corstorphine & Wright Architects	Guild Homes												This site has full planning permission. No update received, however there is a housebuilder on board and given the scale of development, it is considered easily deliverable within five years.	23
17/00550/FUL & 18/00814/RM Albion Lodge Retirement Home	Hanley Swan	n/a	Hunter Page Planning Ltd	Albion Lodge Dev Ltd												No update received, however works have commenced on site and given the scale and nature of the development, it is considered easily deliverable within five years. 33 units assumed; 24 C3 extra care apartments plus 9 C2 extra care apartments (16 divided by 1.8).	33
17/00372/OUT Land North East of Upton Marina, East Waterside, Upton Upon Severn, Worcester, WR8 0PB	Ripple	SWDP 58c	WYG / Tingdene Marinas Ltd													The site has outline planning permission, granted April 2019, for up to 70 dwellings. No response received from the agent, and whilst there is a current variation of condition application pending determination (20/02056/OUT), given the uncertainty surrounding its short-term delivery prospects, in keeping with a cautious approach the Council is discounting this site from the five year calculation.	0

Site Name/ Planning application number:	Settlement (name of town/village):	SWDP Ref	Name of Agent/Promoter/Developer if applicable:	Name of housebuilder(s) (please state if no developer on board at this stage).	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any abnormal/extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	How many housebuilders including Registered Social Landlords will/are likely to develop the site?	How many completions do you expect to achieve each year (April to April)?					Date of update	Commentary	Number Assumed for 5 year land supply calculation in planning permissions not started	
										2021-22:	2022-23:	2023-24:	2024-25:	2025-26:				Total number of completions 2021-26:
18/00045/FUL Land At (Os 5912 6726), Oldwood Road, Tenbury Wells	Tenbury Wells	SWDP 57a	Beech Grove Homes Limited (Sanctuary Housing Association)	Beech Grove Homes Limited (Sanctuary Housing Association)	Site available now, and is now under construction	No	Roads and drainage infrastructure on adjacent development has not been adopted by relevant statutory authorities yet (Worcs Highways & Severn Trent Water respectively), despite being practically complete for more than 9 years. This is proving to be a challenge but as of yet has not significantly delayed construction.	Commenced in June 2021	1	0	41	31	0	0	72	30/06/2021	This site has full planning permission and work has now commenced on site. The developer has indicated that they anticipate 41 dwellings will be complete in 2022/23 with the remaining 31 dwellings complete in 2023/24. This is broadly in line with assumptions on commencement and delivery rates. As such, 72 dwellings are included in the five year calculation.	72
18/01389/OUT Land at (Os 5959 6719), The Oaklands, Tenbury Wells	Tenbury Wells	SWDP 57c	Haston Reynolds Ltd														This site has outline planning permission further to the granting of 18/01389/OUT in October 2020. No update received, and given there is not known to be a housebuilder on board at this stage, this site is excluded from the five year calculation.	0
18/00626/FUL Royal Oak Hotel, Market Street, Tenbury Wells, WR15 8BQ	Tenbury Wells	n/a	RCA Regeneration														The site has full planning permission. No update received, however given the scale and nature of the development it is considered easily deliverable within five years.	15

Key

	Deliverable in 5 years
	Possibly deliverable in 5 years but not included in calculation
	Not deliverable in 5 years not included in calculation

Site Name/ Planning application number:	Settlement (name of town/village):	SWDP Ref	Name of Agent/Promoter/Developer if applicable:	Name of housebuilder(s) (please state if no developer on board at this stage).	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any abnormal/extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	How many housebuilders including Registered Social Landlords will/are likely to develop the site?	How many completions do you expect to achieve each year (April to April)?					Date of update	Commentary	Number Assumed for 5 year land supply calculation in planning permissions not started
										2021-22:	2022-23:	2023-24:	2024-25:	2025-26:			

Barracks Store, Court Road	Malvern	SWDP 52*	RCA Regeneration	Hamelin Partnerships	Site available now	No	Previously developed site	July 2021	1	0	33	0	0	0	33	07/07/2021	This site now has full planning permission for the erection of 33 dwellings further to approval of 19/01298/FUL in April 2021. The agent has advised that work is due to commence on site in July 2021 with all 33 dwellings complete in 2022/23. This is broadly in line with assumptions on commencement and delivery rates, and as such 33 dwellings are included in the five year calculation.	33
Former Railway sidings, Peachfield Road	Malvern	SWDP 52m	Land owner														No update received, and as there are no current planning applications on the site it is not included in the five year calculation.	0
Victoria Road Car Park	Malvern	SWDP 52s	Land owner														No update received, and as there are no current planning applications on the site it is not included in the five year calculation.	0
Development at North East Malvern	Malvern	SWDP 56	RPS													02/06/2021	This site has a current outline planning application (15/01625/OUT) for the erection of up to 800 dwellings, which was approved at Planning Committee in January 2019 subject to the completion of a Section 106 agreement. The agent has advised that, whilst the Section 106 has reached an advanced stage, a trajectory of delivery of the site will not be available until planning permission is granted. Although delivery of an element of the site is possible within five years, as there is not known to be a housebuilder on board at this stage and in keeping with a cautious approach, the site is not included in the five year calculation.	0
Land at the Haven, Oldwood Road	Tenbury Wells	SWDP 57/2	Land owner	TBC	Site available now	No	Economic overage agreements in place.	April 2023	1	0	0	4	4	0	8	04/07/2021	The landowner has indicated that work is due to commence in April 2021 with 8 completions within five years, however in the absence of a formal planning application and in keeping with a cautious approach, the site is not included in the five year calculation.	0
Land at the Orchard	Abberley Common	SWDP 59/1	Eden Homes	Eden Homes	Site available now	Yes; site topography has impacted on the developable area and unit numbers.	Yes; Site specific constraints and related high costs of earthworks, retaining walls etc.	November 2021, subject to obtaining planning permission	1	9	0	0	0	0	9	08/06/2021	The developer has indicated that work is due to commence on site in November 2021, with all 9 dwellings to be delivered in 2021/22. Whilst there is a strong possibility that development of this site will take place within five years, in the absence of a formal planning application and in keeping with a cautious approach, the site is not included in the five year calculation.	0
Land adjacent to Henwick Mill House, Martley Road	Lower Broadheath	SWDP 59*	Land owner														No update received, and as there are no current planning applications on the site it is not included in the five year calculation.	0
Strand Cottages, Peachley Lane	Lower Broadheath	SWDP 59/11	Land owner														No update received, and as there are no current planning applications on the site it is not included in the five year calculation.	0
Land adjoining Severne Green	Bayton	SWDP 60/1	Balfours LLP	No housebuilder on board at this stage.	Let on Grazing, site available within 6 months at any period.	No	None known at this stage.	Upon the grant of planning permission work could commence as soon as practical.	1							28/07/2021	Whilst the agent that the site could come forward within five years, as there are no current planning applications on the site it is not included in the five year calculation.	0
Land at Wheatfield Court	Callow End	SWDP 60/3	Land owner	Lockley Homes	Site available now	No	Blanket TPO	2022	1							29/06/2021	The land owner has indicated that a developer is on board and that work is likely to commence on site in 2022, however in the absence of a formal planning application and in keeping with a cautious approach, the site is not included in the five year calculation.	0

Site Name/ Planning application number:	Settlement (name of town/ village):	SWDP Ref	Name of Agent/ Promoter/Developer if applicable:	Name of housebuilder(s) (please state if no developer on board at this stage).	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any abnormal/extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	How many housebuilders including Registered Social Landlords will/are likely to develop the site?	How many completions do you expect to achieve each year (April to April)?					Date of update	Commentary	Number Assumed for 5 year land supply calculation in planning permissions not started
										2021-22:	2022-23:	2023-24:	2024-25:	2025-26:			
Land adjacent to Highbrae	Clows Top	SWDP 60/4	Land owner		Site available now / Site available in ___ years/ months	Yes / No / Unknown Please state if yes.	Yes / No / Unknown Please state if yes.	Month & Year								No update received, and while there has been recently planning activity on the site (20/02057/PIP for 9 bungalows refused March 2021), as there are no current planning applications on the site it is not included in the five year calculation.	0

Deliverable in 5 years
Possibly deliverable in 5 years but not included in calculation
Not deliverable in 5 years not included in calculation

Worcester

Site Name/ Planning application number:	Settlement (name of town/ village):	SWDP Ref	Name of Agent/ Promoter/Developer if applicable:	Name of housebuilder(s) (please state if no developer on board at this stage).	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any abnormal/extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	How many housebuilders including Registered Social Landlords will/are likely to develop the site?	How many completions do you expect to achieve each year (April to April)?					Date of update	Commentary	Number Assumed for 5 year land supply calculation in planning permissions not started	
										2021-22:	2022-23:	2023-24:	2024-25:	2025-26:				Total number of completions 2021-26:
P15D0510 St Martins Quarter, Silver Street, Worcester	Worcester	n/a	Planning Prospects	Worcester Developments Ltd												No update received. The site has full planning permission for the demolition of existing structures and the erection of 98 apartments. Demolition has been completed, however construction work on the apartments has been delayed. 20/00301/NMA, approved in July 2020, extended the period within which construction must be begun by from January 2021 to April 2022, and current application 21/00384/NMA, which is pending determination, seeks to extend this period further to January 2023. This is to allow further normality to be restored to the construction industry following the Covid-19 pandemic. Even in assuming a cautious delivery rate, given the scale and nature of the development it is considered wholly deliverable within five years.	98	
P17J0577 YMCA Hostel, Henwick Road, Worcester	Worcester	n/a	Malcolm Scott Consultants Ltd	Space (Worcester SA1) Ltd												No update received, however given the scale and nature of the development it is considered easily deliverable within five years.	65	
P18D0101 Former car park and land to the rear of 1-11 Cecil Road, Worcester	Worcester	n/a	Planning Prospects	iKozie Limited	Site available now	No	No	January 2022	1	0	16	0	0	0	16	13/07/2021	This site has full planning permission for the erection of 16 dwellings. The agent has advised that work is due to commence on site in January 2022, with all 16 dwellings to be delivered in 2022/23. Given the size of the site, it is considered easily deliverable within five years.	16
P18D0107 Citation House, 39 Foregate Street, Worcester	Worcester	n/a	One Creative Environments													No update received, however given the scale and nature of the development it is considered easily deliverable within five years.	38	
19/00247/FUL Images Club, 19 The Butts, Worcester	Worcester	n/a	Thornloe Rengen (The Butts) Ltd	Thornloe Rengen (The Butts) Ltd	Site available now	No	No		1							29/06/2021	This site has full planning permission for the demolition of existing building and erection of an 83 bedroom student accommodation building. The agent has advised that the site is available now, although no specific delivery timescale has been provided. Even in allowing additional time before first completions to account for the demolition of the existing building, due to the size of the site it is considered easily deliverable within five years.	33
P12G0199, 19/00693/REM & 19/00694/RM Shrub Hill, Worcester	Worcester	SWDP44/4															No update received. This site has full planning permission for the development of 468 apartments, a 98 bed care home, hotel and car park. Phase 1 is for the construction of 212 apartments and the care home (52 units assumed), which is considered deliverable within five years. Phase 2 is for a further 180 apartments and the car park, with Phase 3 consisting of a further 76 apartments and the hotel; it is likely that these elements will come forward outside of the five year period and thus 256 dwellings are excluded from the five year calculation.	264
20/00249/OUT University Park Development, Bromyard Road, Worcester	Worcester	n/a	Avison Young	TBC - sale in progress	Site available now	No	No	May 2022	1 or 2	0	20	60	40	0	120	16/06/2021	This site has outline planning permission for the development of up to 120 dwellings. The agent has advised that the sale of the site to a housebuilder is in progress, with work expected to commence on site in May 2022 with all 120 dwellings complete within five years. Given the site only has outline planning permission and a sale to a housebuilder has not been completed, and without further progress in terms of any Reserved Matters applications, in keeping with a cautious approach this site is being discounted from the five year supply calculation.	0

Site Name/ Planning application number:	Settlement (name of town/village):	SWDP Ref	Name of Agent/Promoter/Developer if applicable:	Name of housebuilder(s) (please state if no developer on board at this stage).	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any abnormal/extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	How many housebuilders including Registered Social Landlords will/are likely to develop the site?	How many completions do you expect to achieve each year (April to April)?					Date of update	Commentary	Number Assumed for 5 year land supply calculation in planning permissions not started	
										2021-22:	2022-23:	2023-24:	2024-25:	2025-26:				Total number of completions 2021-26:
20/00352/FUL Formerly Tolladine Golf Course, Tolladine Road, Worcester	Worcester	SWDP43/m	BM3	Platform Housing Group	Site available now	No	TPO tree at centre of site.	Commenced in April 2021	1	16	0	0	0	0	16	29/06/2021	This site has full planning permission for the erection of 16 dwellings. The agent has advised that work commenced on site in April 2021, with all 16 dwellings expected to be delivered in 2021/22. Given the size of the site, it is considered easily deliverable within five years.	16

Key

	Deliverable in 5 years
	Possibly deliverable in 5 years but not included in calculation
	Not deliverable in 5 years not included in calculation

Site Name/ Planning application number:	Settlement (name of town/village):	SWDP Ref	Name of Agent/Promoter/Developer if applicable:	Name of housebuilder(s) (please state if no developer on board at this stage).	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any abnormal/extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	How many housebuilders including Registered Social Landlords will/are likely to develop the site?	How many completions do you expect to achieve each year (April to April)?					Date of update	Commentary	Number Assumed for 5 year land supply calculation in planning permissions not started
										2021-22:	2022-23:	2023-24:	2024-25:	2025-26:			

Land at Earl's Court Farm	Worcester	SWDP43/n														No update received, and as there are no current planning applications on the site it is not included in the five year calculation.	0	
Commandery Coach Depot, Tolladine Road	Worcester	SWDP43/t														No update received, and as there are no current planning applications on the site it is not included in the five year calculation.	0	
23-24 Foregate Street	Worcester	SWDP43/w	Land owner		Site not available	No	No	Not in foreseeable future		0	0	0	0	0	0	10/06/2021	This site is not currently available and will not be delivered within five years, so is not included in the calculation.	0
Land adjacent to the Masonic Hall	Worcester	SWDP43/21															No update received, and as there are no current planning applications on the site it is not included in the five year calculation.	0
The Bridge Inn, Lowesmoor Terrace	Worcester	SWDP43/r															No update received, however this site is encompassed in the current application 20/00649/FUL - see summary on Lowesmoor Wharf SWDP43/aa below.	0
Lowesmoor Wharf	Worcester	SWDP43/aa															No update received, however this site does have a current planning application (20/00649/FUL) for the redevelopment of the site to include 271 apartments, which is pending determination. The development is a large scale regeneration project which involves the demolition of existing buildings, and with no apparent developer on board at this stage, in keeping with a cautious approach this site is not included in the five year calculation.	0
Fire Station / Crown Gate / Angel Place / The Butts	Worcester	SWDP44/2															No update received, however this site does have a current planning application (21/00094/FUL) for mixed-use development including 28 dwellings which was approved at Worcester City Council's Planning Committee in June 2021 subject to the signing of a Section 106 agreement. Whilst there is likely to be some progress with this site within five years, given there appears to be no housebuilder on board at this stage, in keeping with a cautious approach this site is not included in the five year calculation.	0
Blockhouse / Carden Street	Worcester	SWDP44/5															No update received, and as there are no current planning applications on the site it is not included in the five year calculation.	0

- Deliverable in 5 years
- Possibly deliverable in 5 years but not included in calculation
- Not deliverable in 5 years not included in calculation

Wychavon

Site Name/ Planning application number:	Settlement (name of town/village):	SWDP Ref	Name of Agent/Promoter/Developer if applicable:	Name of housebuilder(s) (please state if no developer on board at this stage).	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any abnormal/extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	How many housebuilders including Registered Social Landlords will/are likely to develop the site?	How many completions do you expect to achieve each year (April to April)?					Date of update	Commentary	Number Assumed for 5 year land supply calculation in planning permissions not started	
										2021-22:	2022-23:	2023-24:	2024-25:	2025-26:				Total number of completions 2021-26:
18/02398 Land rear of Sunnyhill House, Stoke Road, Wychbold	Dodderhill	n/a	Wychbold Developments LLP	Fortis Living	Site available now / Site available in ___ years/ months	Yes / No / Unknown Please state if yes.	Yes / No / Unknown Please state if yes.	Month & Year								This site has full planning permission (18/02398/FUL) for the erection of 33 dwellings. No update received, however given the size of the site it is considered easily deliverable within five years.	33	
18/00580 Raven Hotel, St Andrews Street, Droitwich Spa	Droitwich Spa	n/a	RCA Regeneration	LPW Development UK Ltd												No update received, however the site has full planning permission (13/02538/PN) and work has commenced on site. There is a current planning application (20/02623/FUL) for a new agent and developer to develop the site for 51 dwellings. Given the size of the site, it is considered easily deliverable within five years.	0 (51 classed as UC)	
19/02139 Orchard House, 2 Victoria Square, Droitwich Spa	Droitwich Spa	n/a	Lockley Homes													No update received, however the site has full planning permission (19/02139/GPDO) and is for conversion of the existing building to residential use. Given the size of the site, it is considered easily deliverable within five years.	12	
19/00968 Land rear of Roman Way and East of Pershore Road, Eckington	Eckington	SWDP60/15	Lone Star Land	Spitfire Bespoke Homes												This site has full planning permission (19/00968/FUL) for the erection of 38 dwellings. No update received, however given the size of the site it is considered easily deliverable within five years.	38	
18/00549 Land off Boat Lane, Evesham	Evesham	SWDP50/7	Hallam Land Management													This site has outline planning permission (18/00549/OUT) for the erection of up to 200 dwellings, with current Reserved Matters applications for the highways and drainage works. No update received from the agent. Given this and the apparent lack of housebuilder on board at this stage, in keeping with a cautious approach this site is discounted from the five year calculation.	0	
19/01410 Green Gables Business Centre, Kinds Road, Evesham	Evesham	SWDP50/2	Star Planning and Development	Green Gables JKA Limited												This site has full planning permission (19/01410/FUL) for the demolition of existing buildings and erection of 76 dwellings. No update received, however demolition of the existing buildings is now well underway. Given the progress of the site and the number of dwellings, even in assuming a cautious delivery rate the site is easily deliverable within five years and is therefore included in the calculation.	76	
19/01541 Land off Offenham Road, Evesham	Evesham	SWDP50/5	Tetlow King Planning Ltd	Bromford												This site has full planning permission (19/01541/FUL) for the erection of 33 dwellings. No update received, however given the size of the site it is considered easily deliverable within five years.	33	
20/00501 Land south of Village Street, Harvington	Harvington	n/a	Hobden Estates Limited SSAS	Sale agreed to housebuilder	Site available now	No	No	April 2022	1	0	20	15	0	0	35	14/06/2021	This site has outline planning permission (20/00501/OUT) for the erection of up to 35 dwellings. The agent has advised that the site has been sold to a housebuilder and that a Reserved Matters application is imminent, with work expected to commence on site in April 2022 with 20 dwellings delivered in 2022-23 and 15 dwellings delivered in 2023-24. This is broadly in line with the assumptions, and as such the site is considered easily deliverable within five years.	35
20/01124 Land off Stratford Road, Honeybourne	Honeybourne	n/a	Barton Willmore	Owl Homes												This site has outline planning permission (20/01124/OUT) for the erection of up to 65 dwellings. Although no update has been received, there is a current Reserved Matters application (21/00816/RM) submitted by developer Owl Homes pending determination. Assuming 18 months before first completion and delivery rate of 40 dwellings per annum, the site is easily deliverable within five years and is therefore included in the calculation.	65	

Site Name/ Planning application number:	Settlement (name of town/village):	SWDP Ref	Name of Agent/Promoter/Developer if applicable:	Name of housebuilder(s) (please state if no developer on board at this stage).	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any abnormal/extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	How many housebuilders including Registered Social Landlords will/are likely to develop the site?	How many completions do you expect to achieve each year (April to April)?					Date of update	Commentary	Number Assumed for 5 year land supply calculation in planning permissions not started	
										2021-22:	2022-23:	2023-24:	2024-25:	2025-26:				Total number of completions 2021-26:
14/00308 Worcestershire Hunt Kennels, Kennels Lane, Fernhill Heath	North Claines	n/a	RCA Regeneration		Site available now / Site available in ___ years/ months	Yes / No / Unknown Please state if yes.	Yes / No / Unknown Please state if yes.	Month & Year							30/06/2021	This site has full planning permission with 1 dwelling under construction (footings only), however no progress has been made on this site in recent monitoring years. Full commencement on site is dependent on the developer obtaining vacant possession from the current occupier, for which there is currently not a confirmed date. On that basis, although there is likely to be some further development on the site within the next five years, in keeping with a cautious approach the site has not been included in the five year calculation.	0	
15/01036 Land to the West of Station Road including land to the North and West of, The Ford House, Station Road, Pershore	Pershore	SWDP47/1	Persimmon Homes Ltd / Charles Church Developments Ltd	Persimmon Homes Ltd / Charles Church Developments Ltd	Site available now	No	Don't know	July 2021	1 - Persimmon Homes will construct all the properties on the site and a RSL will come on board to take on the affordable houses.	15	70	70	41	0	196	02/06/2021	The site has full planning permission (15/01036/RM) for the erection of 176 dwellings, however there is a current full planning application on the site for the development of 196 dwellings (19/01718/FUL) which was approved by Wychavon's Planning Committee on 6 February 2020 subject to the signing of a Section 106 agreement. The developer has advised that the agreement of the Section 106 is in its final stages, and that work is due to commence on site in July 2021 with 15 completions in 2021/22, 70 completions in each of 2022/23 and 2023/24, and the final 41 completions in 2024/25. Adopting a more cautious approach and assuming delivery of 40 dwellings per annum from 2022/23, 160 dwellings are considered deliverable within five years.	160

Key

	Deliverable in 5 years
	Possibly deliverable in 5 years but not included in calculation
	Not deliverable in 5 years not included in calculation

Site Name/ Planning application number:	Settlement (name of town/village):	SWDP Ref	Name of Agent/Promoter/Developer if applicable:	Name of housebuilder(s) (please state if no developer on board at this stage).	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any abnormal/extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	How many housebuilders including Registered Social Landlords will/are likely to develop the site?	How many completions do you expect to achieve each year (April to April)?					Date of update	Commentary	Number Assumed for 5 year land supply calculation in planning permissions not started
										2021-22:	2022-23:	2023-24:	2024-25:	2025-26:			

Station Road	Ashton-under-Hill	SWDP60/9	Land owner														No update received, and as there are no current planning applications on the site it is not included in the five year calculation.	0
Land adjacent Station Road	Broadway	SWDP59/19	Wychavon DC	No housebuilder on board at present, although there are high levels of interest.	Site available now	No	Extent of Flood Zone will limit number of units which can be delivered.	2022	1	0	90	0	0	0	90	21/06/2021	The land owner has advised that work is due to commence on site in 2022 and that 90 units will be delivered in 2022/23, however in the absence of a formal planning application and in keeping with a cautious approach, the site is not included in the five year calculation.	0
Land at Conderton Close	Conderton	SWDP61/3	Land owner													02/06/2021	The land owner has advised that there have been discussions with potential developers of this site and that they anticipate the project commencing within 12-24 months, however in the absence of a formal planning application and in keeping with a cautious approach, the site is not included in the five year calculation.	0
Land off Vines Lane	Droitwich	SWDP48/1	Land owner														Site has been sold for employment use and has permission for employment development (16/01566/PN), therefore Officers have not included the site in the five year calculation and will look to take it out of the longer term trajectory unless there is further evidence to suggest otherwise.	0
Boxing Club, Kidderminster Road	Droitwich	SWDP48/2	Wychavon DC	No housebuilder on board at present.	Site available now	No	Land contaminated by Japanese Knot Weed.	2023	Unknown	0	0	10	0	0	10	21/06/2021	The land owner has advised that work will commence on site in 2023 with 10 completions in 2023/24, however in the absence of a formal planning application and in keeping with a cautious approach, the site is not included in the five year calculation.	0
Oakham Place	Droitwich	SWDP48/3	Wychavon DC	No housebuilder on board at present.	Site available now	No	Part of the site is currently covered in semi-mature trees which may restrict development.	2023	Unknown	0	0	6	0	0	6	21/06/2021	The land owner has advised that work will commence on site in 2023 with 6 completions in 2023/24, however in the absence of a formal planning application and in keeping with a cautious approach, the site is not included in the five year calculation.	0
Acre Lane	Droitwich	SWDP48/4	Wychavon DC	No housebuilder on board at present.	Site is subject to a long lease.	No	Site has recently been treated for Japanese Knot Weed. The site is occupied by Scouts and Guide groups on long lease.	2031	Unknown	0	0	0	0	0	0	21/06/2021	The land owner has advised that the site is not available within five years and as such has not been included in the five year calculation.	0
Willow Court, Westwood Road	Droitwich	SWDP48/5	Wychavon DC	No housebuilder on board at present.	Site available in 5 years.	No	National Lottery Grant Funding is required to make the project a reality; this is not 100% guaranteed at present.	Restoration works to commence in August 2021	Unknown	0	0	0	0	6	6	21/06/2021	The land owner has advised that the site is due to be subject to restoration works in August 2021, and will be available for development within five years with 6 completions estimated for 2025/26. However, there is uncertainty surrounding the funding to develop the site and in the absence of a formal planning application and in keeping with a cautious approach, the site is not included in the five year calculation.	0
Canal Basin (Netherwich)	Droitwich	SWDP48/6	Wychavon DC	No housebuilder on board at present.	Site available in 2-5 years.	No	Some land contamination from former uses.	2023	1	0	0	0	0	30	30	21/06/2021	The land owner has advised that the site is due to commence in 2023 with 30 completions in 2025/26, however in the absence of a formal planning application and in keeping with a cautious approach, the site is not included in the five year calculation.	0
Land off Davies Road (former leisure centre)	Evesham	SWDP50/4	Land owner														No update received, and as there are no current planning applications on the site it is not included in the five year calculation.	0

Site Name/ Planning application number:	Settlement (name of town/village):	SWDP Ref	Name of Agent/Promoter/Developer if applicable:	Name of housebuilder(s) (please state if no developer on board at this stage).	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any abnormal/extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	How many housebuilders including Registered Social Landlords will/are likely to develop the site?	How many completions do you expect to achieve each year (April to April)?					Date of update	Commentary	Number Assumed for 5 year land supply calculation in planning permissions not started	
										2021-22:	2022-23:	2023-24:	2024-25:	2025-26:				Total number of completions 2021-26:
Land behind Lichfield Road	Evesham	SWDP50/6	Land owner		Site available now / Site available in ___ years/ months	Yes / No / Unknown Please state if yes.	Yes / No / Unknown Please state if yes.	Month & Year		2021-22:	2022-23:	2023-24:	2024-25:	2025-26:	Total number of completions 2021-26:		The front part of the site has planning permission for a C2 care home (15/03163/PN) which is now wholly complete. Due to uncertainty surrounding the remainder of the site and in the absence of an update, the site has not been included in the five year calculation.	0
Land at Parks Farm, Jobs Lane	Kemerton	SWDP61/10	Ian O'Brien Studio Ltd	No housebuilder on board at present.	Site available now	No	Don't know	2023	2 including a RSL	0	0	5	4	0	9	03/07/2021	The land owner has advised that the site is due to commence in 2023 with 5 completions in 2023/24 and 4 completions in 2024/25, however in the absence of a formal planning application and in keeping with a cautious approach, the site is not included in the five year calculation.	0
Laurels Avenue	Offenham	SWDP59/24	Wychavon DC	No housebuilder on board at present.	Site available in 1 year.	No	No	2022	1	0	24	24	0	0	48	21/06/2021	The land owner has advised that the site is due to commence in 2022 with 24 completions in 2022/23 and 24 completions in 2023/24, however in the absence of a formal planning application and in keeping with a cautious approach, the site is not included in the five year calculation.	0
Land north of Woodhall Lane	Ombersley	SWDP59/26	Land owner / RCA Regeneration	Spitfire Homes	Site available now	No	No	Sometime in 2021, depending on Planning Committee date for consideration of planning application.	1	0	30	15	0	0	45	02/06/2021	This site has a current full planning application (20/02916/FUL) for the erection of 45 dwellings, pending determination. The land owner had advised that work is due to commence on site at some point in 2021, depending on the date of the Planning Committee which considers the current planning application, with 30 completions in 2022/23 and 15 completions in 2023/24. Even in assuming a cautious approach of 30 months before first completions, the site is easily deliverable within five; as such, it is included in the five year calculation.	45
Land adjacent Nine Acres	Overbury	SWDP60/20	Land owner													29/06/2021	The land owner has advised that there have been discussions with potential developers of this site and that they anticipate the project commencing within 12-24 months, however in the absence of a formal planning application and in keeping with a cautious approach, the site is not included in the five year calculation.	0
Garage, High Street	Pershore	SWDP46/1	Land owner														No update received, and as there are no current planning applications on the site it is not included in the five year calculation.	0
Garage Court, Abbots Road	Pershore	SWDP46/4	Land owner														No update received, and as there are no current planning applications on the site it is not included in the five year calculation.	0
Garage site off A422 and land to the rear	Upton Snodsbury	SWDP60/28	PlanIT Planning & Development Ltd	Owl Homes													No update received, however the outstanding element of the site was granted full planning permission (20/01348/FUL) for the erection of 13 dwellings in June 2021. Given the size of the site and that this is phase 2 to a development which is under construction, the site is easily deliverable within five years and is included in the calculation.	13

	Deliverable in 5 years
	Possibly deliverable in 5 years but not included in calculation
	Not deliverable in 5 years not included in calculation

Malvern Hills WWA

Application Ref:	SWDP Ref:	Name of Agent/ Promoter/ Developer if applicable:	Name of housebuilder(s) (please state if no developer on board at this stage).	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any abnormal/ extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre- commencement conditions.	How many housebuilders including Registered Social Landlords will/are likely to develop the site?	How many completions do you expect to achieve each year (April to April)?					Date of update	Commentary	Number Assumed for 5 year land supply calculation in planning permissions not started	
									2021-22:	2022-23:	2023-24:	2024-25:	2025-26:				Total number of completions 2021-26:
13/00656/OUT Land to the South of the City of Worcester, Bath Road, Broomhall	SWDP45/1	Welbeck Strategic Land	No housebuilder on board	Site available now	Yes, a number of items of strategic infrastructure need to be delivered in order for the initial housing parcels to come forward including the spine road and strategic storm water sewer.	To be confirmed - there is an outstanding request by the Acute Hospital Trust for S106 monies which could compromise the viability of the scheme.	October 2022	2 or 3 at any one time	0	0	80	160	131	371	03/06/2021	This site has outline planning permission subject to Section 106 Agreement further to approval by Malvern Hills District Council's Northern Area Planning Committee in March 2018. Whilst the agent has advised that work is due to commence on site in October 2022 with 371 completions in the period to 31 March 2026, given there is no housebuilder on board and potential viability issues, the site is not being included in the five year calculation.	0
13/01617/OUT, 19/01803/RM & 21/00539/RM Land north of Taylors Lane, south of and part north of A4440 Broomhall Way, Worcestershire	SWDP45/1	Planning Prospects	St Modwen Homes											29/06/2021	This site has outline planning permission (13/01617/OUT) for the erection of 255 dwellings, with 36 dwellings having Reserved Matters approval (19/01803/RM) and commenced on site (8 completions and 7 under construction at April 2021) and a further 89 dwellings subject to a current Reserved Matters application pending determination (21/00539/RM). The agent has raised concerns with the time taken to determine s278 applications and suggested that this may impact on the number of dwellings delivered within five years. In assuming a cautious 40 dwellings per annum delivered, 200 dwellings are deemed deliverable within five years.	200	
17/00119/OUT Aston's Coaches, Clerkenleap, Bath Road, Broomhall, Worcester, WR5 3HR	SWDP45/1	DNS Planning and Design	Clerkenleap Developments												This planning permission expired in April 2021, with no Reserved Matters applications received for determination. Whilst there is potential for the granting of a new planning permission and development to take place on the site within five years, given the uncertainty it is excluded from the five year calculation.	0	
15/01419/OUT, 21/00709/RM & 21/00912/RM Land At (Os 8202 5595 West Of Worcester), Martley Road, Lower Broadheath	SWDP45/2	RPS Consulting Services Ltd	Redrow Homes Ltd and Taylor Wimpey West Midlands	Site available now	No	No	October 2021	4	0	80	120	120	120	440	14/06/2021	This site has outline planning permission (15/01419/OUT) for the erection of up to 965 dwellings, with two current Reserved Matters applications (21/00709/RM and 21/00912/RM) from two housebuilders totalling 921 dwellings pending determination. The agent acting on behalf of both developers has indicated work will commence on site in October 2021, with 80 completions in 2022/23 and 120 completions per annum in 2023/24, 2024/25 and 2025/26, totalling 440 completions within five years. In assuming a more cautious approach with completions from mid-2022/2023 at a rate of 40 dwellings per annum per outlet, 280 dwellings are considered deliverable within five years.	280

20/01038/OUT & 21/00901/RM Land at (Os 8209 5440), Bromyard Road, Crown East	SWDP45/2	Bloor Homes	Bloor Homes	Site available now	No	No	September 2021	1	30	60	60	0	0	150	02/06/2021	This site has outline planning permission (20/01038/OUT) for the erection of 150 dwellings, with a current Reserved Matters application (21/00901/RM) pending determination. The developer has advised that work is due to commence on site in September 2021, with 30 completions in 2021/22 and 60 completions in each of 2022/23 and 2023/24. Assuming a more cautious 18 months until first completion and a more conservative 40 dwellings per annum delivery rate, 140 dwellings are considered deliverable within five years.	140
16/01168/OUT Land At (Os 8202 5595 West Of Worcester), North of Oldbury Road and South of Martley Road, Lower Broadheath	SWDP45/2	Boyer Planning	Bloor Homes													This site has outline planning permission (16/01168/OUT) for the erection of up to 1,400 dwellings. Whilst there are no current Reserved Matters applications pending determination, there is a housebuilder on board. As such, delivery is likely within five years. Assuming 18 months before first completions and the delivery of 40 dwellings per annum, 140 dwellings are considered deliverable within five years.	140
16/01454/OUT Land North of Oldbury Road, Worcester	SWDP45/2	Planning Prospects / University of Worcester													29/06/2021	This site has outline planning permission (16/01454/OUT) for a mixed use development to include student accommodation totalling 1,540 student rooms (616 units assume). The agent has advised that there are no firm plans to deliver on this site at this stage. Given this uncertainty and apparent lack of developer on board at this stage, in keeping with a cautious approach the site is being excluded from the five year calculation.	0

Key

	Deliverable in 5 years
	Possibly deliverable in 5 years but not included in calculation
	Not deliverable in 5 years not included in calculation